

SILO RIDGE

RESORT COMMUNITY



AMENDED MASTER DEVELOPMENT PLAN

OCTOBER 08, 2009
AMENDED JANUARY 2015



ABOUT THIS DOCUMENT

This document and the accompanying revised plans (the “Revised Plans”) together form the complete Revised Master Development Plan (“MDP”) for the Silo Ridge Resort Community (“Silo Ridge,” or the “resort community” or “project”) required under the Town of Amenia Zoning Law for development in the Resort Development Overlay District (RDO District”) of uses other than those allowed in the Rural Agriculture District. The MDP is subject to special permit approval by the Planning Board.

The MDP is an informational outline at a conceptual level of detail for the development of Silo Ridge, and addresses the planning vision; design goals; access and road layouts; proposed buildings and uses; building footprints; building heights; building floor area; 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 of the development. In addition to the plans, elevations and tables, illustrative character images are incorporated to further support the planning vision.

Many of the plans in this booklet are also contained in the Revised Plans accompanying this booklet as Appendix A. Please refer to Appendix B for a list of plan sheets with a brief description of each sheet.

This MDP is the culmination of the hard work and efforts of Silo Ridge Ventures, LLC, a joint venture of Stoneleaf Partners LLC and Discovery Land Company, and their team of professional consultants.

Images appearing in this document may be subject to usage restrictions. Please note that all illustrations in the MDP are intended to convey a concept and character, and not to portray specific plans for construction.

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1.0 PLANNING THE RESORT COMMUNITY

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1.1 OUR VISION

Silo Ridge Resort Community has been designed to be a unique, family oriented, healthy-living environment focused on year-round recreational, outdoor and sporting activities. The development plan for Silo Ridge puts the natural beauty of the region into the forefront, and provides for significant protection of open space and natural resources. Silo Ridge will have 21 lodging (Hotel-Condominium) units; a Clubhouse with spa and dining (and five of the lodging units); a renovated 18-hole championship golf course; and a mix of single-family homes, including Golf Villas; Vineyard Cottages; and other residences grouped around views, natural features, and the Village Green. The former Silo Ridge Country Club Golf Course is located in the foothills of the Berkshire Mountains in Amenia, Dutchess County, New York, an area well-known for its pastoral landscape and agricultural heritage.

At the heart of the new resort community, the Village Green will accommodate casual gatherings, active recreation, and club activities. The Village Green will be bounded by the Lodge and Clubhouse buildings, and condominiums. To the west of the Village Green, a garden will serve the Clubhouse and provide direct access to residences to the north.

Silo Ridge has been designed as a series of buildings grouped in neighborhoods around views and open space which tuck into the natural topography. The design approach is in the manner of historic towns, farmsteads and villages in the surrounding Dutchess County countryside, where small pockets of development preserve open space. The landscape plan builds on a vision to create a community that integrates seamlessly with its natural surroundings. The harmony of building, site, and landscape design will contribute to the sense that the community has grown organically over time.

Silo Ridge is located just 85 miles north of New York City, with multiple daily round-trip train service from Grand Central Terminal to Wassaic Station, within one-half mile of the site. The proximity of the Metro-North Railroad station enhances the resort community vision and its ability to attract residents and tourists alike.

Silo Ridge will have the following components:

- 21 lodging (Hotel-Condominium) units with direct access to Clubhouse amenities
- Clubhouse with dining and spa
- 18-hole Championship Golf Course
- Winery Restaurant
- 224 Residential Units
 - 159 Single-Family Homes
 - 28 Golf Villas
 - 19 Vineyard Cottages
 - 24 Village Green Homes
 - 32 South Lawn Homes
 - 56 Estate Homes
 - 52 Attached Condominiums
 - 13 Town Homes
- Gatehouse, Sales Office, Design Center, and General Store
- Golf Course, Golf Academy and Site Maintenance Facilities
- Water and Wastewater Treatment Facilities





SILO RIDGE ILLUSTRATIVE PLAN



Discovery Land Company, LLC (“Discovery”) is a privately-held, full service real estate development company based in Scottsdale, Arizona, specializing in luxury residential private club communities and resorts in the U.S. and other popular North American locations. Discovery’s projects are all distinct from one another with their own themes and architectural styles inspired by the natural environment and traditions of the project’s locale. The private clubs have world-class resort amenities, high levels of service, and club programs that work in sync to create an appealing lifestyle and a culture that is focused on family. The Company was founded 16 years ago by Michael S. Meldman with just one project. Since that time, Discovery has grown to be the premier player in the high-end resort residential niche with 16 high-quality projects in its portfolio.

- ESTANCIA - Scottsdale, Arizona
- CORDEVALLE - Silicon Valley, California
- IRON HORSE - Whitefish, Montana
- KUKI’O - Kohala, Hawaii
- VAQUERO - Westlake, Texas
- MIRABEL - Scottsdale, Arizona
- THE HIDEAWAY - La Quinta, California
- MOUNTAIN TOP - Cashiers, North Carolina
- EL DORADO - Los Cabos, Mexico
- GOZZER RANCH - Coeur d’Arlene, Idaho
- BAKER’S BAY - Great Guana Bay, Bahamas
- THE MADISON CLUB - La Quinta, California
- YELLOWSTONE CLUB - Big Sky, Montana
- THERMAL CLUB - La Quinta, California
- MAKENA - Maui, Hawaii
- EAST QUOGUE - Southampton, New York
- SILLO RIDGE - Amenia, New York



DISCOVERY LAND COMPANY PROJECT PORTFOLIO



1.2 EXISTING CONDITIONS

The Silo Ridge site (the “Site”) is a total of approximately 684.9± acres, comprised of: (i) the 669.9± acre site of the former Silo Ridge Golf Course; (ii) 6.4± acres from the adjoining property owned of record by Harlem Valley Landfill Corp., to be made part of the Site by lot line adjustment; and (iii) an approximately 8.6± acre easement area on the Harlem Valley Landfill Corp. property, within which an access road, the golf maintenance facility, and the wastewater treatment plant for the Project will be located. The 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 (the “Hamlet”) 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 Site consists of the former Silo Ridge Country Club, an 18-hole golf course and clubhouse with associated amenities that has been closed since 2009. The Site also includes approximately 35± acres of natural streams and wetlands, 11+/- acres of constructed 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 a residential building. The remaining acreage consists primarily of undeveloped land, part of which is 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 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 Site that is identified as “vacant land” is forested, particularly in the western portion of the Site.

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

Approximately 11.6± acres of the site are within the 100-year flood plain located west of the Amenia Cascade Brook near the front entrance. All other areas of the Site appear to be outside of the 100-year flood plain.

According to the Wetland Delineation Report prepared for the project, there are eight streams (natural and constructed) on the 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 the Amenia Cascade Brook, which enters the 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 the Amenia Cascade Brook off the Site. The remaining streams are denoted on the wetland delineation map. There are 10 natural wetlands and 4 constructed wetlands located throughout the Site, totaling approximately 35+/- acres.

The 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 pond on the 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 stormwater 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 12,600 gallons per day (gpd) and a permit expiration date of 2025.

The 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 Site is Route 22, which is a major north-south transportation route through eastern Dutchess County. U.S. Route 44 bisects the Site in the northern portion of the property.

Note: See Appendix F for Soils and Geology.

1.3 CONSERVATION ANALYSIS SUMMARY

Starting at Route 22 and moving from east to west, large wetlands and water courses are punctuated by steep, wooded, rocky hills. Continuing west, there is a relatively level but undulating plain interrupted by a few steep and wooded hills, as well as natural and man-made water bodies, crossed by water courses, that emanate from the steep slopes further west. The former Silo Ridge Country Club golf course and clubhouse were 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.

At the southern end of the Site, the eastern lot line is to be adjusted to include approximately 5.8± acres of the adjacent property owned of record by Harlem Valley Landfill Corp. This area varies from vacant, flatter grassed areas to dense, wooded clusters.

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

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, is a cultural resource site containing historic/modern artifacts.

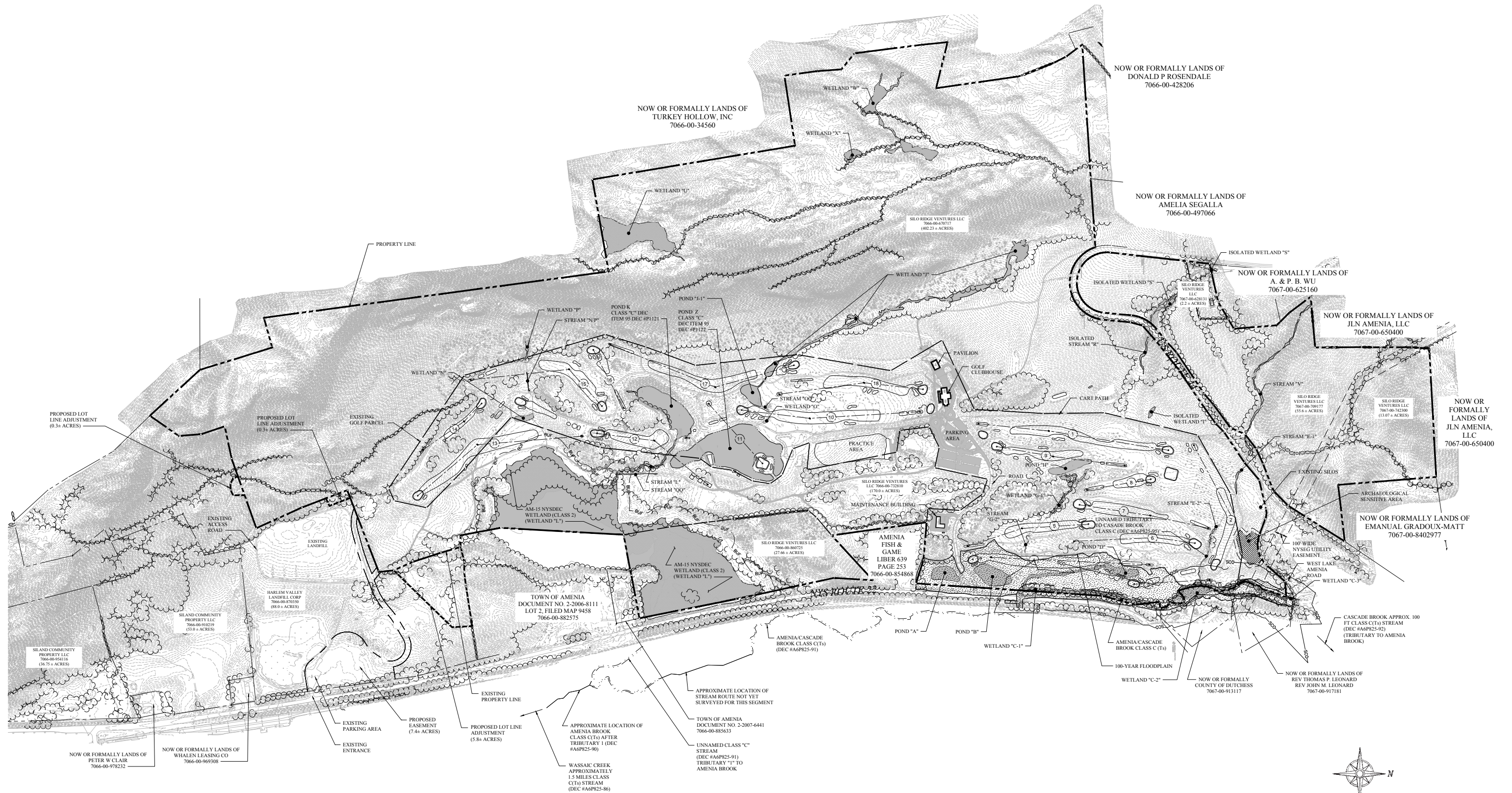
Planning and Design Considerations:

The most logical choice is to develop the new championship golf course in the same general location as the existing course. The Clubhouse and Lodge buildings, and residential and amenity components of the project, are located 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 effect of the development from the hairpin turn vantage point. The archaeological site to the north will be avoided.

The final architectural plan reflects this conceptual arrangement in the following ways:

- 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 material palettes are selected to integrate and harmonize with the natural conditions of the Site.

Note:
For a full-scale drawing please refer to the MDP Drawings



SP1 - EXISTING CONDITIONS PLAN





1.4 PLANNING THE RESORT COMMUNITY

1.4.1 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 as a contemporary update of the vernacular styles and traditional methods found in the region. The Clubhouse and Lodge buildings will anchor the Village Green, and surrounding residential buildings 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; stone structures and stone, timber, glass, and shingle elements through the architecture of the resort community; projecting cornices, eaves, towers (or silos) and dormers; porches and balconies; and large window bays. Use of projecting cornices and large window bays will provide opportunities for distinctive architectural features that collectively contribute to a harmonious built environment. 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 will share casual green courts in clusters that will become less dense the further they are from the center. The colors of these buildings will be neutral, predominantly colors found in the natural environment, 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. Siting homes within the natural slope will equally limit grading and preserve forest cover. These homes will be required to be covered in naturally aged cedar shingles or cedar siding, with painted wood trim and stone accents. Plantings will emphasize native species. There will be no site lighting in these areas.

Defined Neighborhoods

Neighborhoods will be organized around views and open space features, pedestrian oriented thoroughfares within a block, and shared driveways for homes and villas. These shared spaces will limit impacts. There will be a variety of neighborhood house plan types and styles 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 views, relationships to open space, signage details, paving, and 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 at 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.

1.4.2 TRADITIONAL NEIGHBORHOOD

The Traditional Neighborhood Design (“TND”) approach set forth in Section 121-12.1 of the Town Zoning Law was utilized to plan the resort community and creates a pedestrian friendly environment by concentrating approximately 60% of the residential units and all lodging units within ¼ mile radius of the core Village Green, which facilitates and encourages comfortable pedestrian travel between the various resort community components and amenities. In addition to the residential units and lodging units, the resort community core area also includes dining facilities, below-ground parking, the Clubhouse and pro-shop, and spa. The MDP also incorporates multi-family buildings and emphasizes the use of spaces such as greens and gardens 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.

Additional residences are located a short walk away southeast of the resort community core in the South Lawn neighborhood adjacent to the 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 is minimal, 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. Silo Ridge is intended to be built and heavily marketed as a second-home club 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 Tom Fazio will seek Audubon International’s Silver Certification and will be an integral part of the community and neighborhoods. A system of walks and golf cart paths throughout the Site will 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. Street trees will be provided as needed to create shade and visual interest to the streetscape.

1.4.3 AMENITY & COMMERCIAL COMPONENTS

Clubhouse/Lodge, Retail and Amenities

The Clubhouse/Lodge is a series of buildings that become key components of the resort community core area. There are 21 Hotel-Condominium units ranging from one-bedroom suites to four-bedroom, family-style units. Five (5) suites are located on the upper floor of the Clubhouse, and 16 units are located in two 8 unit buildings around the Village Green with direct access to club amenities and services.

Pursuant to Section 121-74 of the Town Zoning Law, the Hotel-Condominium units are limited to transient occupancy and part-time residences. “Transient occupancy” means that the unit cannot 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 cannot be occupied by any occupant for more than 120 days in any calendar year nor more than 30 continuous days.

A small, approximately 1,000 square foot convenience retail shop in the form of a “General Store” is proposed at the entry to the resort community along with the Sales Offices and Design Center.

A small, approximately 1,000 square foot pro shop will be located within the Clubhouse.

A separate amenities building 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.

Clubhouse

The existing clubhouse will be demolished and a new 32,000 square-foot Clubhouse will be constructed at the same approximate location, just slightly south of the existing building’s footprint. The uses in the new Clubhouse are generally the same as those formerly in operation in the existing clubhouse and include a private dining area, bar/lounge, private locker rooms, restroom facilities, fitness, spa, and pool. An approximately 1,000 square-foot golf pro shop will be located off of the 18th green. Five lodging suites will be located on the upper level of the Clubhouse. The Clubhouse will include approximately 5,000 square feet of golf cart storage. The Clubhouse and its amenities will be restricted to members and guests.

Sales Office, Design Center, & General Store

Organized around an entry court, the Sales Office and Design Center will provide facilities for owners, contractors, and designers to collaborate and review design prior to and during construction of their homes. The General Store will also provide limited convenience retail for the resort community.

Family Activity Barn

The South Lawn neighborhood will be anchored by the Family Activity Barn. Inspired by the agrarian structure of the region, the Family Activity Barn will be a center of family gatherings with space for resort community events, kids’ activities, and a family pool. Overlooking the fishing pond, the barn activities will be able to take advantage of a large lawn leading down to a Lakeside Pavilion and fishing dock.

Additionally, there will be two tennis courts which have been strategically located east of the Family Activity Barn and next to the Family Activity Barn shared parking lot. These courts will not have any lighting.

Winery Restaurant

The Winery Restaurant will be an approximately 80 seat winery themed, old world style restaurant (approximately 5,000 square feet) with outdoor patio, complete with an extensive wine cellar on the lower level, located 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.

Gatehouse

The primary purpose of the Gatehouse will be for personnel to greet owners and their guests, provide directions or instructions to guests, and identify persons entering the Site and their intended destination(s). The gatehouse will be manned 24 hours per day 7 days per week. It will be necessary to be an owner or owner’s guest, or a guest of the Lodge or of the golf course, to enter the Site. Silo Ridge operator personnel shall have the authority to grant or deny access to the property. Moreover, resort community operator personnel shall have the authority to deny access and to remove persons who are disruptive to other people visiting the resort community and to the operation of the resort community, and who have misrepresented their stated intent or purpose for visiting the resort community.

Golf Maintenance Facility

A golf maintenance facility will be located on the adjoining parcel owned of record by Harlem Valley Landfill Corp. The facility will be accessed from an existing entrance on Route 22, which will also serve as an entrance for an emergency access road for the Silo Ridge Site. The access road and the golf maintenance facility will be permitted by easement in favor of Silo Ridge. A connection between Road E and the south entrance will be maintained for emergency access. All golf equipment and golf related materials will be stored and maintained at the maintenance facility. The maintenance facility site will consist of 32 parking spaces, a small urban green pavers parking lot that will serve as overflow parking (up to 57 spaces) when needed, and approximately 14,100 square feet of commercial buildings composed of:

- a. a 1,680 square feet office building;
- b. a 1,680 square feet staff/breakroom;
- c. a 1,100 square feet fertilizer storage building;
- d. a 1,100 square feet chemical storage building;
- e. a 1,680 square foot mechanic shop;
- f. a 5,670 square foot equipment storage;
- g. a 1,100 square foot equipment wash area; and
- h. a 1,100 square foot fuel covered island.

The total commercial square footage for Silo Ridge is approximately 9,000 square feet.



1.4.4 VILLAGE GREEN NEIGHBORHOOD

From the entry, the main entry road (Pheasant Run) 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. The Village Green is anchored along its perimeter by the Lodge, town homes and condominiums, and paths wind through the Green and its gardens, lined with mixed shade trees and smaller ornamental trees, defining spaces for organized events, active play, or passive enjoyment of the surroundings. Along the roads within the Village Green neighborhood, which will be lined with trees and lighted with traditional, pedestrian-scale pole lights, residents and their guests will encounter walkways and paths. The Village Green and its gardens 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 the Village Green will overlook the surrounding golf course.

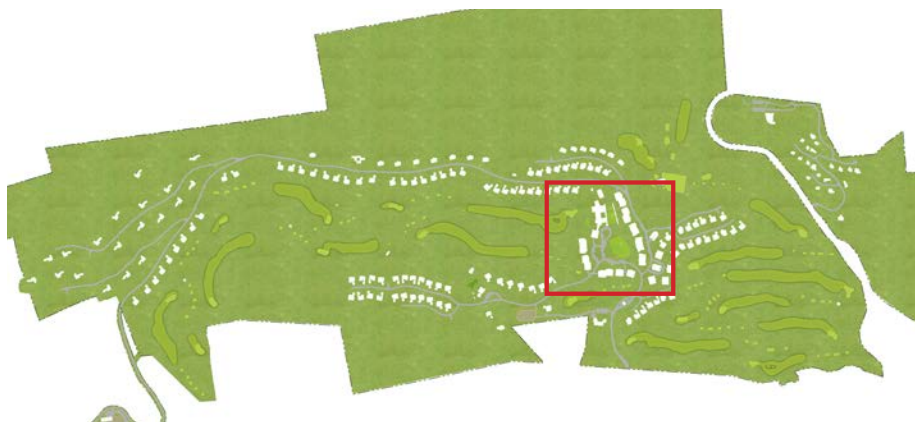
All buildings and roads in the Village Green neighborhood take advantage of the existing topography in a manner consistent with charming towns and villages nearby. Roadways have been designed to allow both pedestrians and motorists safe access to the golf course and views beyond.

FEATURES OF THE VILLAGE GREEN NEIGHBORHOOD

The Village Green will be the organizational and functional center of Silo Ridge, and will provide the primary address for most of the major resort community buildings. It features spaces for passive and active recreation, including meandering tree-lined paths.

The Village Garden will provide a traditional Hudson Valley formal landscape with space for events and gatherings. There is a significant grade change between the Clubhouse and residences that will be negotiated by terraced gardens and planted slopes.

The Village Green will be lined with buildings of varying architectural character. These buildings will convey the feel of a small Hudson Valley town. Buildings will be generally clapboard, stucco and shingled, and will incorporate stone, wood or cementitious board siding, as well as slate, shingle, and standing seam metal roofs. These buildings will have greater



KEY PLAN (NOT TO SCALE)



VILLAGE GREEN CONDOMINIUMS

variety in color, and will show greater stylistic and material diversity than buildings farther out from the Village 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.

The Village Green neighborhood will have the following features:

- Twenty-four (24) detached single-family homes, ranging from three to five bedrooms, at an average size of approximately 3,870 square feet;
- Fifty Two (52) attached condominiums ranging from two to four bedrooms, at an average size of approximately 2,700 square feet, some with dedicated parking below the structure, some with dedicated parking in an adjacent, shared parking barn, as well as on-street parking;
- Thirteen (13) town homes containing four bedrooms, at an average size of 3,550 square feet;
- Clubhouse with pro shop, dining, spa facilities, locker rooms, bar and grill, and terraces;
- Fitness and pool facilities including lap pool, terraces, outdoor dining, and yoga pavilion;
- Twenty-one (21) lodging units (5 in the Clubhouse and 16 in two 8 unit buildings) ranging from one to four bedrooms, conveniently located to amenities;
- Paths/sidewalks and trails allowing pedestrian access between residences, the Village Green, the Clubhouse and its amenities;
- A Village Green sized for outdoor recreation; and
- Gardens with event spaces and opportunities for passive recreation

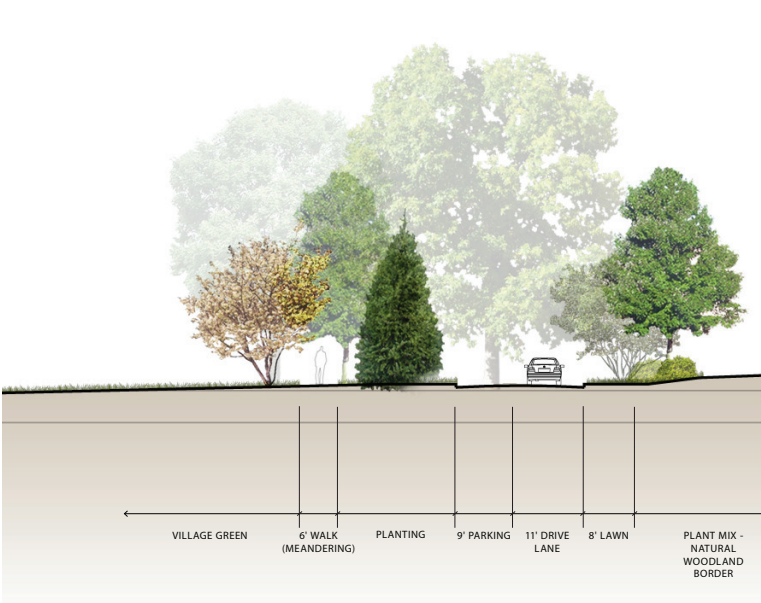
VILLAGE GREEN CONDOS

	Building Footprint SF	Gross SF	Units per Building	BR's	Building Height	Form of Ownership
C-1.1	5,435	11,279	4	14	<35'	Condo 1
C-1.2	10,547	21,103	8	25		
C-1.3	10,576	22,430	8	27		
C-2.1	10,576	23,176	8	28		Condo 2
C-2.2	5,435	11,279	4	14		
C-2.3	5,435	11,279	4	14		
C-3.1	5,435	9,907	4	12		Condo 3
C-3.2	5,435	9,907	4	12		
C-3.3	5,435	9,907	4	12		
C-3.4	5,435	9,907	4	12		
C-4.1	10,576	23,176	8	28	<35'	Hotel - Condominium
C-4.2	10,576	23,176	8	28		

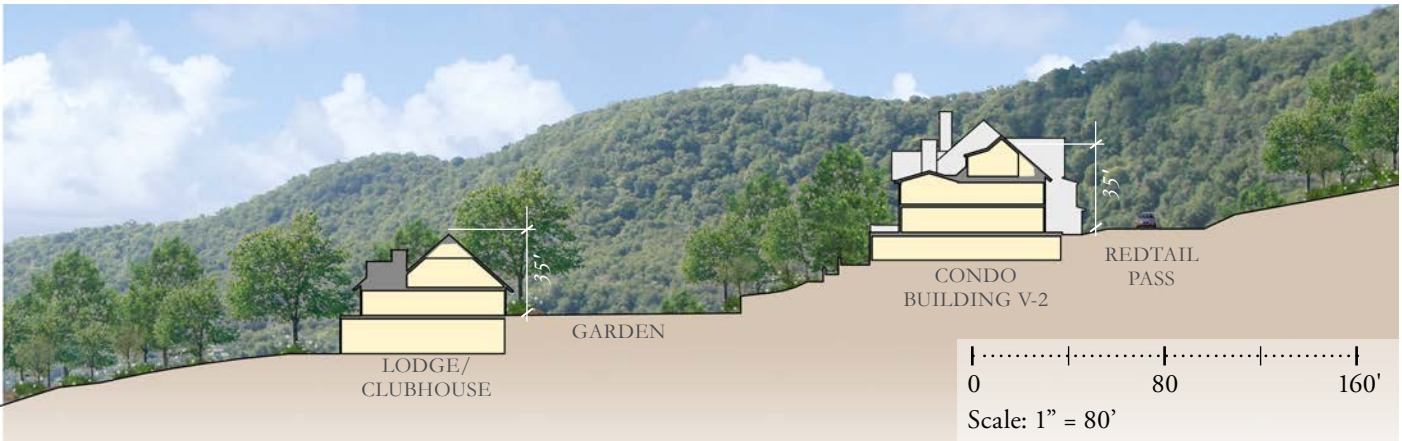
VILLAGE GREEN TOWNHOUSES

	Building Footprint SF	Gross SF	Units per Building	BR's	Building Height	Form of Ownership
T1-T4	7,368	14,200	4	16	< 35'	Fee Simple
T5-T9	9,210	17,750	5	20		
T10-T13	7,962	14,200	4	16		

VILLAGE GREEN (VG) STREET SECTION



SITE SECTION, VILLAGE GREEN NEIGHBORHOOD

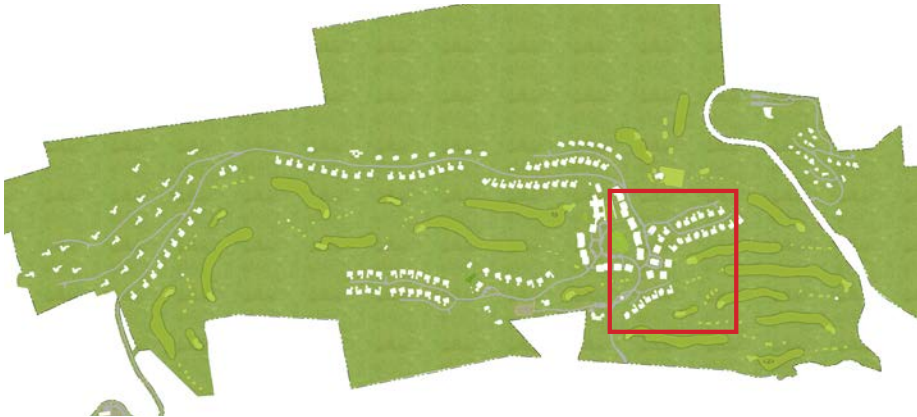


KEY PLAN (NOT TO SCALE)



VILLAGE GREEN HOMES

	Building Footprint SF	Gross SF	BR's	Building Height	Form of Ownership
VG-1	3,200	3,354	4	< 35'	Fee Simple
VG-2	3,200	3,354	4		
VG-3	3,540	4,535	5		
VG-4	3,200	3,354	4		
VG-5	3,200	3,354	4		
VG-6	3,200	3,354	4		
VG-7	3,410	4,817	5		
VG-8	3,410	4,817	5		
VG-9	3,798	3,677	5		
VG-10	3,798	3,677	5		
VG-11	3,540	4,535	5		
VG-12	3,410	4,817	5		
VG-13	3,200	3,354	4		
VG-14	3,540	4,535	5		
VG-15	3,410	4,817	5		
VG-16	3,540	4,535	5		
VG-17	3,798	3,677	5		
VG-18	3,798	3,677	5		
VG-19	3,540	3,195	4		
VG-20	3,798	3,677	5		
VG-21	3,410	3,236	3		
VG-22	3,798	3,677	5		
VG-23	3,798	3,677	5		
VG-24	3,540	3,195	4		

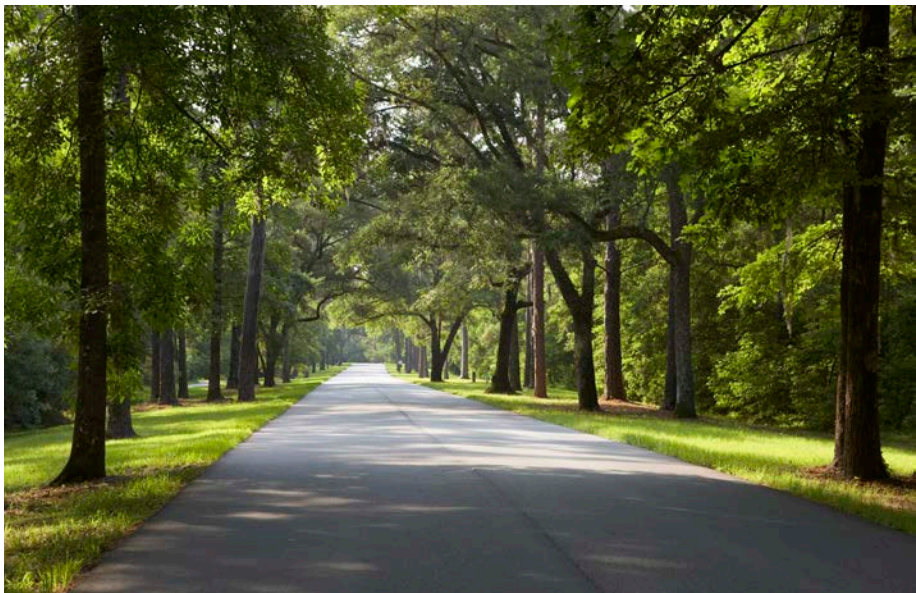
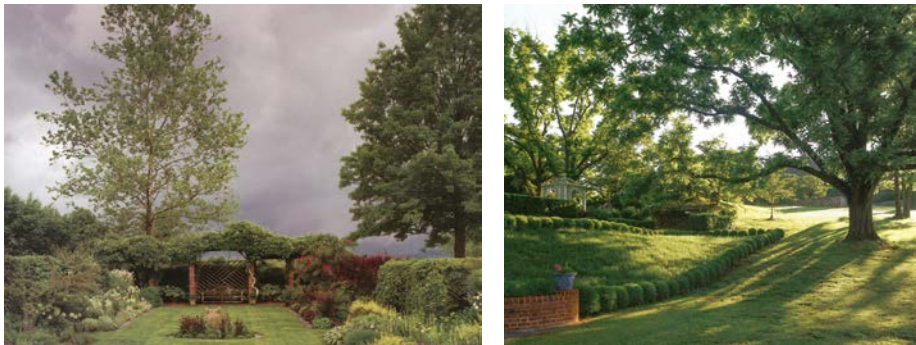


KEY PLAN (NOT TO SCALE)

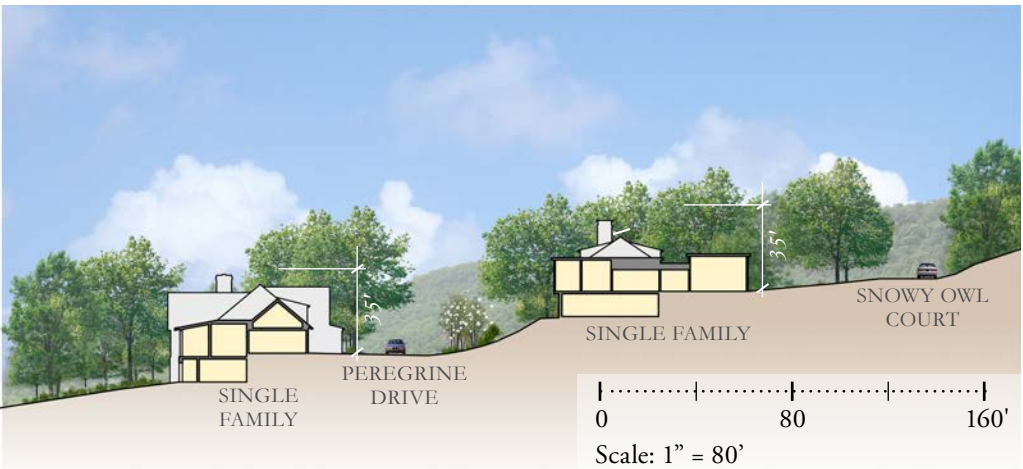


VILLAGE GREEN HOMES

VILLAGE GREEN NEIGHBORHOOD CHARACTER



SITE SECTION, VILLAGE GREEN NEIGHBORHOOD



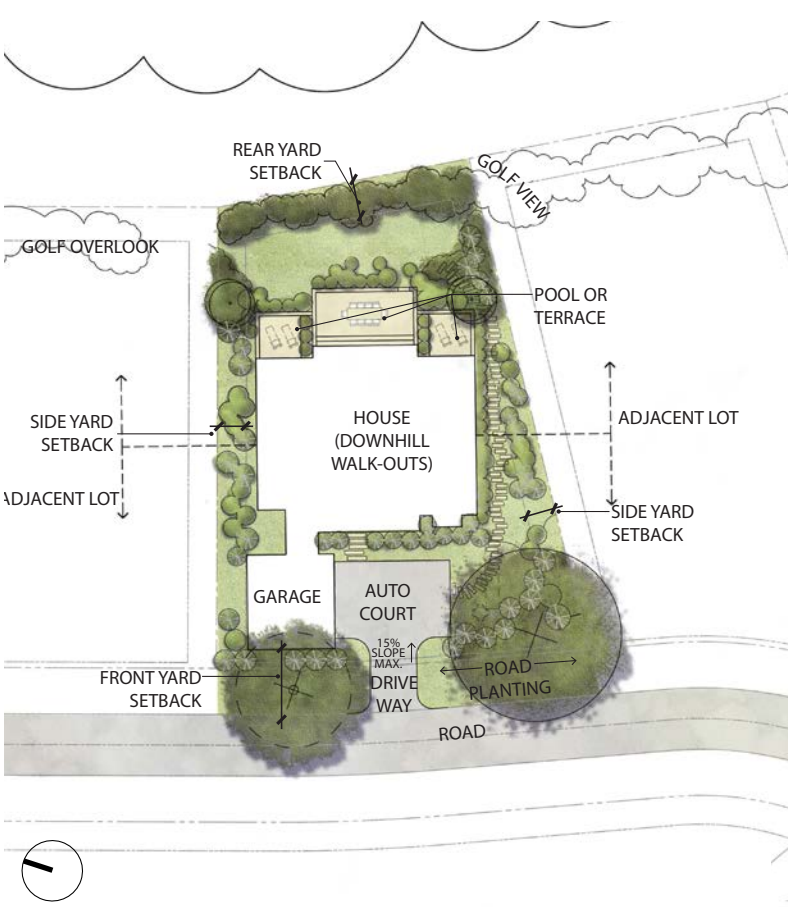
SITE SECTION KEY PLAN (NOT TO SCALE)



TYPICAL VILLAGE GREEN NEIGHBORHOOD
DOWNHILL MIDDLE LOT



TYPICAL VILLAGE GREEN NEIGHBORHOOD
MIDDLE LOT



VILLAGE GREEN NEIGHBORHOOD CHARACTER



A: VILLAGE GREEN CONDO ELEVATION, TYPE 2



B: VILLAGE GREEN TOWNHOUSE ELEVATION, TYPICAL



C: VILLAGE GREEN CONDO ELEVATION, TYPE 1



D: VILLAGE GREEN CONDO ELEVATION, TYPE 3



E: TYPICAL PARKING BARN ENTRY ELEVATION



PROJECT KEY PLAN (NOT TO SCALE)

VILLAGE GREEN NEIGHBORHOOD CHARACTER



G: VILLAGE GREEN SINGLE FAMILY, TYPICAL ELEVATION



G: VILLAGE GREEN SINGLE FAMILY, TYPICAL ELEVATION

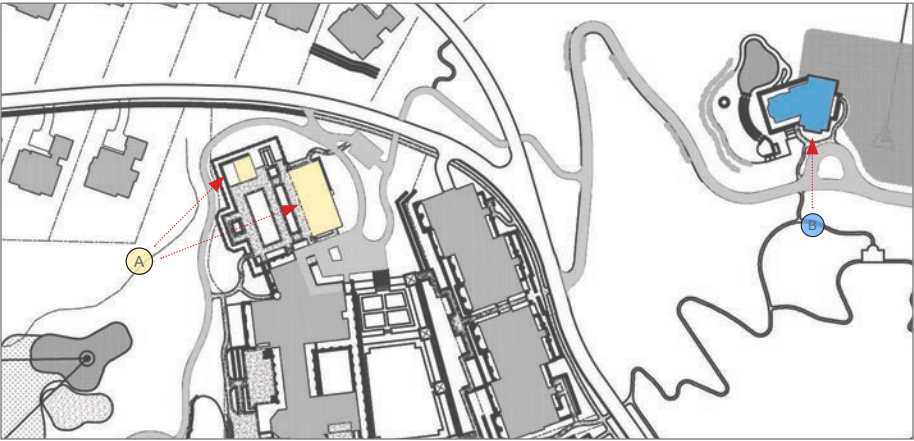


PROJECT KEY PLAN (NOT TO SCALE)

Color Palette Note:
Approved colors include those depicted on the illustrative rendered elevations, variations in the tint or shade of the colors presented here, as well as similar colors within a range of the palette depicted.

Please see page 23 for the approved Color Palettes and Materials list for the Village Green Neighborhood

VILLAGE GREEN NEIGHBORHOOD CHARACTER



PROJECT KEY PLAN (NOT TO SCALE)



A: FITNESS CENTER AND MOVEMENT STUDIO ELEVATION

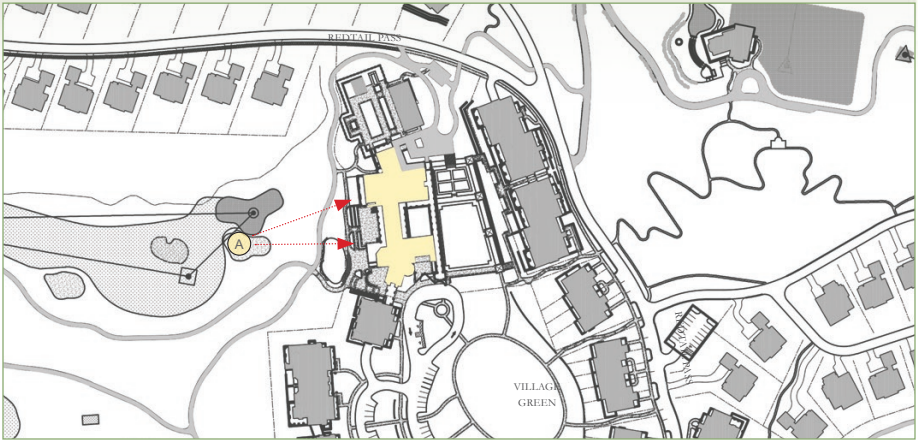


C: GOLF ACADEMY ELEVATION

VILLAGE GREEN NEIGHBORHOOD CHARACTER



A: CLUBHOUSE ELEVATION



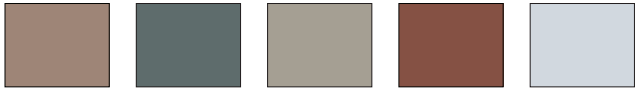
PROJECT KEY PLAN (NOT TO SCALE)

VILLAGE GREEN
Neighborhood Color & Material Palette

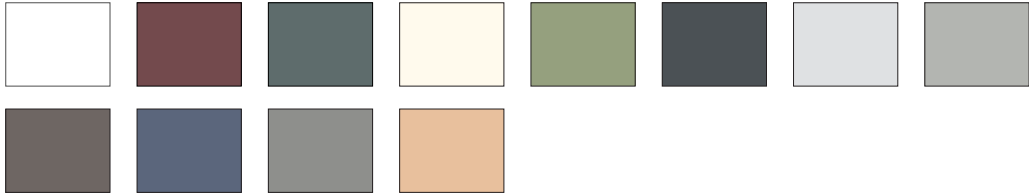
VILLAGE GREEN COLOR PALETTE

These buildings will be faced in painted or stained wood/shingles and stucco or cementitious siding, and colors will range from white to cream to more vibrant colors, creating the typical variety found in Hudson Valley towns.

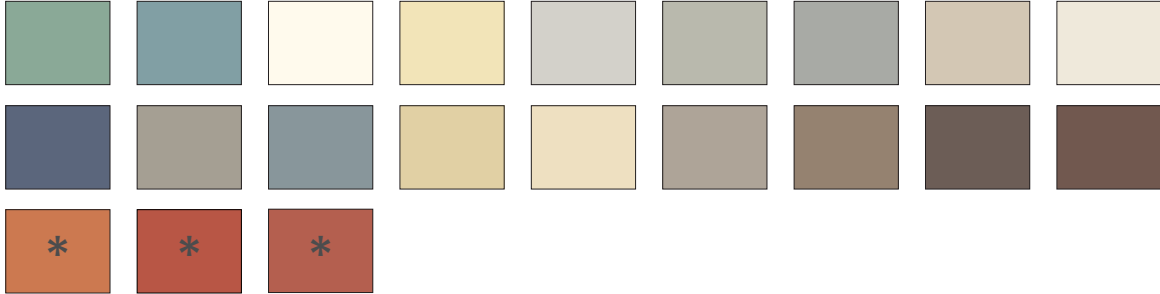
ROOF COLORS (SEE ALSO MATERIALS PALETTE)



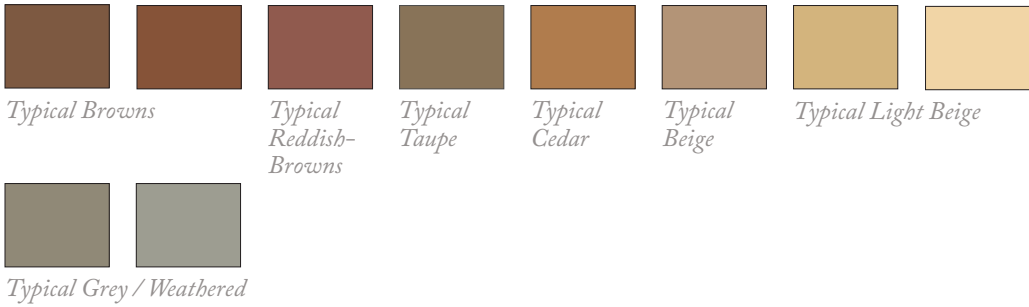
CONTRASTING TRIM COLORS



PAINTED SHINGLE, STUCCO AND SIDING COLORS (SEE ALSO MATERIALS PALETTE)



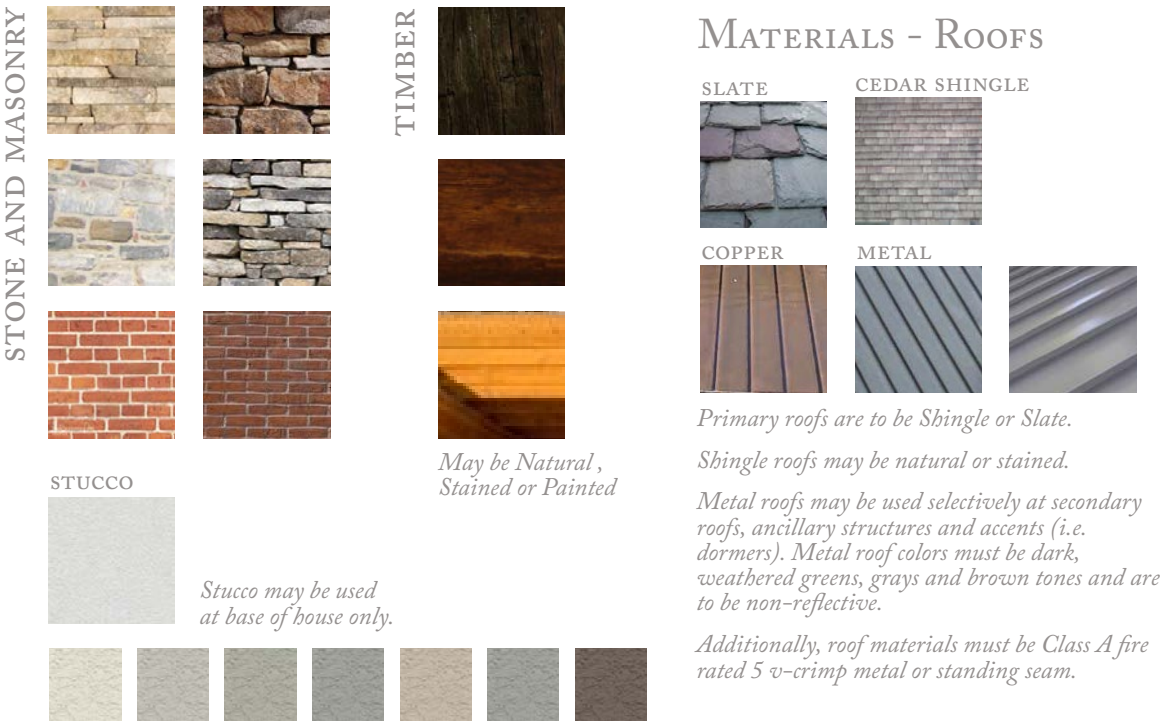
STAINED SHINGLE AND SIDING COLORS (SEE ALSO MATERIALS PALETTE)



* These colors apply only to the Amenity Buildings

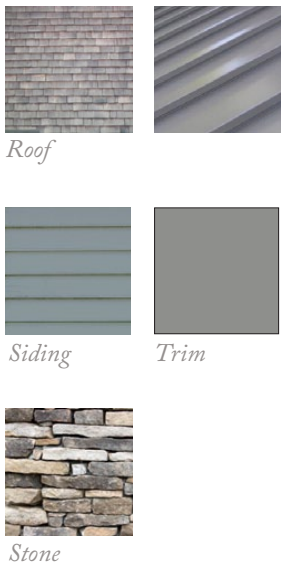
VILLAGE GREEN
Neighborhood Color & Material Palette

MATERIALS - WALLS



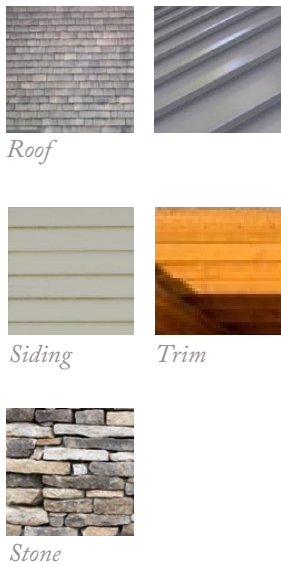
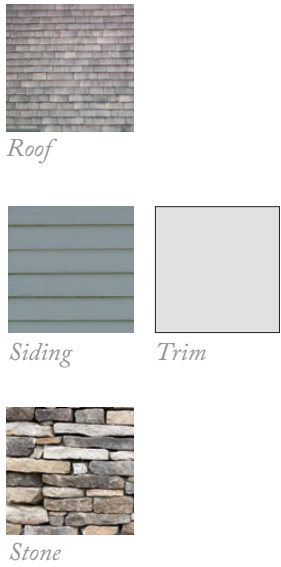
VILLAGE GREEN

Application of Materials & Colors Example



VILLAGE GREEN

Application of Materials & Colors Example



1.4.5 SOUTH LAWN NEIGHBORHOOD

The South Lawn neighborhood will be clustered along the open space network which addresses the golf course while taking advantage of the Site's topographical opportunities. The South Lawn neighborhood as a whole has a distinctive character very much related to its proximity to the golf course and lake, a more intimate grouping within the whole. The topography, adjacent lake, and activity barn amenities define the neighborhood and provide direct access to outdoor activities.

Residences will feature porches, lawns, and terraces, as well as rear and side-yard spaces. Some buildings include walkout basements, while others open onto lawns fronting the lake. 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.

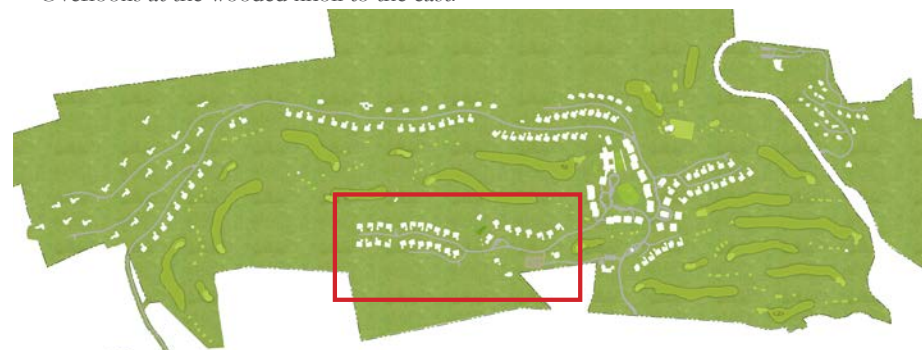
FEATURES OF THE SOUTH LAWN NEIGHBORHOOD

South Lawn will be a park setting with framed views to the golf course and to the mountainside beyond for the Family Activity Barn. It will be defined by primary access to the north and bound by the Site's natural features to the east, south, and west including the Site's largest pond to the west. As the organizational center of the neighborhood, the Family Activity Barn serves as an important secondary gathering place for Silo Ridge.

Residences of the neighborhood enjoy trail access to the pond.

The South Lawn neighborhood will have the following features:

- Thirty-two (32) single-family homes ranging from three to five bedrooms, with an average size of 3,750 square feet;
- A Family Activity Barn with a family pool and grill; game rooms; arts and crafts; theater space; and bowling;
- A fishing dock with a small open-air pavilion structure;
- Paths/sidewalks allowing pedestrian access between the Family Activity Barn and the Village Green;
- Trail access along the eastern edge of the pond from the upper-tiered homes; and
- Overlooks at the wooded knoll to the east.



KEY PLAN (NOT TO SCALE)

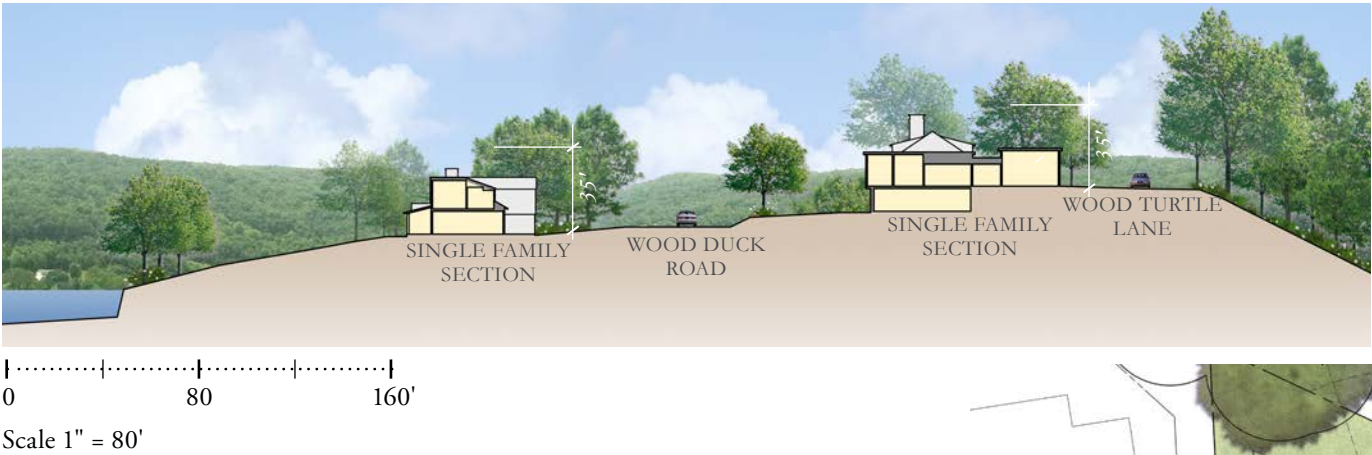


SOUTHLAWN NEIGHBORHOOD

SOUTH LAWN

	Building Footprint SF	Gross SF	BR's	Building Height	Form of Ownership
LL-1	3,798	3,677	5	< 35'	Fee Simple
LL-2	3,410	3,236	3		
LL-3	3,798	3,677	5		
LL-4	3,200	3,354	4		
LL-5	3,200	3,354	4		
LL-6	3,200	3,354	4		
LL-7	3,200	3,354	4		
LL-8	3,200	3,354	4		
LL-9	3,410	4,817	5		
LL-10	3,200	3,354	4		
LL-11	3,410	4,817	5		
LL-12	3,200	3,354	4		
LL-13	3,410	4,817	5		
LL-14	3,200	3,354	4		
LL-15	3,200	3,354	4		
LL-16	3,410	4,817	5		
LL-17	3,410	4,817	5		
LL-18	3,798	3,677	5		
LL-19	3,410	3,236	3		
LL-20	3,798	3,677	5		
LL-21	3,410	3,236	3		
LL-22	3,410	3,236	3		
LL-23	3,798	3,677	5		
LL-24	3,798	3,677	5		
LL-25	3,410	3,236	3		
LL-26	3,798	3,677	5		
LL-27	3,798	3,677	5		
LL-28	3,798	3,677	5		
LL-29	3,798	3,677	5		
LL-30	3,410	4,817	5		
LL-31	3,200	3,354	4		
LL-32	3,410	4,817	5		

SITE SECTION, SOUTH LAWN NEIGHBORHOOD



SITE SECTION KEY PLAN (NOT TO SCALE)



TYPICAL SOUTH LAWN GOLFSIDE LOT

SOUTH LAWN NEIGHBORHOOD CHARACTER



S: SOUTH LAWN SINGLE FAMILY, TYPICAL ELEVATION



S: SOUTH LAWN SINGLE FAMILY, TYPICAL ELEVATION



PROJECT KEY PLAN (NOT TO SCALE)

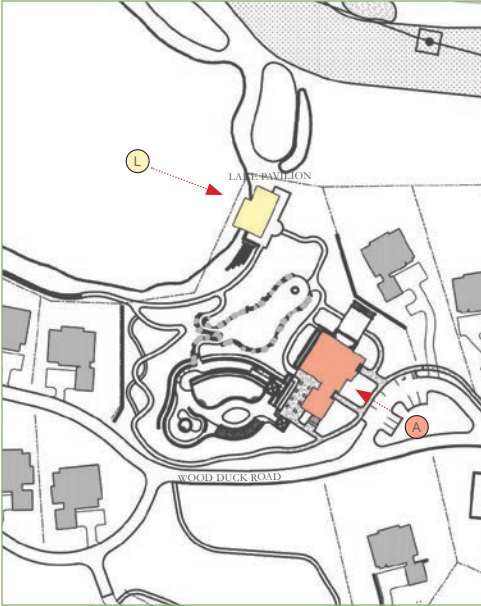
Color Palette Note:
 Approved colors include those depicted on the illustrative rendered elevations, variations in the tint or shade of the colors presented here, as well as similar colors within a range of the palette depicted.

Please see page 29 for the approved Color Palettes and Materials list for the South Lawn Neighborhood.

SOUTH LAWN NEIGHBORHOOD CHARACTER



LAKE PAVILION ELEVATION



PROJECT KEY PLAN (NOT TO SCALE)



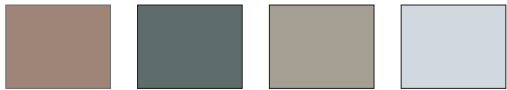
FAMILY ACTIVITY BARN ELEVATION

SOUTH LAWN
Neighborhood Color & Material Palette

SOUTH LAWN COLOR PALETTE

These buildings will be faced in painted or stained wood/shingles or cementitious siding.

ROOF COLORS (SEE ALSO MATERIALS PALETTE)



TRIM COLORS



PAINTED SHINGLE AND SIDING COLORS (SEE ALSO MATERIALS PALETTE)



STAINED SHINGLE AND SIDING COLORS (SEE ALSO MATERIALS PALETTE)



Typical Browns

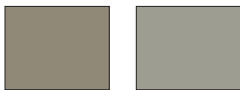
Typical
Reddish-
Browns

Typical
Taupe

Typical
Cedar

Typical
Beige

Typical Light Beige



Typical Grey / Weathered

* These colors apply only to the Amenity Buildings

SOUTH LAWN
Neighborhood Color & Material Palette

MATERIALS - WALLS

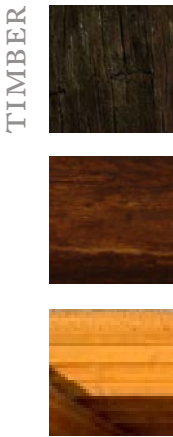


May be Natural, Stained
or Painted Wood, Shingle,
or Cementitious siding.

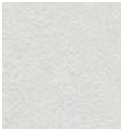
Painted Wood



Stained Wood



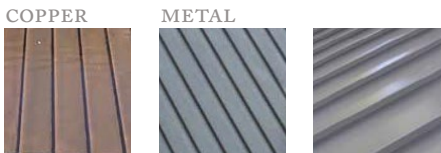
STUCCO



Stucco may be used
at base of house only.



MATERIALS - ROOFS



Primary roofs are to be Shingle or Slate.

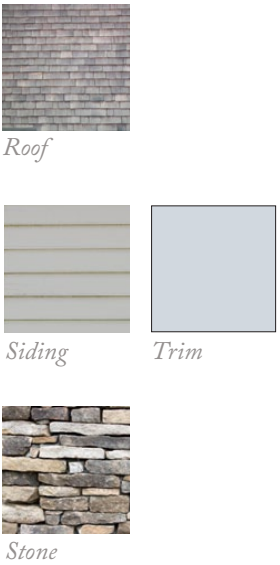
Shingle roofs may be natural or stained.

Metal roofs may be used selectively at secondary
roofs, ancillary structures and accents (i.e.
dormers). Metal roof colors must be dark,
weathered greens, greys and brown tones and are
to be non-reflective.

Additionally, roof materials must be Class A fire
rated 5 v-crimp metal or standing seam.

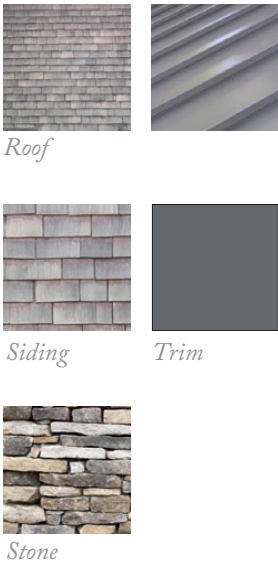
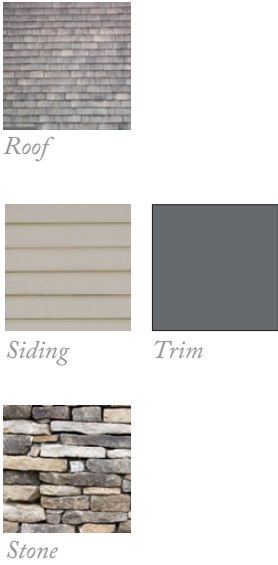
SOUTH LAWN

Application of Materials & Colors Example



SOUTH LAWN

Application of Materials & Colors Example



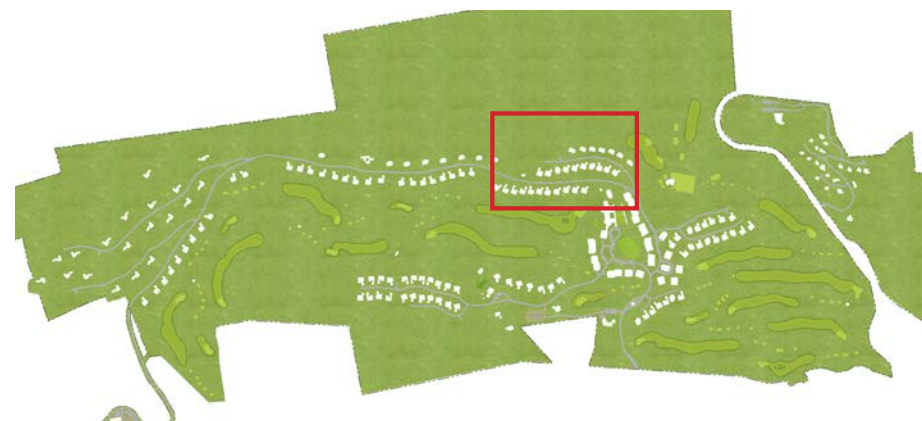
1.4.6 GOLF VILLAS NEIGHBORHOOD

Golf Villas are located adjacent to the Clubhouse and face out over the eighteenth fairway. These homes will be set around open golf views. The Golf Villas will be tied together via landscaped streets, and are designed to step down with the grade.

FEATURES OF THE GOLF VILLAS NEIGHBORHOOD

The Golf Villa neighborhood will have the following features:

- Twenty-eight (28) single-family homes ranging from three to five bedrooms, with an average size of approximately 3,890 square feet;
- Homes overlook a meadow, stream, and the 18th hole. Homes on the western end of the neighborhood back up to the forest edge;
- Proximity to the Clubhouse, fitness center, and pool areas as well as direct access to the Golf Academy and practice areas to the north.
- Paths/sidewalks allowing pedestrian access between the residences and the Village Green to the northeast and Estate Homes to the south; and
- Trail access along the eastern edge of the stream from the upper-tiered homes.



KEY PLAN (NOT TO SCALE)



GOLF VILLAS NEIGHBORHOOD

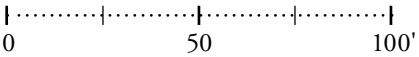
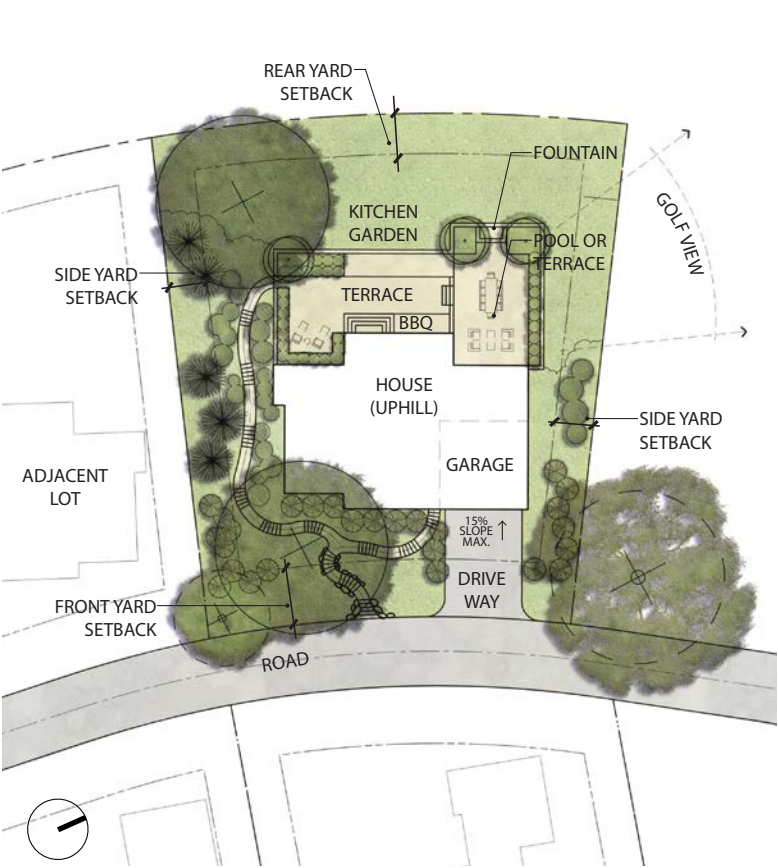
GOLF VILLAS

	Building Footprint SF	Gross SF	BR's	Building Height	Form of Ownership
GV-1	2,454	4,026	4	< 35'	Fee Simple
GV-2	2,454	4,026	4		
GV-3	2,454	4,026	4		
GV-4	2,454	4,026	4		
GV-5	2,454	4,026	4		
GV-6	2,454	4,026	4		
GV-7	2,454	4,026	4		
GV-8	3,410	4,817	5		
GV-9	3,200	3,354	4		
GV-10	3,200	3,354	4		
GV-11	3,540	4,535	5		
GV-12	3,410	4,817	5		
GV-13	3,200	3,354	4		
GV-14	3,200	3,354	4		
GV-15	3,540	4,535	5		
GV-16	3,410	4,817	5		
GV-17	3,200	3,354	4		
GV-18	3,410	4,817	5		
GV-19	3,200	3,354	4		
GV-20	3,200	3,354	4		
GV-21	3,200	3,354	4		
GV-22	3,200	3,354	4		
GV-23	3,410	4,817	5		
GV-24	3,200	3,354	4		
GV-25	3,798	3,677	5		
GV-26	3,798	3,677	5		
GV-27	3,798	3,677	5		
GV-28	3,798	3,677	5		

SITE SECTION, GOLF VILLAS NEIGHBORHOOD

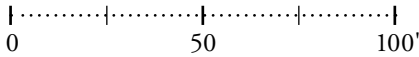


SITE SECTION KEY PLAN



1" = 50'

TYPICAL GOLF VILLA CORNER LOT



1" = 50'

TYPICAL GOLF VILLA UPHILL MIDDLE LOT

GOLF VILLAS NEIGHBORHOOD CHARACTER



GOLF VILLA SINGLE FAMILY, TYPICAL ELEVATION



GOLF VILLA SINGLE FAMILY, TYPICAL ELEVATION



PROJECT KEY PLAN (NOT TO SCALE)

Color Palette Note:
 Approved colors include those depicted on the illustrative rendered elevations, variations in the tint or shade of the colors presented here, as well as similar colors within a range of the palette depicted.

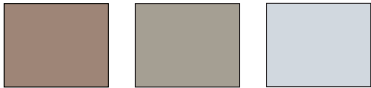
Please see next page for the approved Color Palettes and Materials list for the Golf Villas Neighborhood.

GOLF VILLAS
Neighborhood Color & Material Palette

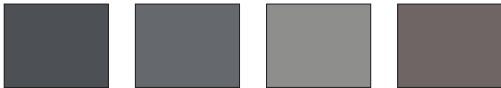
GOLF VILLAS COLOR PALETTE

These buildings will be faced in painted or stained wood/shingles or cementitious siding.

ROOF COLORS (SEE ALSO MATERIALS PALETTE)



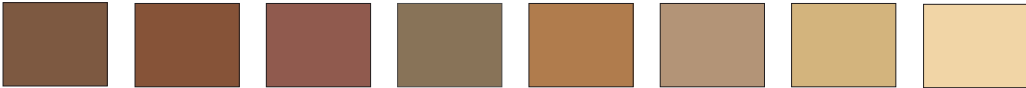
TRIM COLORS



PAINTED SHINGLE AND SIDING COLORS (SEE ALSO MATERIALS PALETTE)



STAINED SHINGLE AND SIDING COLORS (SEE ALSO MATERIALS PALETTE)



Typical Browns

Typical
Reddish-
Browns

Typical
Taupe

Typical
Cedar

Typical
Beige

Typical Light Beige



Typical Grey / Weathered

GOLF VILLAS
Neighborhood Color & Material Palette

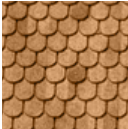
MATERIALS - WALLS

SIDING

WOOD



SHINGLE



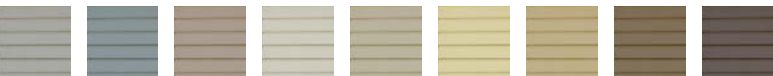
Sawtooth

Hand-Split
Shake

Fishscale

May be Natural, Stained
or Painted Wood, Shingle,
or Cementitious siding.

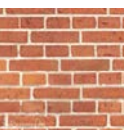
Painted Wood



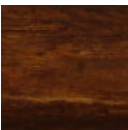
Stained Wood



STONE AND MASONRY



TIMBER



May be Natural,
Stained or Painted

STUCCO



Stucco may be used
at base of house only.



MATERIALS - ROOFS

SLATE



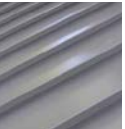
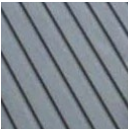
CEDAR SHINGLE



COPPER



METAL



Primary roofs are to be Shingle or Slate.

Shingle roofs may be natural or stained.

Metal roofs may be used selectively at secondary
roofs, ancillary structures and accents (i.e.
dormers). Metal roof colors must be dark,
weathered greens, grays and brown tones and are
to be non-reflective.

Additionally, roof materials must be Class A fire
rated 5 v-crimp metal or standing seam.

1.4.7 ESTATE HOMES NEIGHBORHOOD

Heading south through the Golf Villas, a bridge across a small stream will create entry into the Estate Homes. Estate Homes are sited along the base of the mountainside with views east towards the course, and Amenias beyond. These homes are designed to respect the existing topography and to blend into the rolling hillside. These homes are required to be covered in cedar shingles or natural wood siding with painted wood trim.

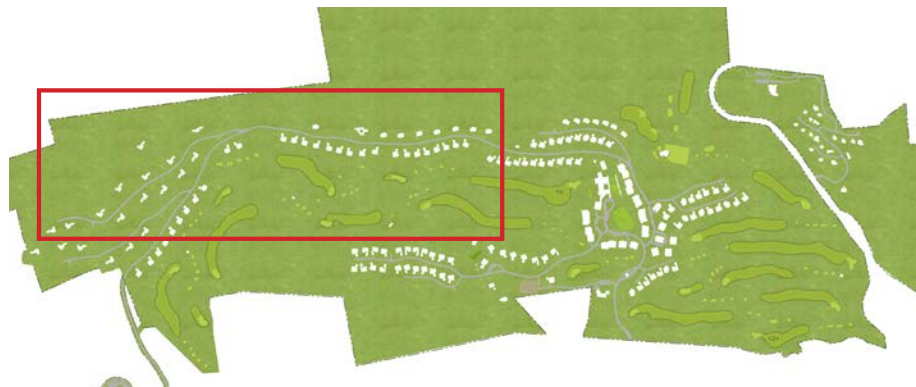
Single family home sites that abut natural areas at the toe of the forested slope on the west side of the golf course will have the limits of the yards demarcated. The methods of demarcation will be reviewed and approved by the Planning Board during Site Plan review. In the yards, both native and non-native plants will be permitted. However all homeowners will be prohibited 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 during Site Plan review.

Please refer to Appendix K: Estate Homes Design Guidelines for the complete set of guidelines established for the Estate Homes Neighborhood

FEATURES OF THE ESTATE HOMES NEIGHBORHOOD

The Estate Homes neighborhood will have the following features:

- Large lots, from 1/3 to greater than 2 acres, with a forest backdrop and views to Amenias and equestrian farms to the east;
- Fifty-six (56) single-family home sites for five to six-bedroom homes, at an average of approximately 5,600 square feet; and
- Paths/sidewalks allowing pedestrian access between the residences, through the Golf Villas neighborhood and to the Village Green.



KEY PLAN (NOT TO SCALE)



ESTATE HOMES NEIGHBORHOOD

ESTATE HOMES

	Unit Qty	Est. Combined Building Footprint	Est. Combined Gross SF
E-1 TO E-56	56	280,000	313,600

	Est. BR's	Building Height	Form of Ownership
E-1 TO E-56	280	<35'	Fee Simple

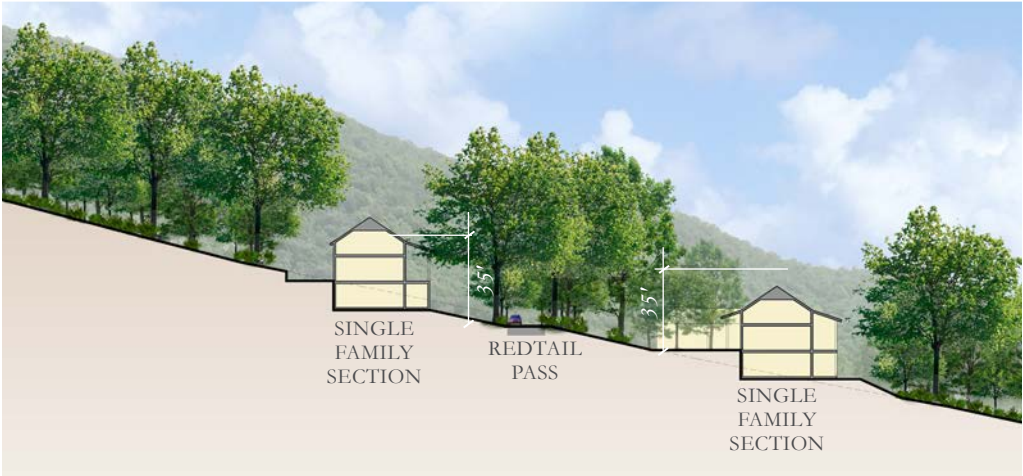


Color Palette Note:
Approved colors include those depicted on the illustrative rendered elevations, variations in the tint or shade of the colors presented here, as well as similar colors within a range of the palette depicted.

Please see next page for the approved color palettes and materials list for the Estate Homes.

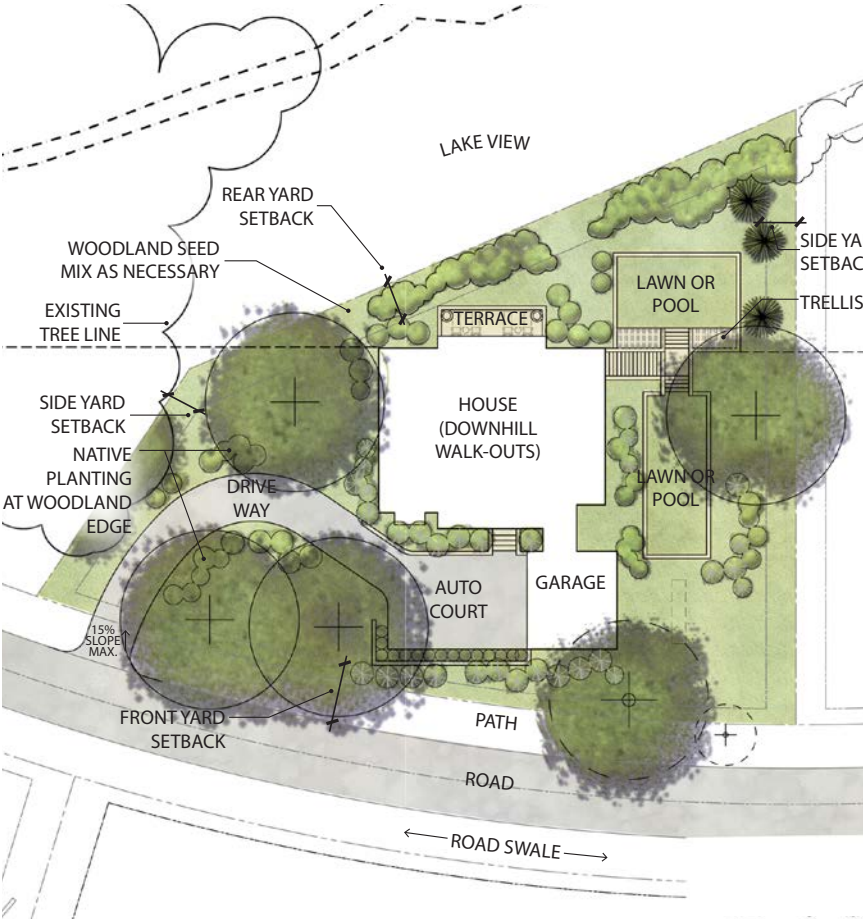
Additionally, please refer to Appendix K: Estate Homes Design Guidelines for a complete set of guidelines established for the Estate Homes Neighborhood.

SITE SECTION, ESTATE HOMES NEIGHBORHOOD



0 80 160'
Scale: 1" = 80'

SITE SECTION KEY PLAN (NOT TO SCALE)



0 50 100'
Scale: 1" = 50'
TYPICAL ESTATE HOMES GOLFSIDE LOT



0 50 100'
Scale: 1" = 50'
TYPICAL ESTATE HOMES FORESTSIDE LOT

ESTATE HOMES
Neighborhood Color & Material Palette

ESTATE HOMES COLOR PALETTE

Estate Homes will be faced in stained wood or shingles. Painted wood is only allowed at trim.

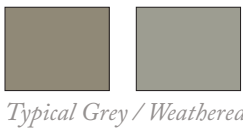
TRIM COLORS



STAINED SHINGLE AND SIDING COLORS (SEE ALSO MATERIALS PALETTE)



Typical Browns
Typical Reddish-Browns
Typical Taupe
Typical Cedar
Typical Beige
Typical Light Beige



Typical Grey / Weathered

ESTATE HOMES
Neighborhood Color & Material Palette

MATERIALS - WALLS

SIDING

WOOD

SHINGLE

Sawtooth

Hand-Split Shake

Fishscale

May be Natural, Stained or Painted Wood, Shingle, or Cementitious siding.

Stained Wood

MATERIALS - ROOFS

STONE AND MASONRY

TIMBER

May be Natural, Stained or Painted

SLATE

CEDAR SHINGLE

COPPER

METAL

Primary roofs are to be Shingle or Slate.
Shingle roofs may be natural or stained.
Metal roofs may be used selectively at secondary roofs, ancillary structures and accents (i.e. dormers). Metal roof colors must be dark, weathered greens, grays and brown tones and are to be non-reflective.
Additionally, roof materials must be Class A fire rated 5 v-crimp metal or standing seam.



ACTIVITY BARN RENDERING

1.4.8 VINEYARD COTTAGES NEIGHBORHOOD

Planned by Looney Ricks Kiss, Architects, Inc.

The *Vineyard Cottages* are sited adjacent to the Winery Restaurant, along the hillside north of Route 44, with breathtaking views east and south. The 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.

FEATURES OF THE VINEYARD COTTAGES

The Vineyard Cottages neighborhood will have the following features

- Nineteen (19) single-family, three-bedroom homes, at an average of approximately 2,700 square feet;
- Adjacent to Winery Restaurant and Artisan’s Park Overlook; and
- Neighborhood pool club



VINEYARD COTTAGES

Building Key	Unit Quantity	Building Footprint Combined SF	Est. Combined Gross SF	Est. BR's	Building Height	Form of Ownership
VC-1 TO 19	19	33,250	51,300	57	< 35'	Fee Simple

VINEYARD COTTAGES KEY PLAN (NOT TO SCALE)



PLAN DIAGRAM



WINERY RESTAURANT

The Winery Restaurant will be an approximately 80 seat winery themed, old world style restaurant (approximately 5,000 square feet) with outdoor patio, complete with an extensive wine cellar on the lower level, and will be located 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.

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.



NORTH ELEVATION



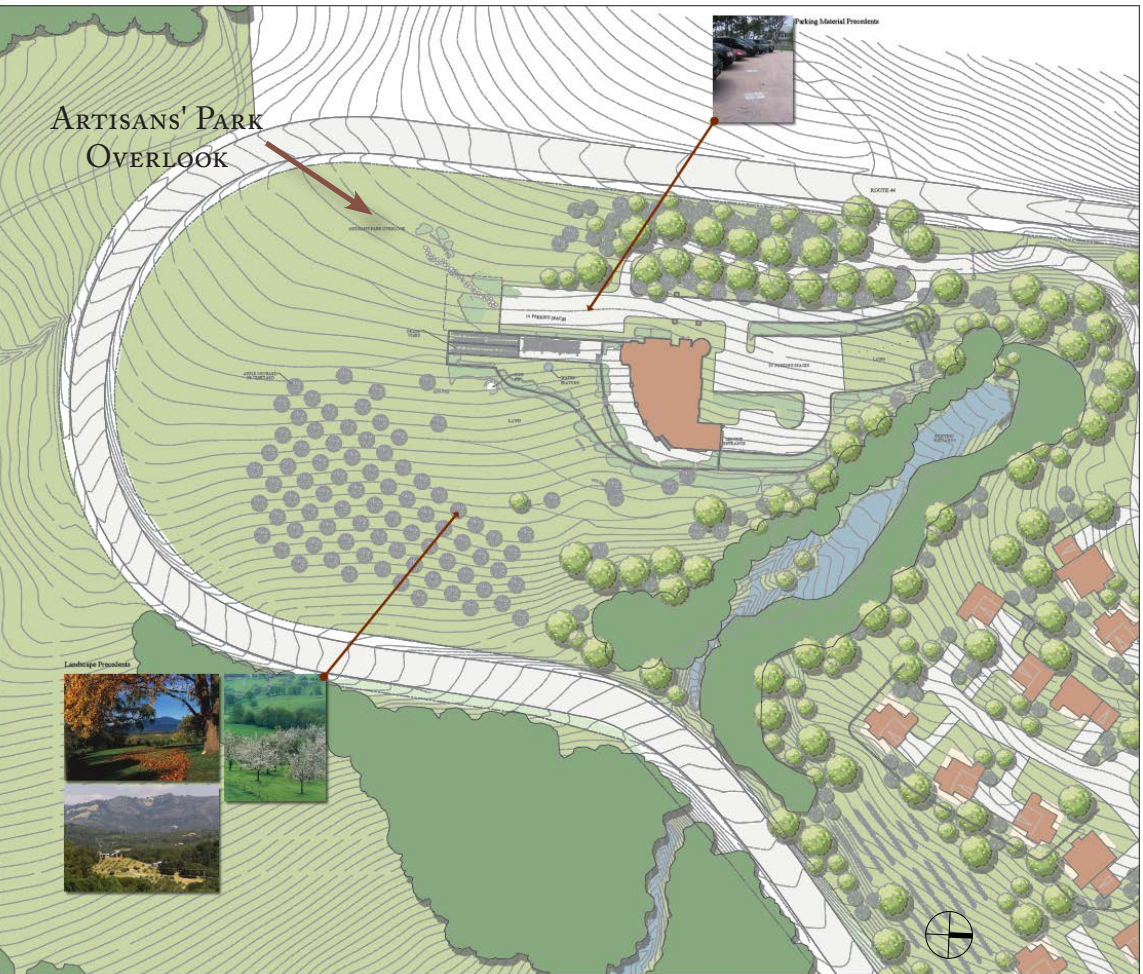
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



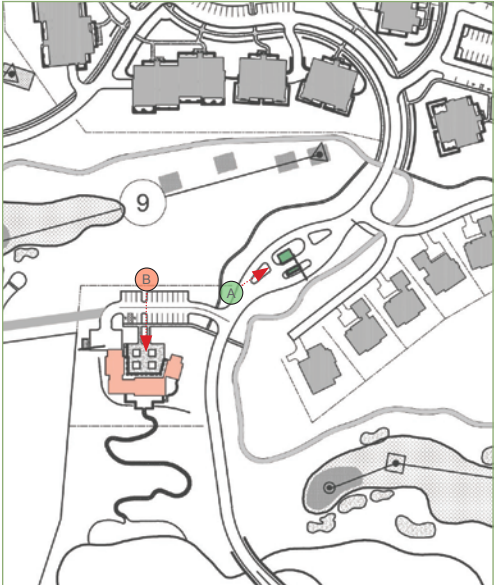
1.4.9 ENTRY AREA



A: GATEHOUSE ELEVATION



B: SALES CENTER ELEVATION



KEY PLAN - ENTRY AREA

ENTRY & GOLF COLOR PALETTE

These buildings will be faced in painted or stained wood/shingles or cementitious siding.

TRIM COLORS
(SEE ALSO MATERIALS PALETTE)



PAINTED SHINGLE AND SIDING COLORS
(SEE ALSO MATERIALS PALETTE)



Color Palette Note:
Approved colors include those depicted on the illustrative rendered elevations, variations in the tint or shade of the colors presented here, as well as similar colors within a range of the palette depicted.

1.4.10 GOLF



D: COMFORT STATION ELEVATION



E: PUMP STATION ELEVATION



KEY PLAN - GOLF

1.4.11 BULK DESIGN STANDARDS

Silo Ridge Resort Community MDP Bulk Design Standards												
					Building Setbacks				Landscape Buffers (minimum)			
Permitted Use	Maximum Permitted Units	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Maximum Lot Coverage (%) (Note G)	Front (ft) (Notes A, B)	Rear Standard/Alley (ft) (Note C)	Side/Combined (ft) (Note D)	Minimum Distance to Centerline Fairway (ft)	Interior SRRC Roads (ft) (Note I)	Exterior (RT 44, RT 22, Cascade Amenia Road) (ft) (Note I)	Maximum Building Height (ft): Mid-Point Highest Gable	Bedrooms (Note J)
Lodge Units (Hotel-condominum)	21	NA	NA	NA	NA	NA	NA	NA	NA	100	35	61
Clubhouse/Lodge (Includes Fitness and Yoga)	NA	NA	NA	NA	0	0	0	NA	5	100	35	NA
Golf Academy	NA	NA	NA	NA	8	20	0	NA	NA	NA	35	NA
Sales Center	NA	NA	NA	NA	10	20	40	NA	5	100	35	NA
Activity Barn	NA	NA	NA	NA	0	0	0	NA	5	100	35	NA
Winery Restaurant (E)	NA	NA	NA	NA	140	245	538	NA	5	100	35	NA
Gatehouse	NA	NA	NA	NA	8	20	0	NA	0	100	35	NA
Maintenance Facility (Includes Wastewater Treatment Plant) (F)	NA	NA	NA	NA	150	50	20	NA	NA	30	35	NA
Residential												
Village Green Condos	52	NA	NA	NA	0	10	0	150	10	100	35	932
Village Green Town Homes (Fee Simple)	13	3,500	NA	NA	10	10	0	NA	10	100	35	
Village Green Homes (Fee Simple)	24	10,000	50	70%	15	10	15	100 (H)	5	100	35	
South Lawn (Fee Simple)	32	10,000	80	50%	15	10	15	100 (H)	6	100	35	
Golf Villas (Fee Simple)	28	10,000	80	70%	15	10	15	100 (H)	6	100	35	
Estate Homes (Fee Simple) < 0.5 ac	18	10,890	100	70%	15	10	15	100 (H)	6	100	35	
Estate Homes (Fee Simple) ≥ 0.5 ac	38	21,780	100	50%	15	10	20	100 (H)	6	100	35	
Vineyard Cottages	19	NA	NA	NA	15	10	6(D)	NA	5	30	35	
Total	224											993
Notes:												
A Setbacks do not include porte cochere(s) for any building												
B Front setbacks are measured from face of curb/road edge to face of building/porch face not including protruding steps.												
C 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.												
D 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 15' minimum for each property with the exception of the Vineyard Cottages where the minimum is 6'.												
E 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.												
F All maintenace facility setbacks are from the Town of Amenia Zoning Code 121 Attachment 2 "Dimensional Table" for the OC District												
G 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.												
H Single family minimum distance to centerline of fairway generally exceeds 150'. Measured from face of building to centerline of fairway.												
I Interior landscape buffers are measured from lot line (property line) 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.												
J The Single Family bedroom count is not broken down by lot size.												

1.4.12 ROOF STANDARDS

Since they form an important part of the built environment, roofs shall be carefully designed in color, material and shape to integrate the structure with the site and neighboring buildings and minimize the overall building massing. Covered areas that connect separate building masses, extend the roofline and/or are freestanding are strongly encouraged.

The following standards shall apply for all single family product and amenity buildings. For the estate homes Roof Standards please see Appendix K: Estate Homes Design Guidelines and Section 1.4.7 Estate Homes Neighborhood.

ROOF COLORS AND MATERIALS

Roof colors and materials have been provided for each respective neighborhood and Amenity Building (see Sections 1.4.4 thru 1.4.7 for more details).

ROOF FORMS

Roof forms are to be gable, clipped gable, gambrel, or hipped forms. Hipped roofs are encouraged for maintaining a lower profile on garages and projecting porches. Shed roofs (flat roofs sloping in one direction, and also known as “lean-to-roofs”) are acceptable when used as a secondary element in the overall roof composition. Flat sod roofs may also be used.

ROOF PITCHES

Primary roofs shall be peaked roofs with a slope of at least 6:12, hipped roofs with a slope of at least 4:12, or flat roofs. Secondary roofs (secondary massings, garages, etc.), porches, and dormers shall have a slope of at least 3:12.

DORMERS

Dormers are encouraged to break up long ridgelines and create living spaces in roof volumes. Acceptable dormer forms are gable, hip or shed. Placement, shape and size of dormers are to consider the scale and proportions of the primary building as well as the interior spaces and functions. Dormers shall have a minimum slope of 3:12.



DORMER DESIGN



ROOF SLOPES



ROOF PITCH



DOOR DESIGN

WINDOW DESIGN

1.4.13 DOOR AND WINDOW STANDARDS

Glass areas shall be recessed. Projecting roof overhangs, balconies, or porches may be utilized to minimize visibility of, and reflections from, glass when viewed from off-site.

The following Door and Window Standards shall apply for all single family product and amenity buildings. For the estate homes Door and Window Standards please refer to Appendix K: Estate Homes Design Guidelines and Section 1.4.7 Estate Homes Neighborhood.

WINDOWS

- Window types shall consist of vertical, casement, fixed picture, and/or double hung configurations or may be part of a larger window wall system. Window or window system forms shall utilize square or vertical shapes. Circular, oval, or shallow arched shapes shall be utilized only for accent windows. Divided lite windows shall utilize true or in-glass simulated divided lites. Butt-joint glass windows shall not be used. Window frames must project beyond recessed glass surfaces.
- Large window surfaces shall be subdivided with structural members or integral muntins. Glass block visible from internal roads or the golf course is prohibited.

DOORS

- Doors may be single or double units, bi-fold, recessed, and paneled, overhead, or part of a larger door wall system. All door glazing must utilize true divided lites with the exception of bi-fold doors, pocket doors, overhead doors, or door wall systems.
- Garage doors are not to exceed double bay. Approved materials include wood, glass, and metal. Wood doors may be louvered or paneled. Wood screen systems are allowed at Condominiums and Amenity Buildings.
- High quality wood frames with exterior treatment in matching fiberglass or metal (for durability) is acceptable. Unfinished aluminum or shiny metal is not permitted. Doors, windows and frames may be painted or stained.

GLAZING & GLASS

- All glazing shall meet or exceed energy codes. Glass may be coated or tinted to control solar heat gain, but a reflective, mirrored appearance is not permitted.



2.0 LANDSCAPE CHARACTER

2.1 LANDSCAPING

2.1.1 Use of Native Planting

2.2 RETAINING WALLS

2.3 SIGNAGE

2.4 PAVING & MATERIALS

2.5 LIGHTING

2.6 VISUAL COMMITMENT

2.1 LANDSCAPING

The project includes extensive landscaping with primarily native species. Plantings will provide screening, buffering, visual interest, wildlife habitat, carbon reduction, erosion control, spatial definition, shade and cooling. The landscaping is designed with consideration of sensitive viewsheds from Route 44 and Route 22 and will greatly reduce the apparent mass of the project, screen the development from view, and transition the edges of the development into the overall natural landscape setting.

The conceptual landscape plan provides tree planting at varied intervals along the roads and sidewalks for shade and to establish a dominant landscape framework that subordinates the roads and built improvements. New landscaping around structures will frame views and provide pedestrian scale, while introducing seasonal variety and ornamental interest. Shade, flowering and evergreen tree plantings combined with shrub masses and herbaceous layer plantings will help to screen the development.

The following landscape commitments will enhance the natural beauty of the resort community:

- The preservation of 80% of the Site as open space, including a 217 acre hillside on the west side of the golf course.
- The project will utilize clearing and grading limits to ensure that vegetation is only removed in areas where it is necessary.
- Native plant species will be used for conservation buffers, habitat restoration areas, and out-of-play areas within the golf course in accordance with the Habitat Management Plan (“HMP”). Planting and early maintenance schedules will be followed in order to minimize the colonization of disturbed areas by invasive species. Landscaping will utilize native plant species as much as possible in accordance with the Natural Resource Management Plan (“NRMP”).
- The implementation of a comprehensive HMP for the Site, and NRMP which provides for the management of golf course and community lawns of the Site. (Please refer to Section 3.5 and Section 3.6 for more information on the HMP and the NRMP)
- The preservation of the cluster of shagbark hickories located along the edge of the golf course above the southwest bank of Wetland L/L.
- Preservation of island forest habitats on the south end of the site, to allow habitat connectivity (particularly for birds) between Wetland L/LL and the western slopes.
- In areas of steep slopes, cutting of existing vegetation will be minimized by a required field survey of each building site, including trees 8” caliper and larger, prior to Site Plan submission. In addition, design of buildings will be customized to meet site conditions and retain existing trees.
- Preservation of a naturally vegetated area of 750 feet surrounding the vernal pool (Wetland U). No more than 25% of the zone 100-750 feet from the vernal pool should be disturbed if the vernal pool is to remain a viable habitat.



SILO RIDGE HABITAT MANAGEMENT PLAN



Proposed plantings will provide screening, buffering, visual interest, wildlife habitat, carbon reduction, erosion control, spatial definition, shade and cooling.



Retaining walls may be used to site buildings on slopes and create outdoor terraces for individual hillside units, and may be used as a visual separation at the interface of the golf course and adjacent home sites.

2.1.1 USE OF NATIVE PLANTING

- Native plants preferably of local stock (southern New England origin) will be used for all natural plantings associated with the HMP.
- 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 yard areas demarcated. (See adjacent diagram indicating conceptual demarcations (red line). The method of demarcation will be reviewed and approved by the Planning Board during Site Plan review. In the yards, both native and non-native plants shall be permitted. However, homeowners shall be prohibited 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 during Site Plan review.
- The governing documents of all condominium and homeowners associations shall prohibit any expansion into or use of the areas beyond the demarcated yard of any structures, play sets, gardens, shed, wood piles, vehicles etc. and provide that this protected area will not be used for the disposal of yard or other waste. Homeowners will be provided with information at purchase and at closing that discusses these restrictions.
- A landscape planting plan will be evaluated during Site Plan review. This plan will give preference to trees indigenous to the Harlem Valley.

2.2 RETAINING WALLS

Due to the hilly site conditions and rural setting, freestanding and retaining walls are a component of the overall design. Retaining walls may be used to site buildings on slopes and create outdoor terraces for individual hillside units, and may be used as a visual separation at the interface of the golf course and adjacent home sites.

Retaining walls shall be restricted to a maximum height of 8'-0" per wall, except at the Village Green where a wall shall be restricted to a maximum height of 11'-0". Where greater grade change needs to be accommodated, multiple lower, stepped walls may be used, and shall be softened with plantings.

Freestanding and retaining walls attached or immediately adjacent to the buildings may be more architectural in character, and may utilize a concrete masonry structure with a stucco, brick or stone veneer. Freestanding fences and screen walls may also utilize wood construction such as shingle, siding or lattice.

Freestanding and retaining walls located in the landscape and away from buildings will use locally sourced native stone with a more rustic appearance and construction, either dry-laid or with mortar deeply raked back (to appear dry laid).

2.3 SIGNAGE

Silo Ridge's signage will be simple and elegant. The entry sign on Route 22 will incorporate natural stone with subtle lettering. Custom directional, street name and traffic regulatory signs will be developed as a coordinated program. Signs will be mounted on low-rise or mid-rise painted or stained wood poles as necessary for visibility. Sign poles may utilize a natural stone base. Sign plaques may utilize a combination of materials such as wood, wrought iron, corten or other metal materials. Different neighborhoods may utilize distinctive graphics, ornament or details to lend a specific character and sense of uniqueness.

The front entry identity sign, Winery Restaurant identity sign and neighborhood signs may be illuminated by an external shielded light fixture aimed at the sign from the ground or from a concealed flange within the sign. Signs visible from public roads will be executed in an understated and elegant manner using high quality materials. Internally illuminated signs (backlit or internally lit) will not be used. There will be compliance with the Dark Skies standards discussed in Appendix E. Final sign designs will be submitted as part of Site Plan review.

Signs will be in compliance with Section 121-39 of the Town Zoning Law, which states:

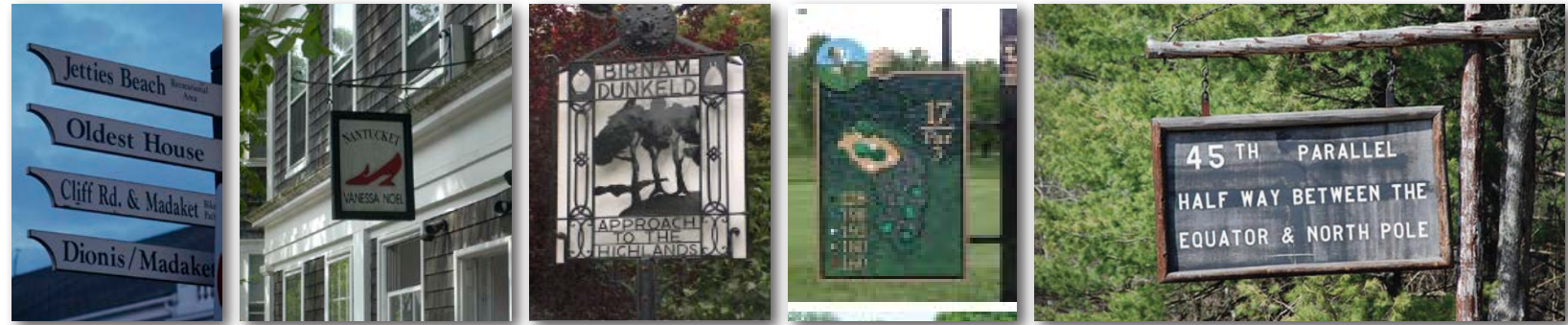
"The purpose of this section is to control the location, size, quantity, character, and lighting of signs in order to maintain the attractive appearance of the Town and avoid conditions of clutter and unsightliness. Through these regulations the Town seeks to:

1. Protect public health and safety by ensuring that signs do not create dangerous conditions, obstruct vision necessary for traffic safety, or confuse, distract, or mislead motorists, bicyclists, or pedestrians; and
2. Promote the general welfare by creating a more attractive visual environment that preserves the Town's historic and rural character, protects property values, encourages economic growth, enables businesses and other establishments to identify themselves, and minimizes negative impacts of signs on adjoining properties."

Signage designed for Silo Ridge will welcome residents and guests while providing functional, directional, and informational resources. Signage should complement the landscape and architectural design of the community. Signs should be designed with other street amenities in establishing the character of the overall club while clearly portraying intended information. A comprehensive approach to signage will contribute to the atmosphere at Silo Ridge. Typical signage may include:

- Project Identification (Primary & Secondary)
- Project Facility Identification
- Project Circulation Identification
- Project Informational Signs
- Regulatory Signage
- Vehicular Directional
- Pedestrian Directional

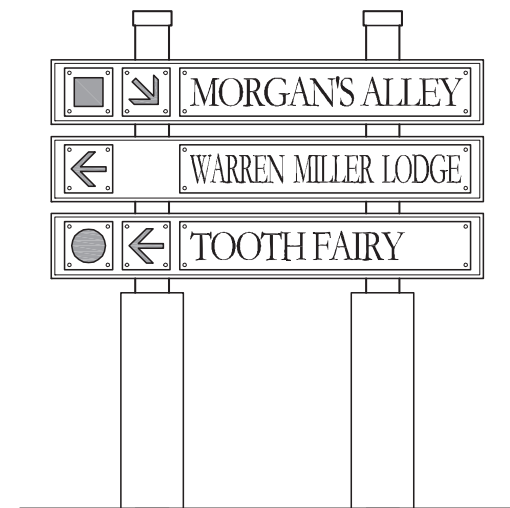
PROJECT INFORMATIONAL SIGNS



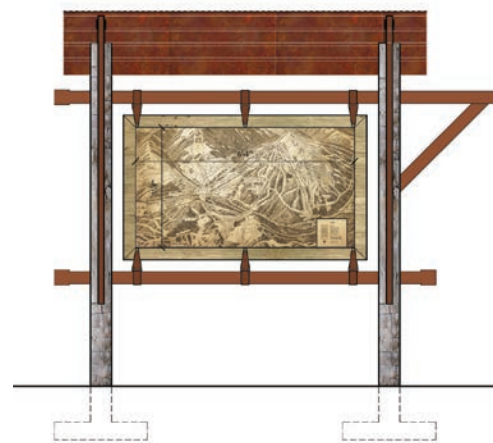
PROJECT CIRCULATION IDENTIFICATION



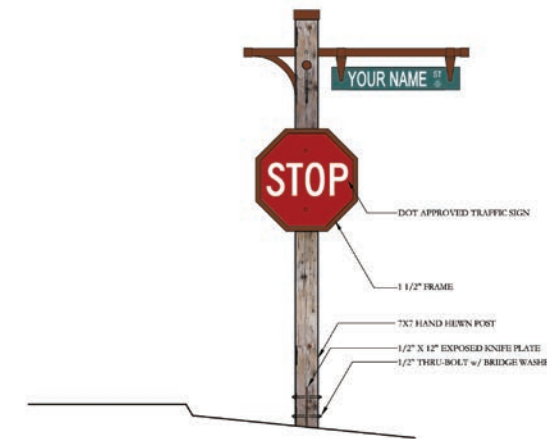
VEHICULAR DIRECTIONAL



PEDESTRIAN DIRECTIONAL



REGULATORY SIGNAGE





PROJECT CURBING MAP

2.4 PAVING & MATERIALS

Paving and other site materials will be appropriate to the site conditions, proposed function and overall context. Roads and parking areas will be asphalt and primarily designed without curbs. Road widths will be kept narrow to retain a rural aesthetic and minimize impervious area. Use of pervious asphalt or concrete pavers will be considered where appropriate in order to reduce run-off and allow infiltration. Driveways may incorporate brick or cobble paving.

In the Village Green neighborhood, the street section may also incorporate a Belgian block or granite curb, while streets in the outlying areas are rural in character and therefore designed without curbs and with grassed drainage swales (unless where curbs are required at steep slope conditions).

Sidewalks in focal areas of the Village Green may utilize stone, brick or concrete pavers, or a combination of stone and brick. Concrete with integral color and an exposed finish and regular scored joint may be used in less visible sidewalk areas. Walking and hiking paths may utilize a combination of compacted soil and decomposed granite fine materials, with natural stone used for steps and edging.

Private residences have entry walks, covered outdoor porches and terraces in a range of materials such as stone, brick, or a combination of stone and brick; materials may be sand set or mortared on a concrete slab.

Terraces at the Clubhouse/Lodge, Winery Restaurant, Family Activity Barn, condominiums, and other Silo Ridge buildings may utilize a combination of mortared and sand-set cut stone pavers or flagstone, and may utilize accent materials such as brick, granite or gravel fines.

Golf course cart paths and roadways will utilize asphalt, and may incorporate permeable asphalt pavers in some locations where feasible to improve infiltration and reduce run-off.

Bridges for the golf cart paths will be of natural materials such as stone veneer on formed concrete for supports and rustic timber or painted steel or corten guardrails.

The Village Green and neighborhood gardens and parks will be furnished with the traditionally styled benches, picnic tables, trash receptacles and bike racks. Bike racks will be located throughout the Site to encourage bicycle use.

All materials used for wetlands crossings will be reviewed and approved during the Site Plan review.

2.5 LIGHTING

A detailed lighting plan that specifies lighting location, intensity and trespass will be prepared during Site Plan review. The site lighting design is informed by the rural development patterns and landscapes of the Hudson Valley. A major aspect of the Hudson Valley hamlets and farms is limited lighting to preserve the dark night sky, by keeping the light fixture height to low level and using warm colored light. Site lighting at Silo Ridge will be limited to create a similar experience. Paths and parking areas will be lit by bollards, path lights, and landscape lighting and will primarily be located along with club amenities. Path lighting will provide residents with easy navigation of the property to enjoy an evening walk or a small gathering at the Village Green.

Silo Ridge commits to the following nighttime lighting limits that will minimize light pollution (skyglow, light trespass, and glare):

Up-light

- No more than 2% of the light (measured in lumens) emitted from the street lighting, area lighting (parking lots, storage areas, utilitarian building-mounted lighting, etc.) and path lighting will be directed upward. All of these fixtures will have “cutoff” optical systems that direct almost all light downward.
- There will be no internally illuminated signs.

High Brightness and Glare

- No more than 300 lumens shall be emitted from any fixture between 80 degrees and 90 degrees (0 degrees is straight downward from the fixture; 180 degrees is straight overhead).
- Street, path, and area lighting poles, if used, will not exceed 15' in height.
- The Winery Restaurant parking area and the golf maintenance facility parking area lights are expected to be pedestrian level lamp posts or bollard style lights due to the sensitive nature of the location of this facility. Full height street lights will not be used in the Winery Restaurant parking area or the golf maintenance facility parking area.
- Where bright arc tubes from metal halide lamps (bulbs) or LED products would be glaring for pedestrians beneath the fixtures, prismatic lenses or diffusers will be used to reduce the direct glare of the light source.
- No lighting will be used on the practice range for extending the hours of operation. Nighttime lighting used will be for staff use only for security, and will cease within one hour of dusk.
- No street or area lighting fixtures will be tilted upward to project light farther, since this can turn a good quality fixture into one that produces glare or skyglow.
- No street lights will be used in the Vineyard Cottages and Estate Home neighborhoods. Portions of Village Green, Golf Villa, and South Lawn neighborhoods are expected to utilize pedestrian level lampposts as opposed to full height street lights.
- Light spillage into natural areas (forests and wetlands) will be minimized and/or avoided by ecologically-friendly lighting design and lighting regimes.



SILO RIDGE LIGHTING PLAN



BOLLARD OR SPECIAL LIGHTING



WALL-MOUNT LIGHT FIXTURES (GLOWING)



ARM-MOUNTED WALL SCONCE (GLOWING)



HANGING PENDANT



WALL-MOUNTED LIGHT FIXTURES (SHIELDED)

Energy Use

The outdoor lighting system will use 90% or less of the power allowed by the ASHRAE/IESNA 90.1 2010 energy standard.

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 bollard lighting or landscape lighting in order to improve safety for pedestrians, but this lighting also will be reduced or eliminated at night through controls.

Pedestrian pathway lighting will be used at steps, ramps, turns, important meeting points, or points of safety concern only. Lighting will not be continuous.

No lighting fixtures used for street lighting, area lighting, or path lighting will use a higher wattage lamp or lighting system than 150W.

Decorative Lighting

- Wall sconces, post-top lighting, pedestal lighting, or hanging lanterns used outdoors for decorative purposes will be limited to 750 lumens per luminaire unless they emit their light downward only. (400 lumens is the approximate light output of a 40W incandescent A19 bulb.)

Façade Lighting

- Any façade lighting will direct 90% or more of its lumens toward the façade, allowing no more than 10% of the lumens to escape to the sky. Façade lighting will be minimal, using no more than the power allowed by the ASHRAE/IESNA 90.1 2010 Energy Standard.
- Façade lighting will be shut off within ½ hour after curfew.

Landscape Lighting

- Landscape lighting, if used, will use lamps emitting less than 1000 lumens (equivalent to a 20watts HID lamp.)
- All landscape lighting will be switched off within ½ hour after curfew.

Curfew

- In order to preserve the quiet and darkness of night, Silo Ridge will establish a curfew, after which decorative or unneeded lighting will be extinguished. As an example, curfew may be set not later than 11 pm during the week, and 1 am on weekends (Friday included) in order to allow residents and guests later hours for dinner, activities, and entertainment. Street, area, and path lighting could possibly be reduced within a set time after curfew.

Lighting Control

- When sufficient daylight is available, outdoor lighting shall be controlled by a device that automatically turns off.
- All building facades, landscape and minor parking zone lighting shall be automatically shut off by photocells, motion sensors, presets or astronomical time clocks. Street lighting shall be completely turned off or step switching (some lights off) or dimmed after curfew. The luminaire to be controlled by automated devices shall be determined per the location and activity of that area.

2.6 VISUAL COMMITMENT

Caring for the natural beauty of the Site and protecting views from the surrounding countryside, is of prime importance. The MDP accomplishes this primarily through careful site layout, building design, and landscaping.

Site design measures include clustering of many buildings to reduce sprawl effect, the sensitive use of existing natural topography and vegetation to shield buildings with the combined net affect being ridgelines and cherished views to distant hills are preserved.

Building design measures include use of natural building materials, carefully selected building colors, placing units in the building's roof space to reduce massing, placing many parking spaces below grade, and stepping buildings with the natural contours of the land. The combined net effect is to knit many buildings back into the landscape.

Landscaping will be employed to further screen many buildings. The landscape utilized for the main screening areas will be designed to naturalize with the adjacent surroundings over time.

The interaction between effective site design, building materials and colors and exceptional screening in combination make these measures more effective than if they were undertaken independently.

A Visual Assessment will be conducted as part of Site Plan review, for the purpose of confirming that the above measures are employed to the satisfaction of the Planning Board.



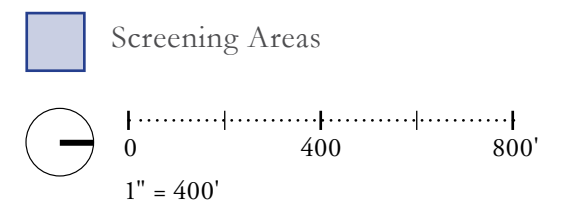
Precedent image of screening at the WWTP / Maintenance Facility



SILO RIDGE VIEWPOINT LOCATIONS (NOT TO SCALE)



SILO RIDGE SCREENING AREAS





3.0 SUSTAINABLE COMMUNITY

- 3.1 SUSTAINABLE APPROACH & FEATURES
- 3.2 GOLF COURSE
- 3.3 OPEN SPACE
- 3.4 WILDLIFE
- 3.5 NATURAL RESOURCE MANAGEMENT PLAN
- 3.6 HABITAT MANAGEMENT PLAN
- 3.7 BUFFER MANAGEMENT PLAN
- 3.8 STORMWATER MANAGEMENT & EROSION CONTROL

3.1 SUSTAINABLE APPROACH & FEATURES

Silo Ridge will be an environmentally sensitive community utilizing a sustainable approach. The natural beauty of the Site, its natural resources and proximity to the rail station enhance this vision. The attributes of the Site along with methods anticipated to be implemented will help achieve this sustainability goal. The approach is to offer an active healthy and family oriented lifestyle community that will provide high quality, well planned recreation facilities and residences, while preserving and protecting the natural resources of the community.

The sustainable approach, which Discovery Land Company has employed in 16 other communities, will conserve resources, utilize energy more efficiently, and reduce operation and maintenance costs which in turn will make a positive difference in contributing to a more sustainable world and will provide long term value. The staff will be stewards of the community environment. The healthy lifestyle approach will not end with the buildings and grounds as the cuisine will also provide locally sourced, organic products. The outdoors will be embraced through Discovery’s signature Outdoor Pursuits program. This program helps families interact with the local culture and environment through recreation and education.

Leadership in Energy and Environmental Design (LEED) Silver certification will be pursued for the Lodge and Energy Star certification will be sought for residential units. All of the homes will meet Energy Star requirements.

Silo Ridge will have the following sustainability features:

- Proximity to the Wassaic Metro-North rail station;
- Shuttle service for residents as needed to and from rail station and Hamlet of Amenia;
- Proximity to bike path;
- Bike availability, bike racks and storage;
- The community will encourage electric vehicle transportation;
- Promotion of a healthy lifestyle including walking, biking running, golfing, swimming, and physical fitness along with healthy food choices;
- Below-grade parking at several condominium buildings;
- 80% open space;
- Restoration and enhancement of a portion of Wetlands LL
- Protection of many habitats in accordance with the NRMP and HMP;
- Protection of water resources in accordance with the NRMP, HMP and Stormwater Pollution Prevention Plan (“SWPPP”);
- Lighting parameters that reduce light pollution;
- Pervious surfaces on many sidewalks and patios, using pervious materials at the Winery Restaurant parking, and managing runoff through a buffer planting area;
- Southern exposure for many buildings;
- Provision of a wastewater treatment plant is an important aspect of the sustainability of the project by enabling the clustering of the development footprint, thereby allowing large portions of the Site to remain undeveloped;

- Educational programs focus on local history and culture;
- Sustainable energy programs to provide self-sufficiency and reduce carbon footprint;
- Utilization of low energy consumption lighting (e.g., LED);
- Energy saving insulated glass systems with Low E values for control of seasonal heat gain and heat loss;
- Tight building envelopes to minimize heat loss in the winter and cooling loss in the summer;
- High R-value thermal insulation to decrease energy demand and therefore consumption.

As the building and engineering design work advances more opportunities for water efficiency, energy and atmosphere, materials and resources, indoor environmental quality and innovation during design will become evident and be analyzed in furtherance of the sustainability vision.

3.2 GOLF COURSE

The Silo Ridge golf course will be renovated by the Tom Fazio design team, under the leadership of golf course design veteran Tom Fazio. Tom Fazio emphasizes the premise that “golf courses should reflect the natural beauty of their environments” and that philosophy perfectly states the intended approach to renovating and improving the Silo Ridge golf course. The design team will utilize all the best natural elements from the existing golf course while at the same time highlighting new opportunities to improve playability, sustainability and the overall golf experience.

One of the sustainability features of the golf course is that it will be registered in the Audubon International Signature Program and will seek Silver certification (See Appendix D). Once construction is complete, involvement in an Audubon International Signature Program ensures that managers apply sustainable resource management practices in the long term stewardship of the property. In preparation for this program the NRMP was prepared. The NRMP along with the HMP will be utilized in oversight of the golf course.

The existing Silo Ridge golf course has been closed since 2009.

PRECEDENT: MAINTENANCE FACILITY



COLORS AND MATERIALS: MAINTENANCE FACILITY

MAINTENANCE & UTILITY BUILDINGS
Neighborhood Color & Material Palette

MATERIALS - WALLS

WOOD

SIDING

METAL

MATERIALS - ROOFS

METAL

CEDAR SHINGLE

Shingle roofs may be natural or stained.

Metal roofs may be used selectively at secondary roofs, ancillary structures and accents (i.e. dormers). Metal roof colors must be dark, weathered greens, grays and brown tones and are to be non-reflective.

Additionally, roof materials must be Class A fire rated 5 v-crimp metal or standing seam.

Color Palette Note:
Approved colors include those depicted on the illustrative rendered elevations, variations in the tint or shade of the colors presented here, as well as similar colors within a range of the palette depicted.



SILO RIDGE ILLUSTRATIVE PLAN

3.3 OPEN SPACE

Section 121-18C(4) of the Town Zoning Law requires that a minimum of 80% of the total land area of the Site be preserved by a conservation easement as open space. The open space 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. Silo Ridge complies with this 80% open space requirement. The Open Space Plan, Sheet SP-4, of the Revised Plans shows the 538+/- acres being preserved.

The open space land will be preserved by a conservation easement consistent with the provisions of Section 121-20(K) of the Town Zoning Law. The grantee of the conservation easement shall be a municipal or not-for-profit organization that is acceptable to the Planning Board and that is qualified to hold conservation easements under applicable law.

The conservation easement shall be expressly referenced in all deeds for the lots and condominium units. The conservation easement will also be expressly referenced in all condominium and homeowners association offering plans, and condominium and homeowners’ association governing documents will require enforcement of the conservation easement.

The conservation easement shall be in a form acceptable to the Planning Board and shall be approved by the Planning Board during Site Plan review.

In the RDO District, priority for open space preservation must be given to land in the Scenic Protection Overlay (SPO) (Appendix J), and Stream Corridor Overlay (SCO) Districts (Appendix I), especially the view to and from DeLavergne Hill, ridgelines, historic resources, unique ecosystems, prime agricultural land, and water resources. Portions of the Site are located in the SPO and SCO Districts, most notably the land on DeLavergne Hill including the area inside the Route 44 hairpin turn, and the Amenia Cascade Brook. The Site also contains land in the iconic DeLavergne Hill viewshed, some of which is also visible from Route 22 and Depot Hill Road, as well as additional State and federal wetlands, local wetlands and watercourses, vernal pools, steep slopes, and historic resources.

The following will be preserved as open space:

- The open fields south of DeLavergne Hill;
- The open field south of the Winery Restaurant;
- The wooded area between the Winery Restaurant and the Vineyard Cottages;
- The wooded area north of Route 44;
- The wooded slopes and ridges on the western portion of the property;
- The wooded knolls north of the Village Green core;
- The wetlands on the eastern portion of the property; and
- The golf course.

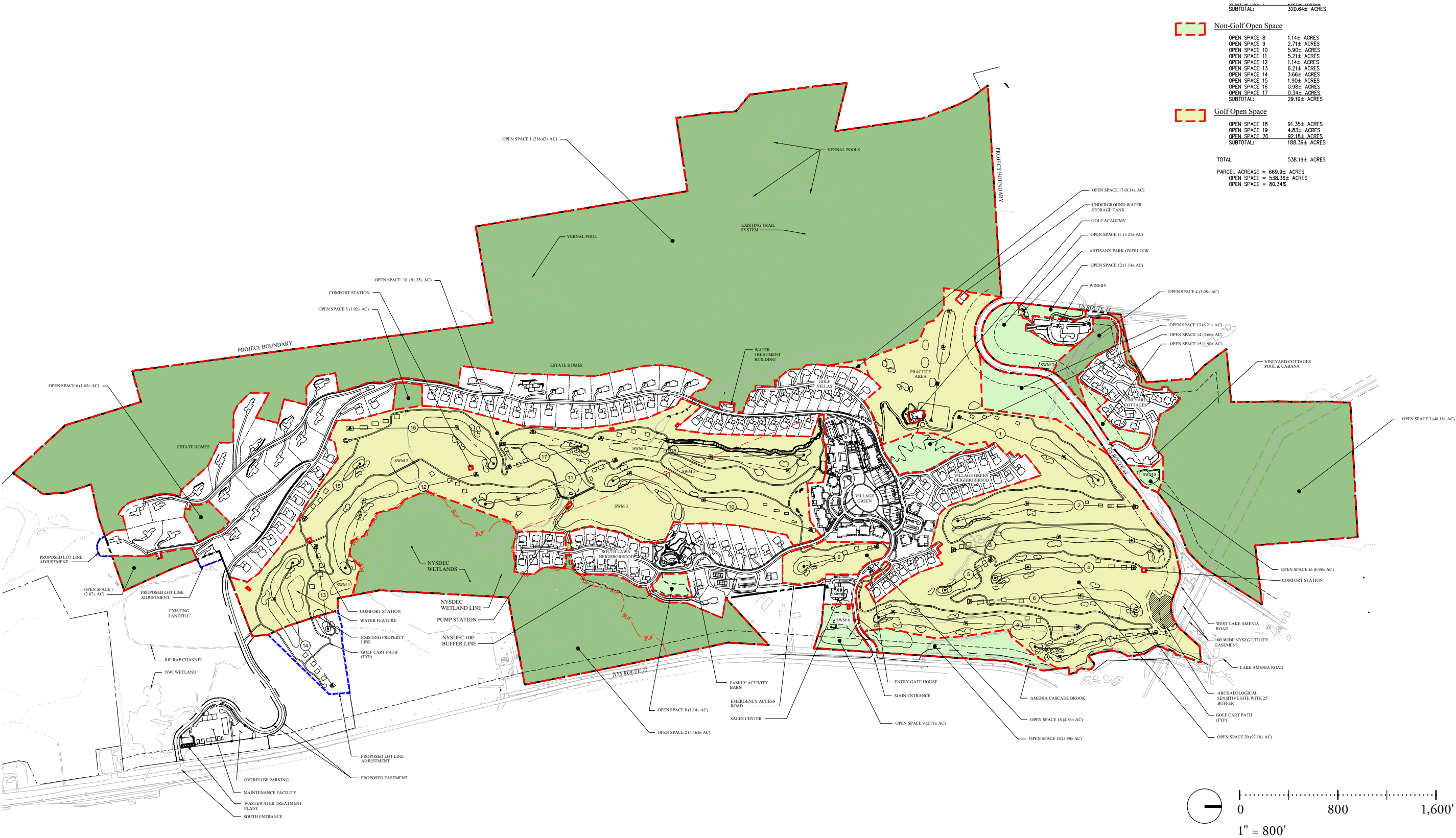
3.4 WILDLIFE

The required measures to mitigate potential impacts on wildlife are identified in both the SEQRA Findings and the Special Use Permit Findings for the project. In conjunction with implementation of the NRMP and HMP and preservation of open space, those measures, including the following, will play an important part in protecting wildlife on the Site:

- Most buildings and associated development have been removed from areas within 100 feet of Wetland J/JJ to protect the habitat of the dusky salamander. Zero (0) homes are proposed within 50 feet of Wetland J/JJ and limited development including roadway, bridge, utility crossings and associated grading is proposed within 50 feet of the remainder of Wetland J/JJ.
- Homes and development in the headwater areas of Stream M/P have been pulled away from this area to reduce impacts in this location.
- Severely eroded stream channels and existing drainage culverts will be restored in three locations, and stream bed and stream bank will be restored, where possible.
- Habitats will be enhanced with six different planting palettes for different locations throughout the Site. Five palettes of native species are being used in aquatic and upland habitat enhancement. A sixth palette is to be used to establish vegetative cover in stormwater management basin wet pools and attenuation basins.
- In certain locations, 100 foot wide conservation buffers will be implemented, and water quality buffers 50 feet wide (of terrestrial vegetation) around critical habitat and riparian buffers, respectively, will be implemented.
- Mitigation structures will be employed, including bottomless box culverts, golf course foot bridges, and wildlife tunnels to ensure habitat connectivity. In some instances, an oversized bottomless arched culvert will be used based on engineering and cost considerations, if approved by the Planning Board.
- Terrestrial habitat enhancements will provide plant communities with additional refuge, forage and, in some cases, breeding habitat for resident birds, mammals and herpetofauna.
- Aquatic habitat enhancements will provide additional functional value for aquatic and semi-aquatic wildlife species.
- Sensitive and productive habitats will be protected during construction and operation activities at the Site.
- The HMP includes two significant aquatic habitat restoration projects. The first project is a streambed restoration/streambed stabilization and erosion control project on a tributary to Amenia Cascade Brook. The second project includes a 1.5 acre floodplain restoration in the Amenia Cascade Brook floodplain. Note: Some golf course work previously approved in 2009 for this floodplain area has been eliminated.
- The gravelly/sandy bank along the southwest edge of Wetland L/LL will be preserved, as this area serves as a nesting area for turtle and snake species.
- To facilitate wetland and wildlife habitat preservation, open space including buffer areas surrounding wetlands will be maintained to the extent practical.
- Approximately 538± acres of the Site will be preserved as open space, including the preservation of a contiguous 217-acre natural area adjacent to and ecologically connected with the 2,400 acre Tamarack Preserve.

- The layout provides for a variety of interconnected spaces throughout the Site which will allow some wildlife movement.
- Additional habitat protection measures will be implemented, including provision of a 750-foot minimum buffer to the vernal pool (Wetland U).
- The NRMP will be implemented, including minimizing the removal of native vegetation; saving native plants that must be removed for later replanting; and re-vegetating with native plantings wherever possible.
- Mitigating measures to help reduce excess nutrients and pollutants into surface water bodies include Best Management Practices, Integrated Pest Management, and erosion control measures.
- The project will utilize onsite stormwater management practices and attain compliance with Phase II stormwater regulations.
- Re-vegetation of the Amenia Cascade Brook floodplain will benefit wood turtles if they are still extant. This area of the Site has been left to go natural since the golf course closed in 2009.
- A 150-foot vegetated buffer along headwater streams R/S and V will be implemented except as specifically reduced during Site Plan review. This 150-foot buffer does not apply to the improvement of the existing Miller driveway, which will become an access road into the Winery Restaurant and Vineyard Cottage area. Permeable surfaces will be used as practicable in this area. It is noted that several units in the approved and current plan are inside the 150’ buffer.
- A naturally vegetated area of 750 feet surrounding the pool (Wetland U) will be maintained. No more than 25% of the zone within 100 to 750 feet from the vernal pool will be disturbed.
- A solid waste management plan that reduces the accessibility of waste and refuse on the Site to subsidized species (raccoons, skunks) will be implemented.

SILO RIDGE OPEN SPACE PLAN



30' 1:62,500 1:62,500
SUBTOTAL: 320.64± ACRES

Non-Golf Open Space	
OPEN SPACE 8	1.14± ACRES
OPEN SPACE 9	2.71± ACRES
OPEN SPACE 10	5.90± ACRES
OPEN SPACE 11	5.21± ACRES
OPEN SPACE 12	1.14± ACRES
OPEN SPACE 13	6.21± ACRES
OPEN SPACE 14	3.66± ACRES
OPEN SPACE 15	1.90± ACRES
OPEN SPACE 16	0.98± ACRES
OPEN SPACE 17	0.34± ACRES
SUBTOTAL:	29.19± ACRES

Golf Open Space	
OPEN SPACE 18	91.35± ACRES
OPEN SPACE 19	4.83± ACRES
OPEN SPACE 20	92.18± ACRES
SUBTOTAL:	188.36± ACRES

TOTAL: 538.19± ACRES

PARCEL ACREAGE = 669.9± ACRES
OPEN SPACE = 538.36± ACRES
OPEN SPACE = 80.34%

3.5 NATURAL RESOURCE MANAGEMENT PLAN

The Natural Resource Management Plan prepared for the Silo Ridge Resort Community by Audubon Environmental employs organic and Integrated Pest Management strategies, and other Best Management Practices that protect both aquatic and terrestrial resources. This synergistic approach affords maximum protection of resources. The focus is on prevention, management and monitoring to protect resources, as follows:

1. Prevention: Prevent environmental problems before they occur by educating the staff, designing the golf course and community from an environmental perspective, implementing source prevention practices, and using ecological risk assessment protocols to identify appropriate pesticides for use at the golf course and community.
2. Management: Manage potential problems at the source. Implement a construction management program, implement an Integrated Pest Management program, and incorporate land use best management practices. The program relies on redundancy of resource protection strategies, an example being the use of “Best Management Practices (BMP) trains”. A BMP Train is a protection system in which individual BMPs are linked in sequence like the cars of a train. Therefore, the more BMPs that are incorporated into the system, the better the performance of the treatment train.
3. Monitoring: Conduct an environmental monitoring program that evaluates the effectiveness of the management program. This includes evaluating the golf course and community protocols each year to ensure that prevention and management strategies are ongoing. This management approach has proven effective throughout the US, Asia, Canada, and Europe.

3.6 HABITAT MANAGEMENT PLAN

The objective of the HMP for Silo Ridge is to address specific concerns regarding the project’s potential effects upon on-site habitats and the resident or transient wildlife species that utilize these habitats. The Chazen Companies (“TCC”) developed the HMP to address potential risks to habitat quality and to describe the measures to be taken to mitigate these potential risks. The HMP was revised by Lisa Standley, Ph.D., Chief Environmental Scientist at VHB. A concurrent objective of the HMP is to address specific efforts to provide quality habitat for populations and assemblages of animal species that utilize the Site for critical habitat throughout all, or a portion of their annual life cycle.

Approach

The HMP utilizes information from on-site field investigations, and input from federal and state agencies, and local conservation groups.

To characterize/inventory the existing habitats and wildlife resources, TCC completed a Habitat Assessment in 2005. In total, seven field visits and 126 man-hours were dedicated to characterizing the existing Site conditions. It should be noted that many of these studies were focused on a specific task (e.g., delineating wetland boundaries), and not all of the time spent on-site was concentrated on inventorying existing habitats and wildlife resources. However, these studies were valuable for characterizing the vegetative communities and noteworthy observations of flora and fauna species were recorded during these efforts. TCC completed several intensive data collection efforts to inventory the existing habitats and wildlife resources

on the Site during supplementary studies conducted in 2007. A total of 16 days and 244 man-hours were logged on-site during these supplementary studies. These supplementary studies primarily focused on determining the presence/absence of endangered, threatened, and/or rare and special concern (“ETR”) species at the Site. Focused ecological surveys conducted at the Site included an amphibian and reptile survey (including a timber rattlesnake (*Crotalus horridus*) survey), breeding bird survey, botanical survey, Phase I and II bog turtle (*Clemmys muhlenbergii*) surveys, and an Indiana bat (*Myotis sodalis*) survey. Correspondence from the NYSDEC dated May 9, 2005 indicated that Hill’s pondweed (*Potamogeton hillii*), a State-listed threatened species, is documented within NYSDEC Wetland DEC (AM-15), a portion of which is located within the Site and it is assumed that conditions within the wetland have not changed and that the plant still exists in this area. TCC completed additional visits to the Site in the spring of 2008 to review current Site conditions and assess habitat quality in support of the management plans proposed. VHB completed additional visits to the Site in Spring and Summer 2013 to review the proposed management plans.

Investigations to identify management methods and habitat enhancement options (e.g., planting palettes) included reviews of the applicable scientific literature and technical reports focusing on best management techniques for varied habitats and species. The HMP for the Site utilizes the following multi-step approach to address habitat quality for wildlife populations at the Site:

1. Characterize and Inventory Existing Habitats.
2. Identify Critical and Sensitive Habitat and Wildlife Resources.
 - Critical habitats for wildlife populations of special management concern.
 - Sensitive habitats that may be degraded by development at the Site.
3. Conserve Existing High Quality and Critical Habitat.
4. Restore Damaged Habitats to Restore Ecological Services.
5. Enhance Existing Habitats Affected or Potentially Affected by Development.
6. Mitigate Effects of Site Development (where possible)
 - Conservation Buffer
 - Water Quality Buffer
 - Mitigation Structures
 - Terrestrial Habitat Enhancements
 - Aquatic Habitat Enhancements
7. Protect Sensitive and Productive Habitats During Operations and Activities at the Site.

The HMP addresses both habitat/species viability issues (including habitat enhancements) and buffer management issues (buffer creation and maintenance). These objectives are intertwined but not indistinguishable. Good buffers provide protections against, and mitigation of, the potentially damaging effects of sedimentation, thermal inputs, and nutrient and contaminant loadings associated with storm water flow, irrigation runoff, and general habitat disturbances (Fischer and Fischenich 2000). Habitats benefit from energy inputs, in the form of labile carbon in leaf litter, to support more productive aquatic food webs (Kominoski et al. 2007). Cooler waters also contain greater concentrations of oxygen for aquatic organisms. Good buffers also provide, in many instances, good terrestrial and aquatic edge habitat. However, good buffers require a certain degree of attenuation capability to be truly effective for the












purposes expected of them. To that end, minimum requirements of width and vegetation type are identified for the two classes of buffers identified in the Buffer Management Plan.

Good habitat will provide ecological services to wildlife. Habitat-related ecological services are geared toward providing essential nesting, foraging and shelter areas for particular species of animals or assemblages of interrelated species. Good habitat may function as an effective buffer if there is sufficient area and attenuation capability. In certain instances, narrow strips of vegetation (e.g., hedgerows) provide valuable habitat for certain species of wildlife, in the absence of any water quality buffering capabilities. Contrary to performance criteria for buffers, minimal enhancements of existing habitat can result in a measurable increase in ecological services to a few dependent or transient individuals or an isolated subpopulation of animals.

The HMP and its accompanying Buffer Management Plan have been designed to provide sustainable habitat services to resident wildlife species on the Site. Maintenance schedules for mowing will be effective at maintaining grassland functionality. Forest management directives will be effective at preserving the integrity of sensitive riparian, wetland and vernal pool habitats contained within. The establishment of transitional grasslands with tree and shrub plantings in areas adjacent to tall grass will allow for the perpetual maintenance of a heterogeneous, irregular and soft edge between grasslands and forests thereby minimizing the damaging actions of nest predators and maximizing the benefits that a productive edge habitat can provide for both woodland and grassland species (Gillihan 2000). On the golf course, modified turf maintenance activities described in the IPM will protect the sustained productivity of riparian and aquatic edge buffers and habitat enhancement areas.

(Note: All bibliographic references in the text are more completely identified in the accompanying HMP).



Proposed Acreage	Habitat Classification Legend
90.3	 GOLF COURSE -- IN PLAY ALL IN PLAY TEES, FAIRWAYS, BUNKERS, AND GREENS
24.1	 NATIVE FESCUE 6" - 1'
4.9	 P1, SHORELINE GROUP
40.3	 P2, NATIVE SHORT GRASS ±1'
19.1	 P3, NATIVE TALL GRASS >1'
12.3	 GT, TRANSITIONAL GRASSES
298.1	 FOREST HABITAT
20.9	 AQUATIC HABITAT (INCLUDES P0) SWMP -- CONSTRUCTED STORMWATER MANAGEMENT PRACTICES AP -- CURRENT ON-SITE IMPROVEMENTS AND STREAMS
31.4	 WETLANDS
134.9	 RESIDENTIAL AND COMMERCIAL DEVELOPMENT ZONE INCLUDES LANDSCAPING
676.3	TOTAL SITE ACREAGE
7.4	 PROPOSED EASEMENT NOT INCLUDED IN TOTAL SITE ACREAGE

NOTE:
REFER TO DRAWING NOS. ENV-4, -5, -6 FOR BUFFER LOCATIONS AND DETAILS

SILO RIDGE HABITAT MANAGEMENT PLAN

3.7 BUFFER MANAGEMENT PLAN

The Buffer Management Plan’s primary objective is to mitigate the effects of Site development. Activities leading to the degradation of aquatic and wetland resources can be mitigated to a large extent through efforts which intercept and redirect the environmental fate and transport processes that carry excess nutrients, mobile contaminants and eroding soil particles to sediment sinks in these natural features (Lowrance et al. 1984; Peterjohn and Correll 1984). Thermal pollution can be mitigated in some instances by simply replacing tree and shrub canopy coverage along stream banks to increase shading of affected streams (PADEP 2005). Damaging thermal hydrologic shocks to aquatic systems that originate as heated storm water runoff from impervious surfaces in a developed plot of land require considerably greater efforts to ameliorate the harmful effects to receiving waters. The SWPPP for the Site is the mitigation tool for addressing storm-related events where channeled overland runoff can be captured and attenuated prior to its introduction to surface waters. SWPPP design is not addressed in the Buffer Management Plan except to identify the proposed locations of SWPPP storm water management basins (“SWM”), and to identify the extent of a 30 foot buffer area surrounding the draft design wet pool, attenuation basins, and adjacent terrestrial habitat. A standard planting list for SWM wet pools/attenuation basins is also provide in Appendix G. The Buffer Management Plan will focus on reducing sediment, nutrient, and contaminant transport and loading associated with overland sheet flow and ephemeral drainage swales that are not captured by the SWPPP.

Development activities leading to habitat loss are more difficult to mitigate against, and in absolute terms lost habitat is difficult to recover. Wherever possible, existing high quality habitat will be targeted for conservation and insulated from all degrading effects of development (e.g., the approach used for NYSDEC administered Adjacent Areas for wetlands). However, ecological services can be conserved, or alternatively replaced, to varying extents by enhancing habitats that have suffered injury or damage in the past. In this manner the Buffer Management Plan will focus on reestablishing canopy cover for on-site streams and on enhancing aquatic edge and shoreline habitats with a variety of terrestrial and aquatic planting groups.

3.8 STORMWATER MANAGEMENT AND EROSION CONTROL

A master SWPPP has been prepared for the layout of this Master Development Plan in accordance with applicable NYSDEC regulations. As part of the Site Plan review process, a detailed final SWPPP will be prepared. The SWPPP will also include a detailed erosion and sediment control (“E&SC”) plan designed in accordance with and approved by the NYSDEC. This plan will identify specific E&SC measures that will be implemented to protect adjacent aquatic resources. This will include a Phasing Plan for soil disturbance.

Erosion control measures are designed to minimize soil loss. Sediment control measures are intended to retain eroded soil and prevent it from reaching water bodies or adjoining properties. Temporary erosion and sediment control measures that will apply during construction generally include:

- Stabilized Construction Entrance
- Dust Control

- Temporary Silt Fence
- Temporary Soil Stockpile
- Temporary Seeding
- Stone Inlet Protection Barrier
- Erosion Control Blanket
- Stone Check Dams
- Temporary Sediment Basin

Permanent erosion and sediment control measures to be implemented after completion of construction include the following:

- Establishment of Permanent Vegetation
- Rock Outlet Protection

Other required mitigation measures are identified in both the SEQRA Findings and the Special Use Permit Findings for the project, and include:

- Cutting of existing vegetation will be minimized by field surveying each building site including trees 8” caliper and larger prior to Site Plan submission;
- Roadways are aligned along contour lines to reduce grading impacts and steep road/drive grades. Impacts from grading activities will be temporary and be fully mitigated by use of low retaining walls, soil stabilization and re-vegetation with native species where appropriate.
- Housing units located on steep slopes may be designed with terracing. The floor grades will be split from front to back or back to front adjacent to topographic slopes.
- A more detailed geotechnical evaluation will be performed in support of final site design during Site Plan review.
- Use double silt fencing in all areas of special concern, i.e., all wetlands and upslope of the Amenia Cascade Brook and all other streams.
- Limit construction traffic/ heavy equipment to specifically marked travel lanes only, to minimize compaction of soils on steep slopes greater than 15%.
- Erosion control measures will be installed before construction of the project begins. Stabilized construction entrances, silt fences, sediment traps and water quality basins will be constructed to prevent soil erosion, sedimentation in surface water bodies, and tracking of soil onto adjacent roads. All erosion and sediment control structures will be designed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, August 2005.

Stormwater pollutant controls utilized during construction will include, but are not limited to, the following:

- Stabilization of construction entrances to reduce the tracking of sediment onto public roadways and permanent traffic corridors to avoid “routes of convenience” that are potentially more detrimental.
- Employment of dust control measures including the use of water trucks to reduce dust generated on site.
- Temporary stockpiling of materials, such as topsoil, in areas away from storm drainage, water bodies and/or courses, and encircled by silt fence barriers to prevent sedimentation.

- Placement of silt fencing, along the perimeter of areas to be disturbed to reduce sediment loss.
- Temporary seeding and mulching on all disturbed areas, including topsoil stockpiles, where there will not be any further disturbance for longer than 7 days to minimize erosion and sediment loss.
- Placement of stone inlet protection barriers consisting of concrete blocks surrounded by wire mesh and crushed stone around catch basins to keep sediment from entering the catch basins and storm sewer system.
- Installation of erosion control blankets on all slopes exceeding 2:1 to provide temporary erosion protection, rapid vegetative establishment, and long-term erosion resistance to shear stresses associated with high runoff flow velocities associated with steep slopes.
- Installation of stone check dams within drainage ditches to reduce the velocity of stormwater runoff, to promote settling of sediment, and to reduce sediment transport offsite.
- Construction of temporary sediment basins to intercept sediment laden runoff and reduce the amount of sediment leaving the disturbed areas and to protect drainage ways, properties, and rights-of-way.
- Soil disturbances will be limited to 5 acres or less at any one time. If more than 5 acres will be disturbed at any one time, a 5-acre waiver from the NYSDEC will be required.

Other measures to maintain stormwater quality are as follows:

- Material resulting from the clearing and grubbing operation will be stockpiled up-slope from adequate sedimentation controls.
- Areas designated for equipment cleaning, maintenance, and repair will be protected by a temporary perimeter berm.
- Detergents will not be used for large scale washing (i.e., vehicles, buildings, pavement surfaces, etc.).
- A Spill Prevention and Response Plan will be developed for the site detailing the steps that need to be followed in the event of an accidental spill.
- Construction materials shall be stored in a dedicated staging area designed to minimize the impacts of the construction materials on stormwater quality.
- Weekly and post-storm event inspections of all erosion and sediment control measures by a NYSDEC qualified inspector.
- Compliance with NYSDEC Phase II Stormwater Management requirements.
- Using pervious materials on many sidewalks and patios.
- Using pervious materials at the Winery Restaurant parking and draining through a buffer planting area.
- Implementation of the NRMP and HMP.
- Riparian and bank stabilization improvements to Amenia Cascade Brook, along with significant floodplain re-vegetation in this area. The NYSDEC will review mitigation project activities in close proximity to the stream.
- Most of the existing golf course provides for no buffers along wetlands or streams; as mitigation, the HMP provides for water feature improvements, at least some vegetated buffers around most water resources, and the riparian enhancements listed above.

Buffer and Steep Slope Classification System

<u>Boundary Line Legend</u>	
<30' HABITAT ENHANCEMENT BOUNDARY	—
30' WATER QUALITY BUFFER BOUNDARY	---
>30' OF BUFFER	---
<30' OF BUFFER	---
50' BUFFER BOUNDARY	---
30' - 100' BUFFER BOUNDARY	---

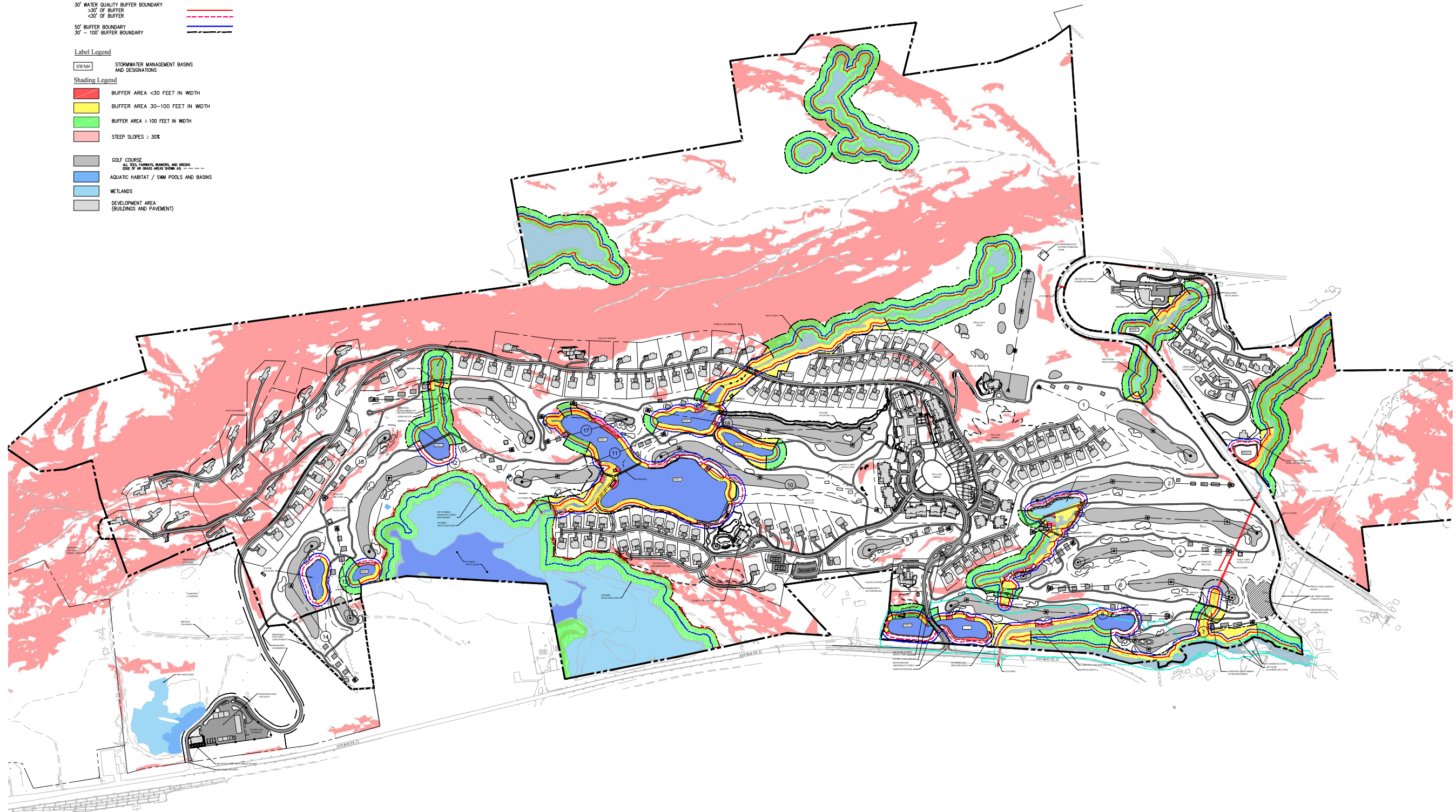
Label Legend

SWMP	STORMWATER MANAGEMENT BASINS AND DESIGNATIONS
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Shading Legend

	BUFFER AREA <30 FEET IN WIDTH
	BUFFER AREA 30-100 FEET IN WIDTH
	BUFFER AREA ≥ 100 FEET IN WIDTH
	STEEP SLOPES ≥ 30%

	GOLF COURSE
	ALL OTHER CHANNELS, BARRIERS, AND OPENINGS
	SIZE OF AT GRADE AREA SHOWN AS
	AQUATIC HABITAT / SWMP POOLS AND BASINS
	WETLANDS
	DEVELOPMENT AREA (BUILDINGS AND PAVEMENT)



- Treat all stormwater generated from the commercial and residential development and the roadways serving that development to the East of Hudson standards as shown in Chapter 10 of the New York State Stormwater Management Design Manual (August 2010). These are the treatment standards required within the New York City watershed, a phosphorous restricted watershed and because of the sensitivities of the Amenia Cascade Brook and Wetland AM-15. It is the preference of the Town to utilize a “treatment train” in order to minimize impacts to the watershed. The project includes implementation of multiple stormwater ponds, dry wells and underground sand filters to meet the East of Hudson standards and thereby achieve the pollutant removal and detention of water that is equivalent to the Town’s preferred biofiltration practices.
- In the South Lawn neighborhood area adjacent to Wetland AM-15 certain developed areas will slope away from the Wetland.
- Locating stormwater management practices at least 100 feet from the Amenia Cascade Brook and Wetland AM-15.
- Retaining most existing forest area within buffers and on undeveloped slopes.
- Re-vegetation of the adjacent hillside south of the Miller house which slopes down to Stream R/S with plants that will stabilize the slope and prevent erosion.
- Stream V (channel and banks) just north of Route 44 and south of Route 44 just before it enters the Amenia Cascade Brook exhibits severe erosion. Bank stabilization and re-vegetation, along with removal of the existing brush and other debris from the banks of the stream is recommended.
- Require a 150-foot vegetated buffer along headwater Streams R/S and V unless the applicant can demonstrate during Site Plan review that a buffer of less than 150 feet in limited areas is needed. This 150-foot buffer does not apply to the proposed improvement of the existing driveway of the house, which will become an access road into the Winery Restaurant and Vineyard Cottage area. Permeable surfaces will be used as practicable in this area. It is noted that the Winery and several residential units in the prior approved MDP and current plan are inside the 150’ buffer.
- Hill’s pondweed – Utilize East of Hudson stormwater design for water quality. The East of Hudson stormwater standards were specifically targeted to maintain water quality in Wetland AM-15 and therefore maintain the habitat of Hill’s Pondweed which depends upon clean, non-eutrophied waters







4.0 INFRASTRUCTURE

4.1 ROADS, SITE ACCESS, & CIRCULATION

4.2 WATER

4.3 SEWER SYSTEM

4.4 PARKING MANAGEMENT STRATEGY & TRANSPORTATION

4.1 ROADS, SITE ACCESS & CIRCULATION

The current entrance to the golf course will remain and will serve the Sales Center, General Store, and the Village Green core area, including the Clubhouse/Lodge, and condominium and town home units. That entrance will also serve as the main entry point for the single-family units in the Village Green, South Lawn, Golf Villas and Estate Home neighborhoods at the base of the western hillside. The existing entrance from Route 22 on the adjoining parcel owned of record by Harlem Valley Landfill Corp., will serve as an emergency access road for the Silo Ridge Site and entrance to the golf maintenance facility. This access road and the golf maintenance facility will be permitted by easement in favor of Silo Ridge. A connection between the east and west roadways will be maintained for emergency access and will also be used as a pedestrian path.

The northern portion of the Site, north of Route 44, will have two entry points for access to the Winery Restaurant and to the Vineyard Cottage units. The first entrance heading east on Route 44 will be at the top of DeLavernge Hill and will provide access to the Winery Restaurant, and the Vineyard Cottage units. The road continues eastward through the clusters of residential units and meets up again with Route 44, providing a secondary access point to this interior roadway.

Gates will be installed at all entrances to Silo Ridge, except that the proposed gate for the entrance at the top of DeLavernge Hill will not interfere with access to the Winery Restaurant and Artisan's Park Overlook. Rather, it would be placed on the access road to the Vineyard Cottage units located to the east of the entrance to the Winery Restaurant parking lot.

Roads throughout the community will be paved. Road profiles will vary depending on location. For instance, the more heavily traveled roads in the Village Green core area will be wider than those serving the more remote areas. Stone curbs may not be utilized in certain locations in order to promote drainage through vegetated swales. Sidewalks will be concrete pavers, bluestone, concrete or any combination thereof. Alternate pervious sidewalk materials will be evaluated. Pervious paving will be evaluated, for certain locations of roadway, such as the vineyard cottages, during Site Plan review.

Some typical road profiles will be as follows:

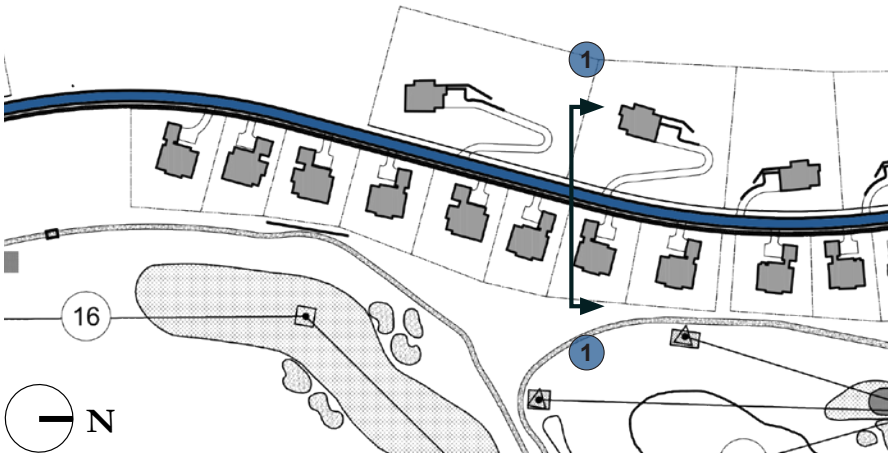
- Pheasant Run: Road (20' wide), 6" curb heading to the Village Green core area, planting strip (5' minimum) with drainage swale where applicable, sidewalk (5') provided for access to the Village Green core and perpendicular parking around the Village Green core area.
- Eagle Pass, Falcon Way, and Wood Turtle Lane: Road (16' wide) and planting strip (5' minimum) with drainage swale where applicable. These roads will be rural in character. Road widths less than 20' will require Amenia Fire Department approval.
- Wood Duck Road: Road (varies from 18' to 28' wide), 6" curb and parking along one side of the Village Green core area (10' x 18' perpendicular spaces), 6" curb at the Family Activity Barn, planting strip (5' minimum) with drainage swale where applicable, sidewalk (5') on one side. These roads will be rural in character. Road widths less than 20' will require fire department approval.
- Redtail Pass: Road (18' to 20' wide), 6" curb and parking on one side at the Village Green town homes (10' x 22' parallel spaces), planting strip (5' minimum) with drainage swale where applicable, sidewalk (5') on one side where applicable. These roads will be rural in character.

- Snowy Owl Court, Peregrine Drive, Club Meadow Drive, Ridgeline Road, Oak Tree Lane: Road (18' wide) and planting strip (5' minimum) with drainage swale where applicable. These roads will be rural in character. Road widths less than 20' will require Amenia Fire Department approval.

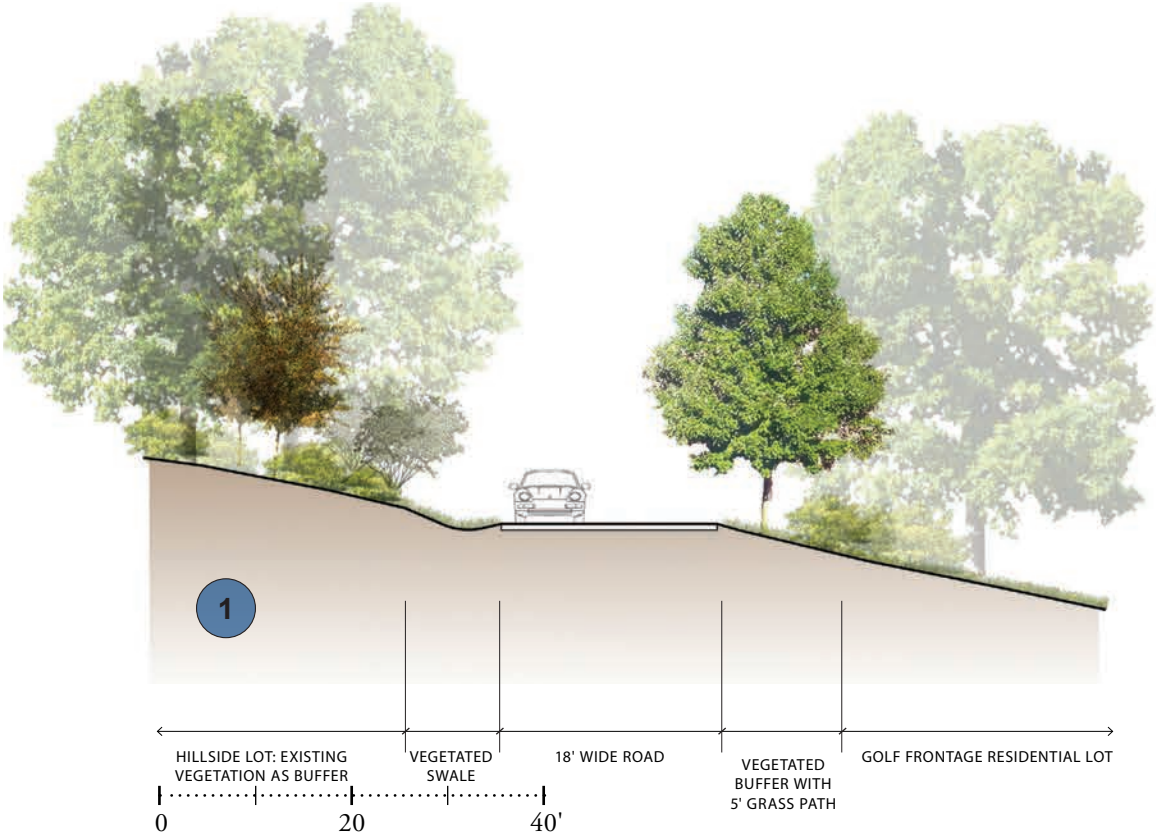


KEY PLAN (NOT TO SCALE)

STREET SECTION PLAN - REDTAIL PASS (NOT TO SCALE)

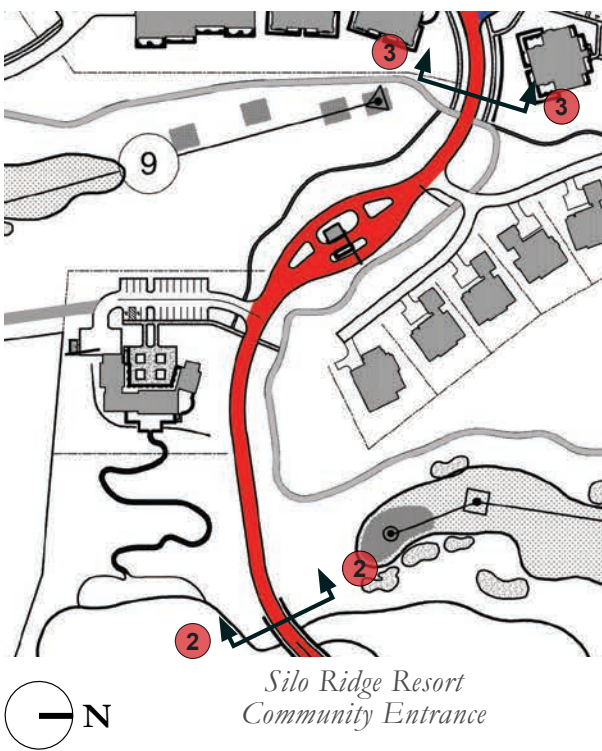


STREET SECTION 1: REDTAIL PASS

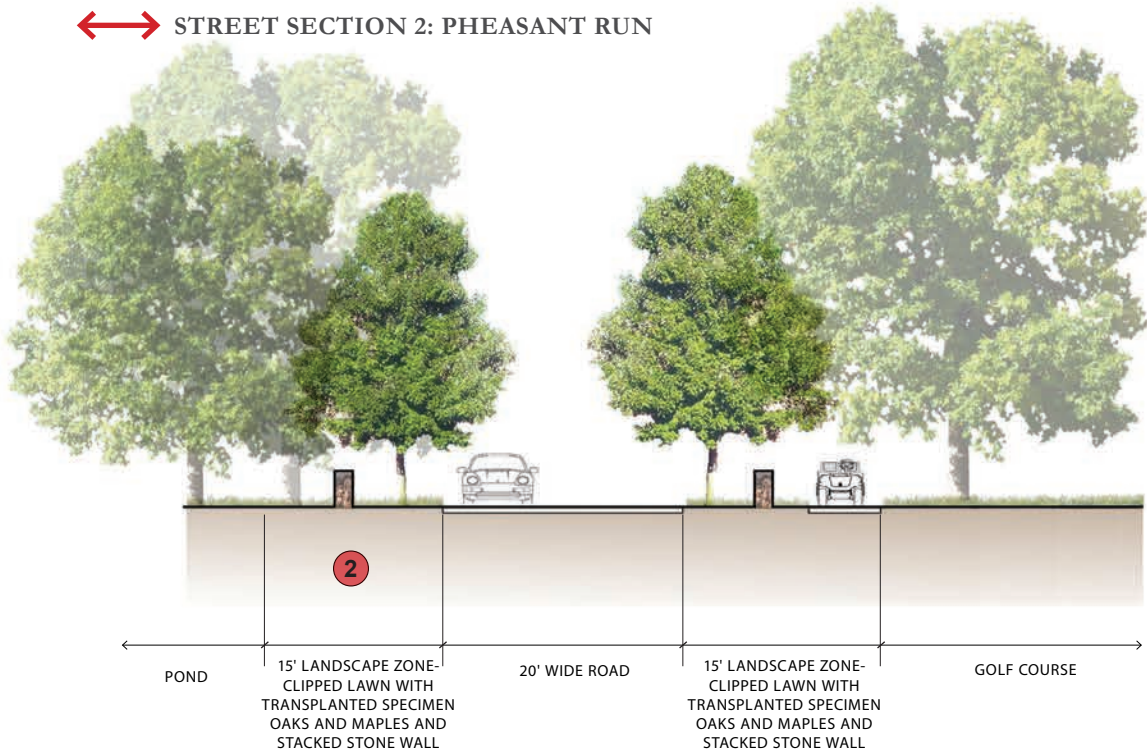


Scale: 1" = 20'

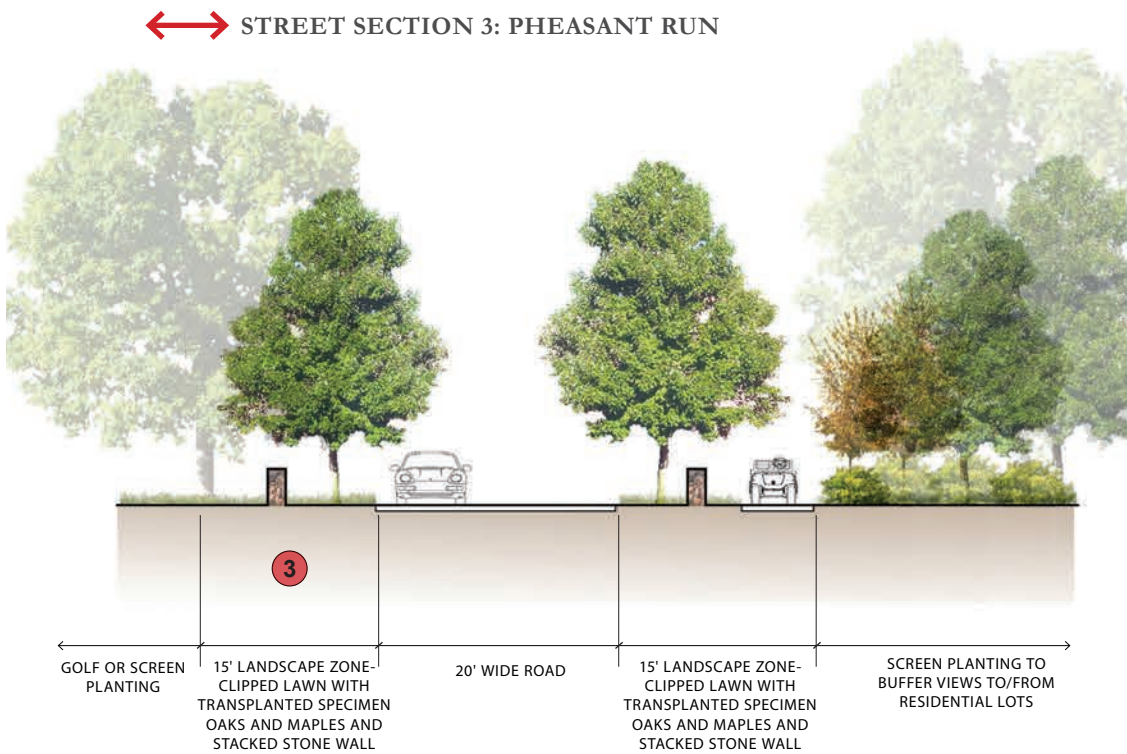
STREET SECTION PLAN (NTS)



STREET SECTION 2: PHEASANT RUN



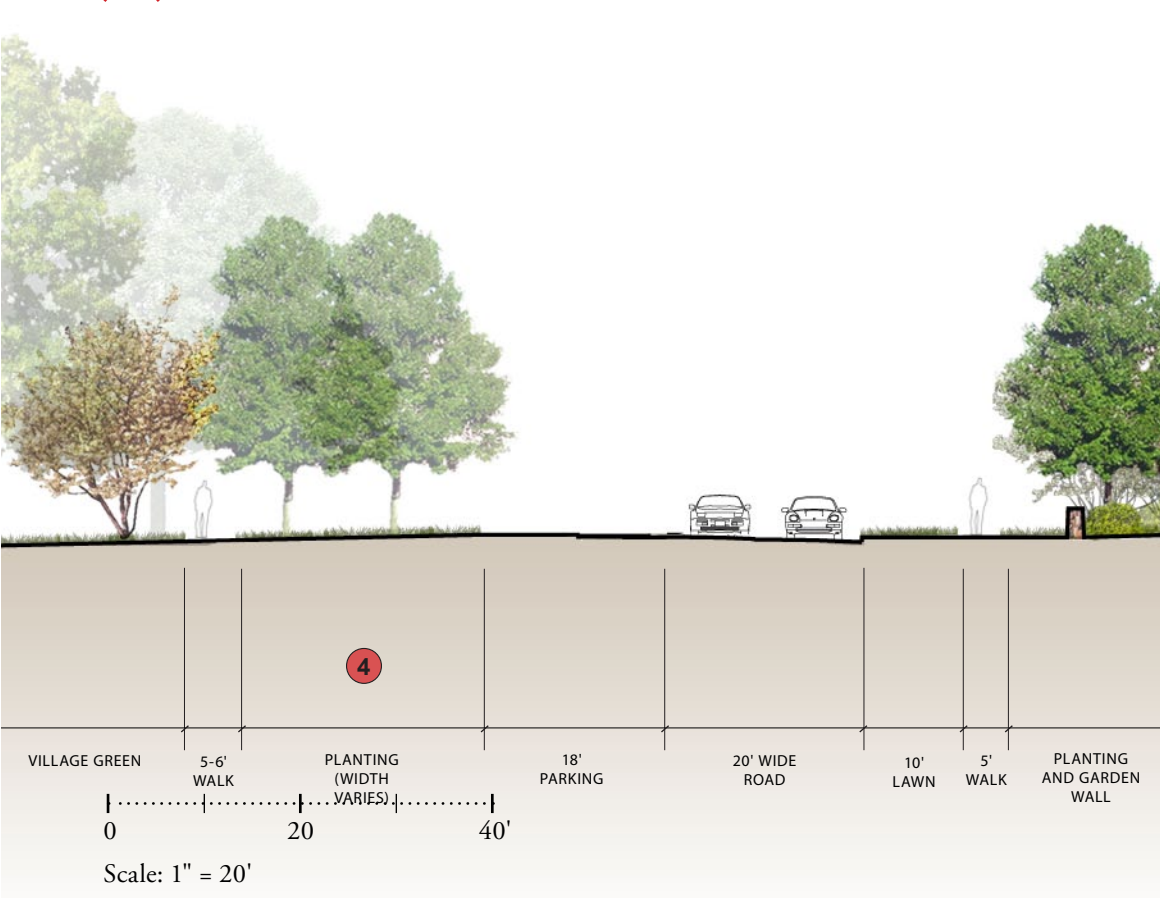
STREET SECTION 3: PHEASANT RUN



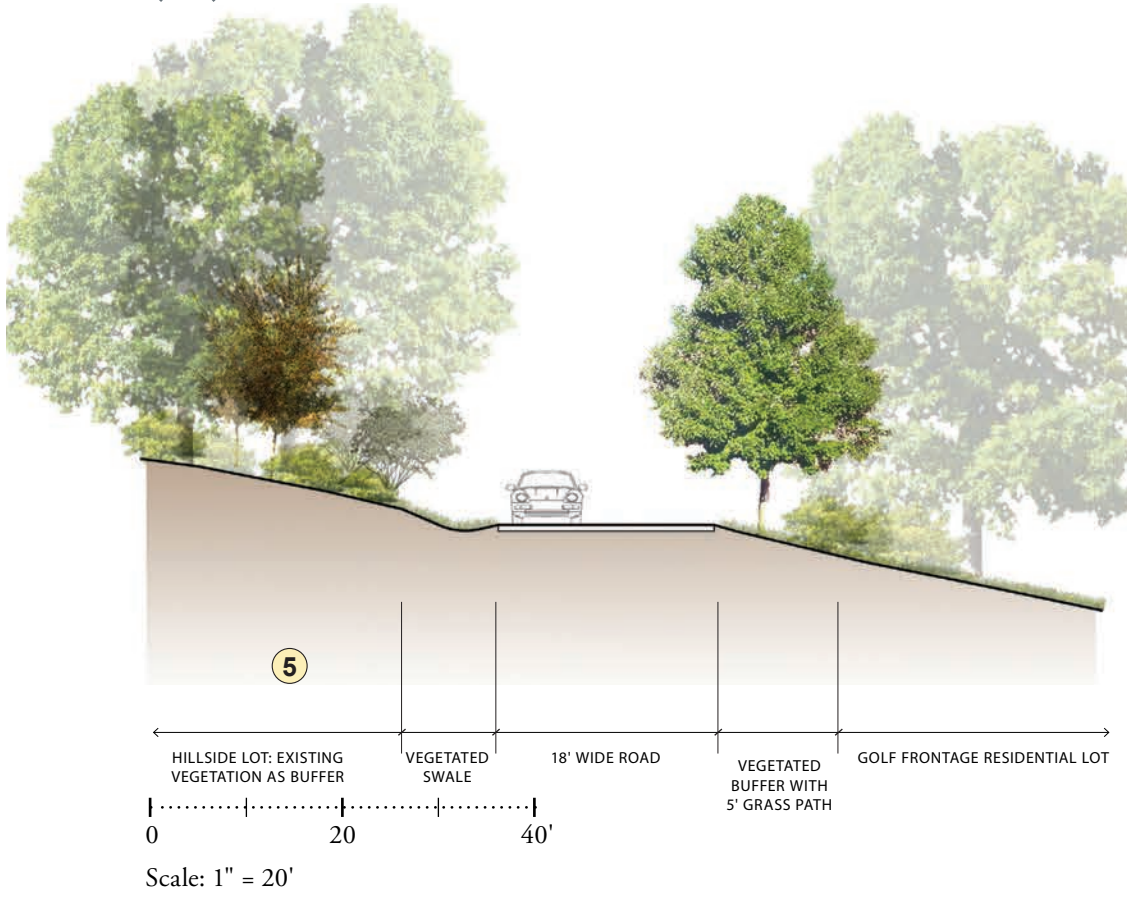
STREET SECTION PLAN (NTS)



STREET SECTION 4: PHEASANT RUN



STREET SECTION 5: PEREGRINE DRIVE



4.2 WATER

The projected average day water demand is approximately 126,000 gallons per day (gpd) or 87 gallons per minute (gpm). The total target yield of water to be developed is approximately 252,000 gpd (175 gpm). .

To meet the water demand of this project, groundwater sources must be capable of providing 175 gpm with the largest producing well out of service, and the proposed water treatment facilities must be capable of treating this volume. The distribution systems of the water treatment facilities will be designed to meet the anticipated maximum daily water demand. With the combined capacity of the Site’s present groundwater wells totaling 215 gpm with the largest well out of service, the groundwater yield is sufficient to meet the anticipated maximum day demand for the project.

The project includes an onsite community water supply system consisting of new groundwater wells, well house water treatment facilities, a water storage tank and a distribution system. The water distribution system will consist of eight-inch water mains with approximately 185 individual service connections. Fire hydrants will be located along roadways. The water storage tank will be located directly south of the Winery Restaurant in the Driving Range area.

A Water-Works Corporation will be formed in accordance with the New York State Transportation Corporations Law, which will be responsible for the operation and maintenance of the public water supply system servicing Silo Ridge.



COLORS AND MATERIALS: WATER TREATMENT BUILDINGS

MAINTENANCE & UTILITY BUILDINGS

Neighborhood Color & Material Palette

MATERIALS - WALLS

SIDING

WOOD

METAL

MATERIALS - ROOFS

METAL

CEDAR SHINGLE

Shingle roofs may be natural or stained.

Metal roofs may be used selectively at secondary roofs, ancillary structures and accents (i.e. dormers). Metal roof colors must be dark, weathered greens, grays and brown tones and are to be non-reflective.

Additionally, roof materials must be Class A fire rated 5 v-crimp metal or standing seam.




2

Color Palette Note:
Approved colors include those depicted on the illustrative rendered elevations, variations in the tint or shade of the colors presented here, as well as similar colors within a range of the palette depicted.

PRECEDENT: WATER TREATMENT BUILDINGS

MAINTENANCE & UTILITY BUILDINGS

Neighborhood Color & Material Palette

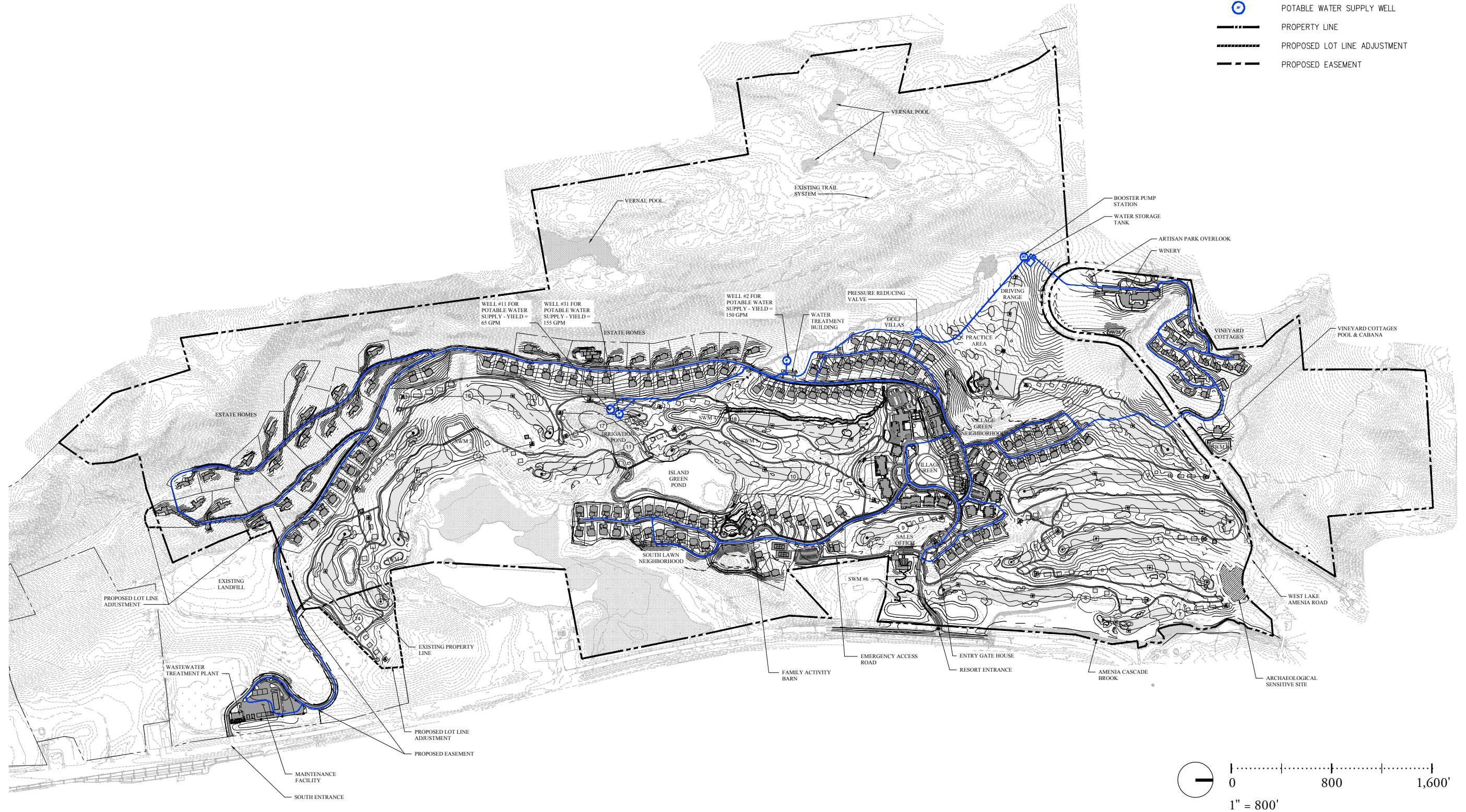


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REVISED MASTER DEVELOPMENT PLAN

Legend

- WATER SYSTEM PRESSURE WATER MAINS
- POTABLE WATER SUPPLY WELL
- PROPERTY LINE
- PROPOSED LOT LINE ADJUSTMENT
- PROPOSED EASEMENT



SILO RIDGE WATER SUPPLY CONCEPTUAL PLAN

4.3 SEWER SYSTEM

An onsite wastewater collection and treatment system capable of treating 126,000 gallons per day of wastewater will be constructed. The system will consist of a gravity collection and conveyance system supplemented by pump stations, low pressure sewers, and the wastewater treatment plant (“WWTP”). The WWTP will be constructed during the first phase of the project. The WWTP will be located on the east side of Route 22 adjacent to the golf maintenance facility.

The projected wastewater flow is an average volume of approximately 126,000 gallons per day (gpd). For proposed layout of the sanitary system, refer to the Overall Wastewater Master Plan, Sheet U-1.

Gravity sewers have been selected in areas of the Site where practical. Low pressure sewers have been selected in areas where widely varying topography makes gravity sewers impractical. All low pressure sections of the system will ultimately empty into a gravity section or into a pump station. Each served building or house in the low pressure sewer areas of the collection network will be equipped with a grinder pump station that will convey wastewater to a low pressure collection trunk. There will be two pump stations that discharge to the same force main, which itself discharges to that portion of the gravity system flowing directly to the WWTP.

The WWTP will consist of advanced biological treatment, gravity settling of solids, advanced filtration to remove residual solids, and disinfection prior to a surface water discharge. The wastewater will be treated to intermittent stream standards, the highest level of treatment available, without treating to drinking water standards. In accordance with NYSDEC requirements, the WWTP will have multiple outfalls as part of the SPDES application. These outfalls will likely consist of an outfall to the Amenia Cascade Brook, as well as an outfall to an irrigation line for use in irrigating the golf course. Determination for the specific outfall discharge location will be based upon season and irrigation demand and will be further evaluated during the Site Plan and SPDES review process.

Treated water may be used to irrigate the golf course, a practice that is acceptable to the regulatory agencies. Tanks will be placed outdoors, with low-profile engineered covers for odor control.. A building next to the tanks would contain the tertiary treatment processes (filtration and UV disinfection) and support facilities (office, chemical room, blower room, solids dewatering room, storage, etc.).

The wastewater treatment technology will meet all effluent quality requirements as required by NYSDEC. When met, these stringent standards will help preserve the water quality of the downstream Class C irrigation ponds, Amenia Cascade Brook (Class Ct), and downstream water bodies. Onsite public health will be protected by disinfection of the effluent. The possible reuse of treated WWTP effluent for golf course irrigation, combined with captured storm water, would eliminate the need to use potable water for irrigation. The treated WWTP effluent will potentially be discharged into a tributary of the Amenia Cascade Brook. The exact discharge location of the treated WWTP effluent will be decided with the NYSDEC during Site Plan.

The WWTP is anticipated to be steel-frame, with roof and siding materials blending with the surrounding buildings and landscape. The low pressure sewer pump stations will be entirely subsurface, with only an at-grade access hatch for each. The community pump stations will be either entirely below-grade with an access hatch, or will consist of a small above-grade structure containing pumps and controls. Each of the community pump stations also will be equipped with an enclosed emergency generator with appropriate muffling, and will have sufficient landscaping, fencing, or architectural features to allow them to have a negligible visual impact. Pavement will be kept to a minimum, with enough paved area only to provide truck access and maneuvering for deliveries and solids hauling, and a small number of parking spaces for WWTP operators.

Odor issues will be mitigated by proper operation of aerated processes and by enclosing the treatment process inside a building or under covered tanks. The main treatment process tanks will be aerated and mixed to maintain oxygen levels and prevent septic conditions that lead to the generation of most offensive odors. Odor control technology options, if needed, include activated carbon or a scrubber. All other portions of the WWTP process are expected to yield negligible odors and will be subjected simply to standard ventilation and climate control in the building.

Any future equipment used for odor control would be located within the building. All ventilation will conform to the Ten States Standards, NFPA, and any other applicable standards.

A Sewage-Works Corporation will be formed in accordance with the New York State Transportation Corporations Law, which will be responsible for the operation and maintenance of the public sewer disposal system servicing Silo Ridge.

PRECEDENT: WWTP BUILDING



COLORS AND MATERIALS: WWTP

MAINTENANCE & UTILITY BUILDINGS

Neighborhood Color & Material Palette

MATERIALS - WALLS

SIDING

WOOD

METAL

MATERIALS - ROOFS

METAL

CEDAR SHINGLE

Shingle roofs may be natural or stained.

Metal roofs may be used selectively at secondary roofs, ancillary structures and accents (i.e. dormers). Metal roof colors must be dark, weathered greens, grays and brown tones and are to be non-reflective.

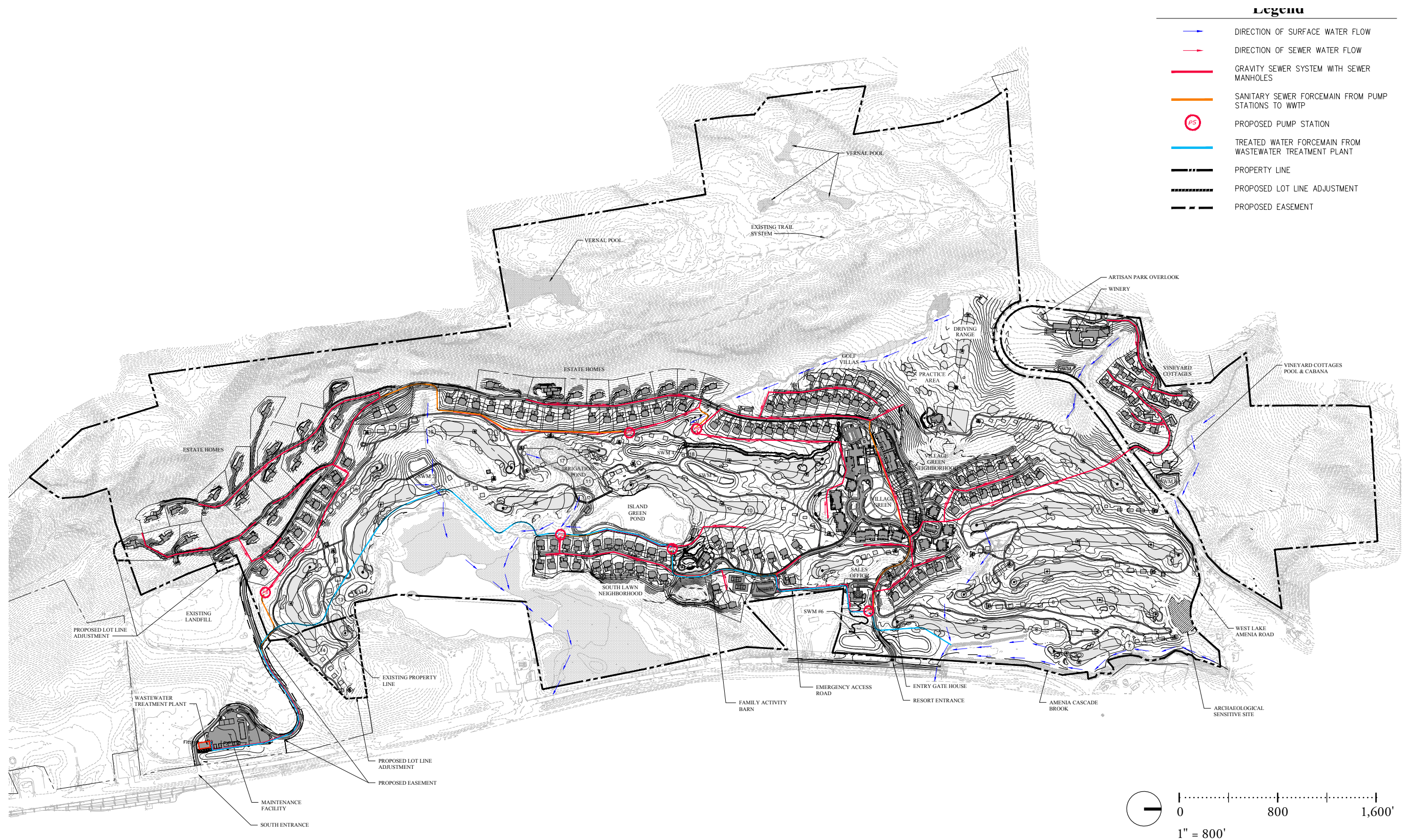
Additionally, roof materials must be Class A fire rated 5 v-crimp metal or standing seam.

Color Palette Note:

Approved colors include those depicted on the illustrative rendered elevations, variations in the tint or shade of the colors presented here, as well as similar colors within a range of the palette depicted.

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REVISED MASTER DEVELOPMENT PLAN



SILO RIDGE SEWER SYSTEM CONCEPTUAL PLAN

4.4 PARKING MANAGEMENT STRATEGY & TRANSPORTATION

Applicable Zoning Provisions and Other Standards

In pertinent part, Section 121-18 of the Town Zoning Law stipulates that the off-street parking requirements set forth in Section 121-38 of the Zoning Law do not apply in the RDO district. This recognizes the varying forms and circumstances of RDO district development, allowing for considerable discretion in determining the specific parking needs for projects such as the Silo Ridge. In a similar vein, there are no specific industry standards, guidelines or recommendations regarding parking in a master planned resort community with an integrated mix of land uses, such as Silo Ridge.

Approach

Overall, provided parking is sufficient to serve the development program. This means that pursuant to a parking management plan, there is sufficient overall parking at the resort site to accommodate the peak parking demands of the various components of the resort. Although Town Zoning Law parking standards in Section 121-38 are not applicable in the RDO district, they serve as a good predictive base for the Silo Ridge parking needs, although the proximity of the various resort components is anticipated to result in reduced parking demand for certain components at certain times. It is also important to note that the waste water treatment facility and the Golf Maintenance Facility are not in the RDO district but the Office Commercial (OC) district and the requirements in Section 121-38 therefore apply to those uses.

The mix of land uses at Silo Ridge presents opportunities for joint-use and captive parking, and the application of parking management techniques. As is explained in the Urban Land Institute’s report on “Shared Parking,” the proximity of various land uses affects the cumulative parking demand by reason of complimentary variations in the demand for parking at different times of the day, days of the week, and weeks of the year. Silo Ridge examples include seasonal and temporal differences in the demand for parking for the golf course and the theater in the Family Activity Barn or Clubhouse bar.

In addition to joint-use parking (where parking for different land uses varies with time), the Urban Land Institute report recognizes the concept of “captive parkers,” where persons are effectively engaged in multiple land-use activities at one time, but count as only a single parking occurrence. For example, many Silo Ridge residents whose homes are within a convenient walking distance of the Clubhouse and other Village Green amenities will find it more convenient to leave their cars in their garages and walk to the Village Green, and would therefore not be considered to be parked for the Village Green amenities. Furthermore, single family residents will have the opportunity and might find it more convenient to use golf carts as a method of transportation. Residents visiting the Clubhouse and the fitness center can drop off carts with the golf attendants at the golf cart storage area under the fitness center.

The Silo Ridge operator will employ specific parking management techniques, as detailed herein, to optimize the use of available parking spaces. In addition to valet parking for special events and to accommodate guests at the gallery and spa, and for regular dining activities, employees will utilize the excess parking spaces at the Golf Maintenance Facility, when needed. There will be a shuttle service offered for employees working at the Village Green area. Employees working at the Sales Center/General Store and Winery Restaurant will utilize the parking area at that location.

Finally, shuttle service will also be provided between the resort community and the Wassaic Metro-North train station as well as the Hamlet of Amenias to accommodate residents of the resort community who may wish to avail themselves of Village amenities or the train’s connection to places of employment. This will also provide opportunities for guests and employees to travel to and from the resort community without needing to drive and park.

Highlights of Provided Parking

As detailed below, the overall allocation of parking for most of the land uses will meet traditional standards under Section 121-38 of the Town Zoning Law; this will leave a balance of parking that can be made available as and when needed for joint-use parking, including the use of parking management strategies such as valet parking for the few occasions when the need arises.

OC District Parking

Waste Water Treatment Plant – 1 space required for every employee, 3 employees, 3 spaces required. Four (4) spaces provided at the WWTP parking lot.

Golf Maintenance Facility – 1 space for every golf maintenance employee: 30 golf maintenance employees, 30 spaces required. Thirty two (32) spaces provided in the golf maintenance parking lot.

RDO District Parking

Independent-Use Parking

The uses listed below will be provided parking in the amount indicated to serve only each specific use:

Residential Parking

Single-Family – 2 spaces per dwelling unit: 159 units, 318 spaces provided. All homes have 2-car garages with apron space for an additional two vehicles out front, for a total of 318 additional but uncounted spaces in driveway aprons.

South Side Condominiums – 1.5 spaces per dwelling unit: 36 units, 54 spaces provided (underground parking).

Hotel-Condominium Lodging Units – 1.5 spaces per unit: 16 units, 24 spaces provided (underground parking).

Northside Condominiums and Townhomes – 1.5 spaces per dwelling unit: 29 units, 48 spaces provided (15 spaces in each of two parking barns and 18 on-street spaces, all in the immediate vicinity of these units), 4 more than needed.

Non-Residential Parking

Winery Restaurant – 1 space for every 3 seats: 30 spaces provided, 3 more than needed.

Artisans Park Overlook – 10 spaces recommended, 10 spaces provided.

Sales Center & General Store – 1 space for every 200 sf of retail area: for 4,062 sf, 23 spaces provided in the sales center parking lot, 2 more than needed.

Joint-Use Parking Recommendations

The uses listed below will be provided parking in the amount indicated to be accommodated jointly in the HOA-1, HOA-2, Activity Barn and Overflow parking lots/areas:

- Family Activity Barn – 1 space for every 3 seats of seating area and 1 space for every 200 sf of general assembly area: 32-seat theater and 3,850 sf of general assembly area, 30 spaces recommended;

- Clubhouse – 1 space for every 200 sf of general assembly area (lounge, gallery, locker rooms): for 4,950 sf, 26 spaces recommended; 1 space for every 5 seats of onsite dining: 164 seats, 33 spaces recommended; 1 space per bedroom for lodging units less than 1,000 sf: 5 lodging units, 5 spaces recommended; 1 space for every 333 sf of commercial space (office, kitchen, back of house, spa): for 10,989 sf, 33 spaces recommended; total of 97 spaces;

- Fitness Center – 1 space for every 333 sf of commercial area: 3,750 sf, 12 spaces recommended;

- Golf Academy – 1 space for every 250 sf of retail area: 2,106 sf, 9 spaces recommended; and

- Gatehouse – 1 space for every gatehouse employee: 1 gatehouse employee, 1 space recommended.

Total Joint-Use Parking: 149 spaces recommended, 179 spaces provided: Ten (10) convenience spaces provided in front of the Family Activity Barn with an additional 67 spaces provided in parking lot HOA-2 (leaving a surplus of 47 parking spaces when all components of the Family Activity Barn are at full occupancy); 57 overflow parking spaces at the Golf Maintenance Facility for employee parking and valet parking use; 45 on-street parking spaces in the vicinity of the Clubhouse and fitness center – parking lot HOA-1 (which is less than the 119 parking spaces needed for the combined Clubhouse, fitness center, the Golf Academy and the gatehouse).

Parking Management Plan

Although there are more than adequate spaces provided to accommodate the combined total parking demands of the Family Activity Barn, Clubhouse, fitness center, Golf Academy and gatehouse, the operator of the resort community will be required to implement the techniques in the following parking management plan to ensure that parking at each facility (and specifically at the Clubhouse/ Fitness Center/Golf Academy) is sufficient to serve the needs of employees, guests and residents:

- Family Activity Barn Parking – Parking demand at the Family Activity Barn (30) will be accommodated in the 10 spaces next to the Family Activity Barn and the remaining 20 will be accommodated in the 67-space HOA-2 parking lot.

- Employees working at the Clubhouse, Fitness Center, Golf Academy and gatehouse who drive (estimated at 31) will be required to park at the 57-space overflow lot at the Golf Maintenance Facility (a shuttle service will be provided to bring employees back and forth from the Clubhouse area);

- Valet parking will be provided for events and to accommodate guests at the gallery and spa, and for regular dining activities, as needed. Arriving attendees will drive to the Clubhouse and turn their vehicles (estimated at 59) over to the valets, who will park them first at the surplus spaces (47 or more) at parking lot HOA-2 and then at the surplus spaces at the Golf Maintenance Facility (estimated at 26), if needed. Guest cars will be retrieved when they are ready to depart;

- Residents using Clubhouse locker-room, Fitness Center and Golf Academy facilities, as well as guests visiting the lodging in the Clubhouse (29 vehicles) will be permitted to park in the 45 on-street spaces provided in the vicinity of the Clubhouse; and

- Shuttle service will also be provided between the resort community and the Wassaic Metro-North train station as well as the Hamlet of Amenias, as needed, to accommodate residents of the resort community who may wish to avail themselves of Village amenities or the train’s connection to places of employment. This will also provide opportunities for guests and employees to travel to and from the resort community without needing to drive and park.

PARKING NEEDS AND RESOURCES

SINGLE FAMILY RESIDENTIAL (INDEPENDENT) PARKING

Description	Use	# Units	Parking Demand		Spaces Provided	
			EA	EA	EA	Explanation
Village Green Homes	Residential	24	2	48	48	2-Car Garage*
South Lawn Homes	Residential	32	2	64	64	2-Car Garage*
Golf Villa Homes	Residential	28	2	56	56	2-Car Garage*
Estate Homes	Residential	56	2	112	112	2-Car Garage*
Vineyard Cottages	Residential	19	2	38	38	2-Car Garage*
Subtotals		159		318	318	

* All single family homes have 2-car garages with apron space for an additional 2 parked vehicles (not included in the above calculation)

MULTI-FAMILY RESIDENTIAL (INDEPENDENT) PARKING

Description	Use	# Units	Parking Demand		Spaces Provided	
			space per unit	EA	EA	Explanation
Northside Condominium & Townhomes	Residential	29	1.5	44	48	Parking Barns; Street Parking
Hotel-Condominium Lodging	Residential	16	1.5	24	24	Underground Parking in respective buildings
Southside Condo Units	Residential	36	1.5	54	54	Underground Parking in respective buildings
Subtotals		81		122	126	

NON-RESIDENTIAL (INDEPENDENT) PARKING

Amenity	Use	Seats/ Employees	Parking Demand		Spaces Provided	
			space per use	EA	EA	Explanation
Winery/Restaurant (Seats)	Restaurant (Offsite)	80	3	27	30	Provided at Winery
Artisan Park Overlook	Park	NA		10	10	Provided at Overlook Parking
Sales Center and General Store	Retail	4,062	200	21	23	Provided at Sales Center Parking Lot
Wastewater Treatment Plant**	Employee	3	1	3	4	Provided at Wastewater Treatment Plant
Golf Maintenance Facility**	Employee	30	1	30	32	Provided at Golf Maintenance
Subtotals				91	99	

** The Wastewater Treatment Plant and Golf Maintenance Facility are located within the OC District and parking requirements are in accordance with the OC District Standards.

Notes:

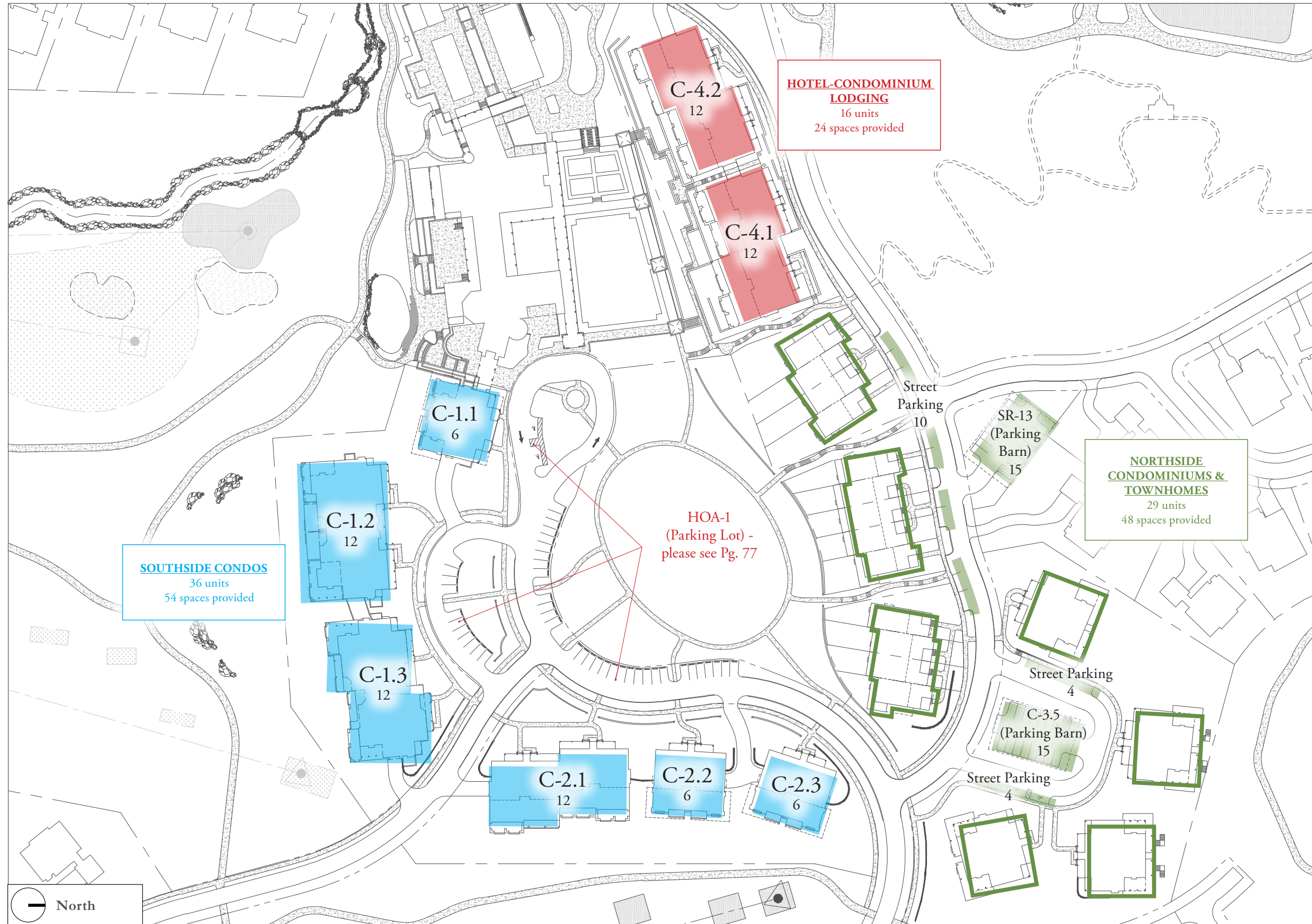
1. Parking requirements for the Wastewater Treatment Plant and Golf Maintenance Facility: 1 parking space per employee.
2. § 121-18C(5) of the Town Zoning Law stipulates that the off-street parking requirements set forth in the Zoning Law do not apply in the Resort Development Overlay District. The parking requirements shown are generally based on the requirements for uses in other districts as set forth in § 121-38 of the Town Zoning Law and serve as a good predictive base for the Silo Ridge Resort Community’s parking needs.

NON-RESIDENTIAL (JOINT-USE) PARKING

Amenity	Use	SF*/Seats/ Employees	Parking Demand		Spaces Provided	
			space per use	EA	EA	Explanation
Clubhouse						
Lodge Units < 1KSF MV	Lodging	5	1	5		See Parking Management Plan
Dining Rooms (including terrace)	Restaurant	164	5	33		See Parking Management Plan
Locker Lounges	Lounge	1,768	200	9		See Parking Management Plan
Lounge	Lounge	1,715	200	9		See Parking Management Plan
Gallery	Gallery	1,467	200	8		See Parking Management Plan
Spa	Spa	3,573	333	11		See Parking Management Plan
Offices	Office	1,712	333	6		See Parking Management Plan
Kitchen + Back of House	Kitchen	5,037	333	16		See Parking Management Plan
Subtotals				97		
Activity Barn						
Multi-Purpose Room	Multi-Purpose Room	2,280	200	11		See Parking Management Plan
Bowling	Bowling	1,120	200	6		See Parking Management Plan
Theatre (seats)	Theatre	32	3	11		See Parking Management Plan
Game Room	Game Room	450	200	2		See Parking Management Plan
Subtotals				30		
Fitness	Fitness	3,750	333	12		See Parking Management Plan
Golf Academy	Golf Academy	2,106	250	9		See Parking Management Plan
Gate House	Employee	1	1	1		See Parking Management Plan
					10	Provided at Family Activity Barn
					67	Provided at HOA-2 (Parking Lot)
					57	Provided at Overflow Parking
					45	Provided at HOA-1 (Parking Lot)
Non-Residential Joint-Use Total				149	179	See Non-Residential Joint-Use Parking Plan

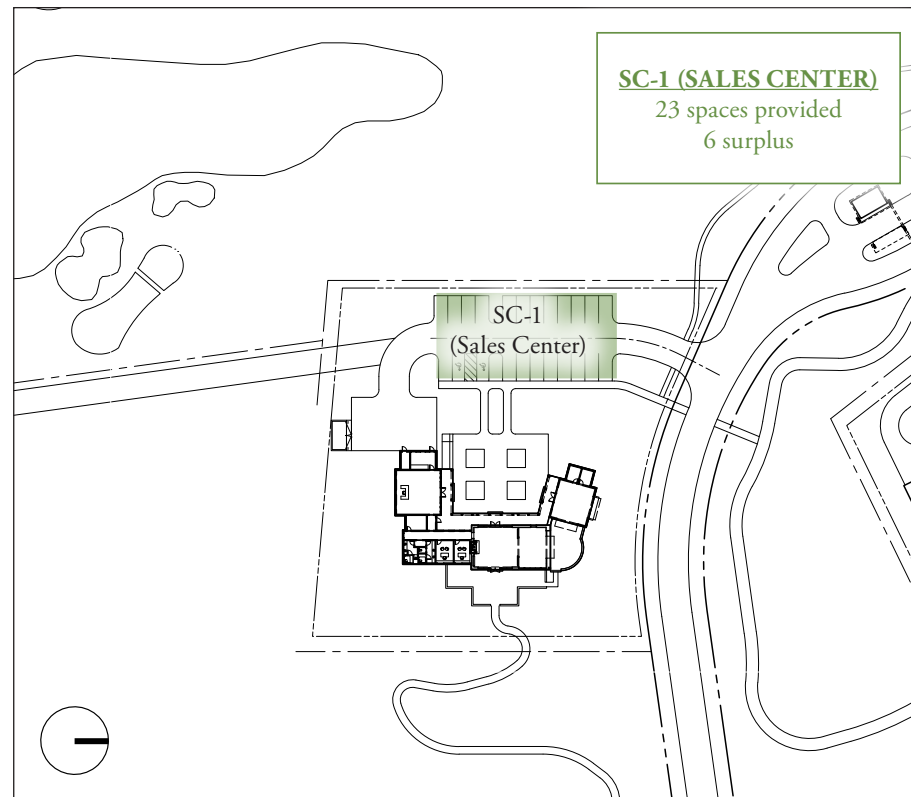
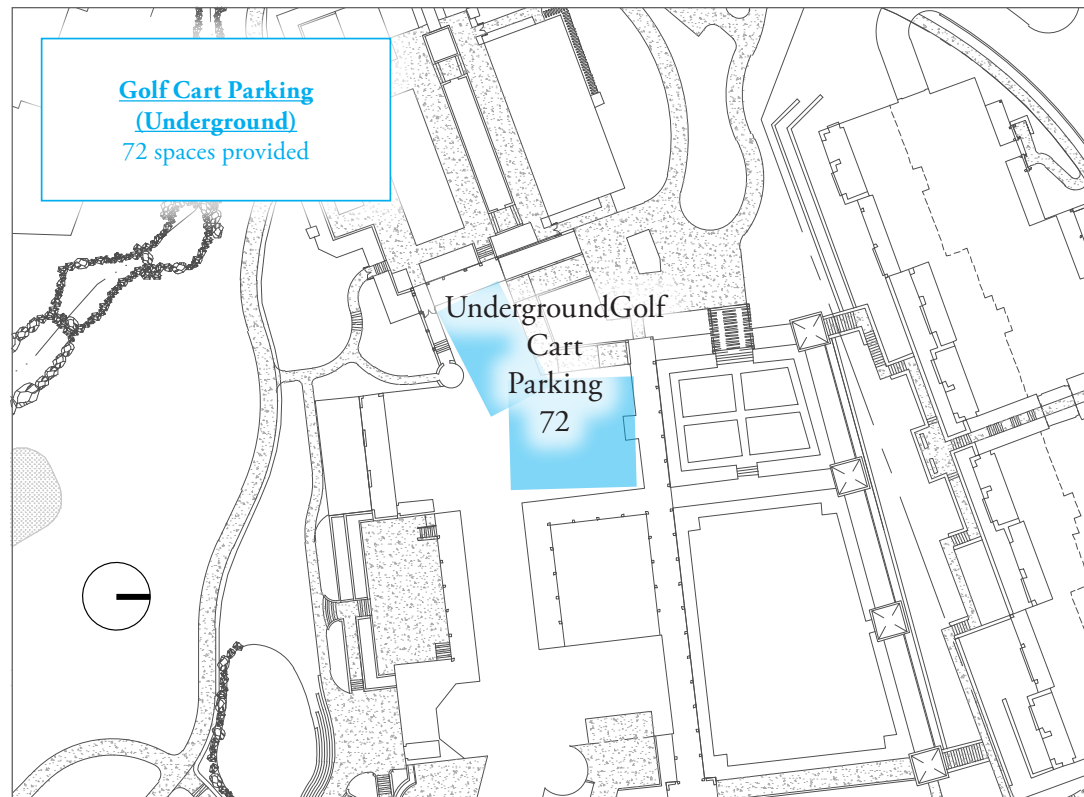
Parking Totals

	Parking Demand	Spaces Provided	Surplus
Single-Family Residential (Independent) Parking Recommendation	318	318	0
Multi-Family Residential (Independent) Parking Recommendation	122	126	5
Non-Residential (Independent) Parking Recommendation	91	99	8
Non-Residential (Joint-Use) Parking Recommendation	149	179	30
TOTALS	680	722	42



ADA PARKING SPACES	
SOUTHSIDE CONDOS	
C-1.1	1
C-1.2	2
C-1.3	2
C-2.1	2
C-2.2	1
C-2.3	1
NORTHSIDE CONDOS & TOWNHOMES	
Street	2
C-3.5 (Barn)	1
SR-13 (Barn)	1
HOTEL-CONDOMINIUM LODGING	
C-4.1	2
C-4.2	2

MULTIFAMILY RESIDENTIAL INDEPENDENT PARKING PLAN

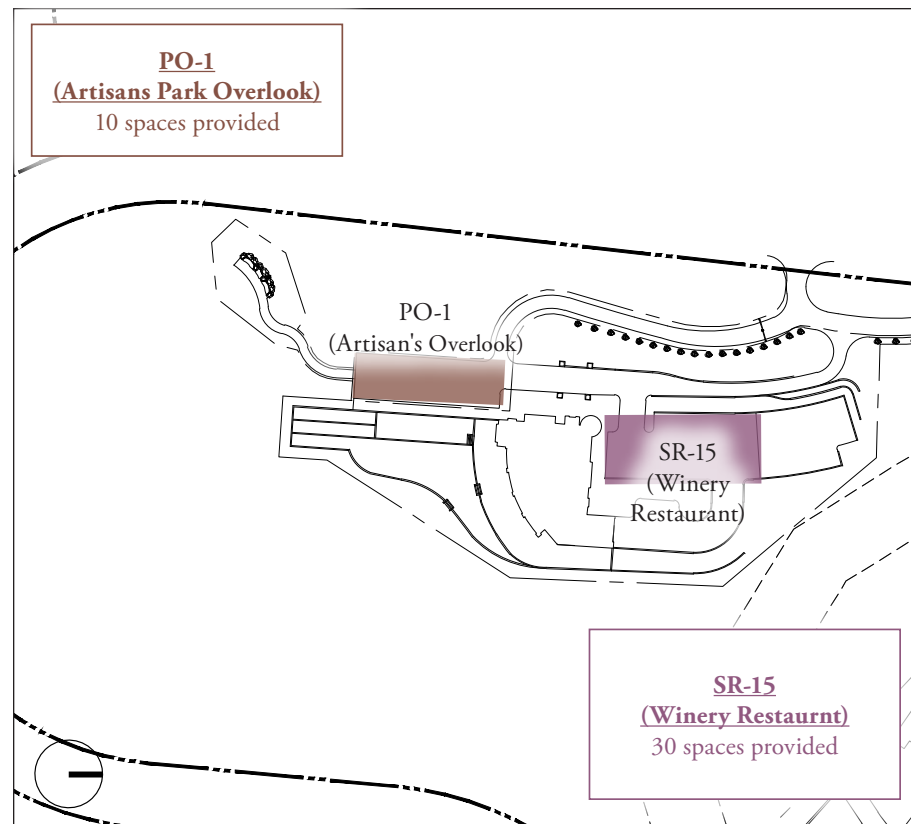
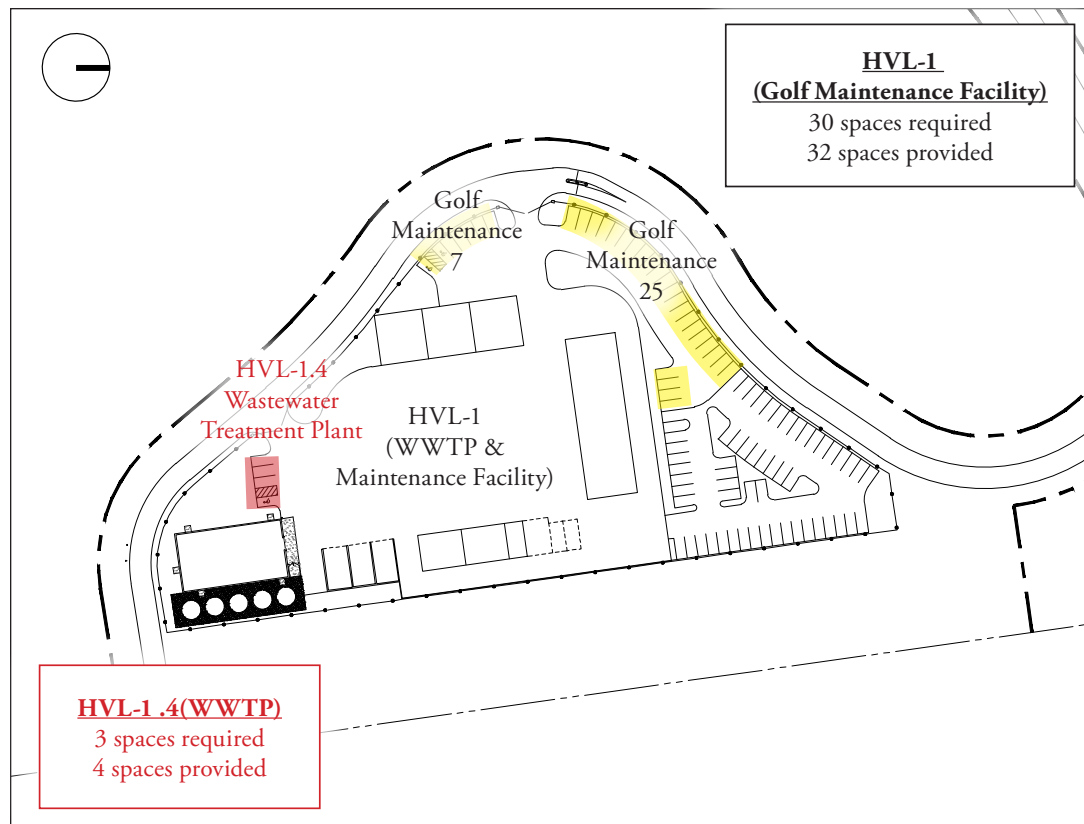


Notes:

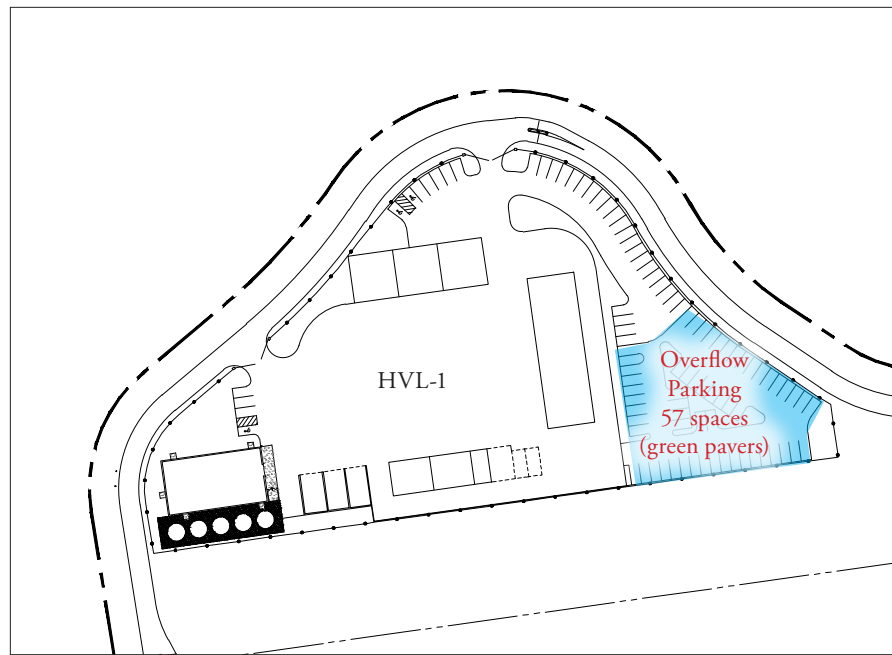
1. Plans are not drawn to scale
2. Please refer to Sheet P-2 for 36"x48" plans

ADA PARKING SPACES

SC-1 (Sales Center)	2
HVL-1.4 (WWTP)	1
HVL-1 (Golf Maintenance)	2
PO-1 (Artisans Park Overlook)	1
SR-15 (Winery Restaurant)	2

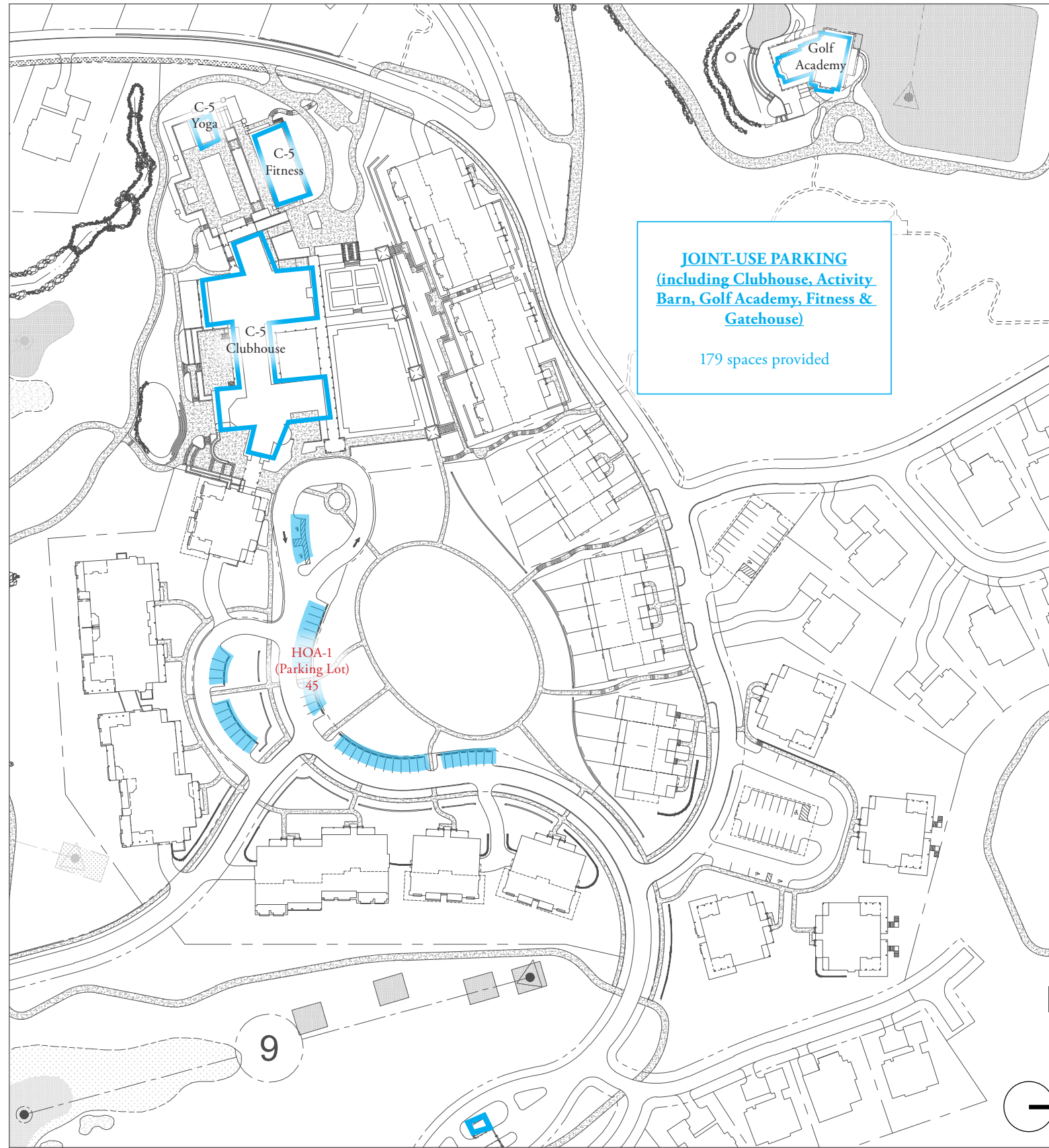


NON-RESIDENTIAL INDEPENDENT PARKING PLAN



Notes:

1. Plans are not drawn to scale
2. Please refer to Sheet P-2 for 36"x48" plans



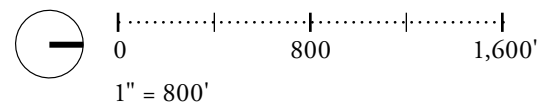
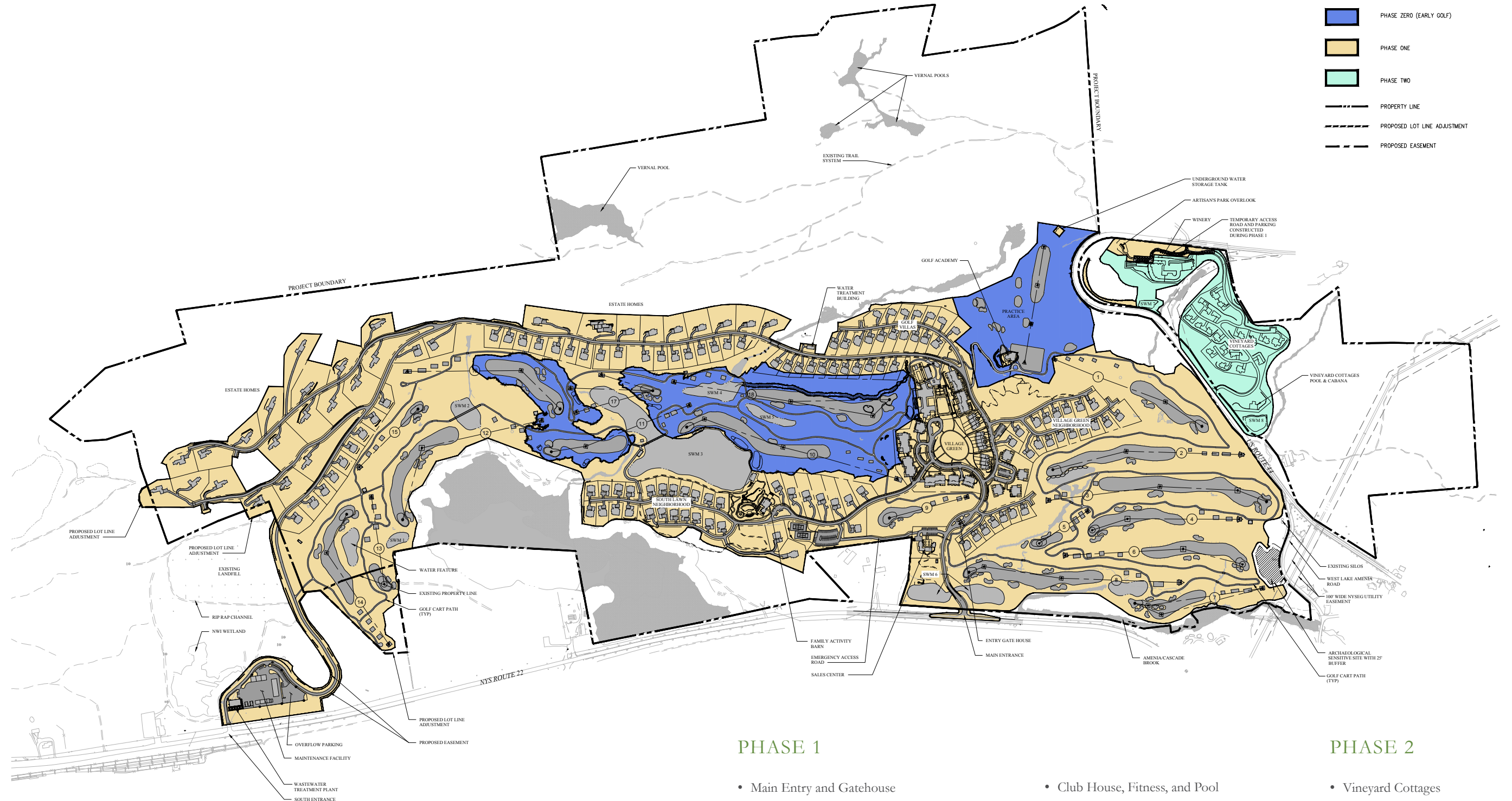
ADA PARKING SPACES

HOA-1 (Parking Lot)	2
SR-5 (Activity Barn)	1
HOA-2 (Parking Lot)	3

NON-RESIDENTIAL JOINT USE PARKING PLAN



SILO RIDGE CLUBHOUSE VIEW FROM HOLE #18



SILO RIDGE PHASING PLAN

PHASE 0

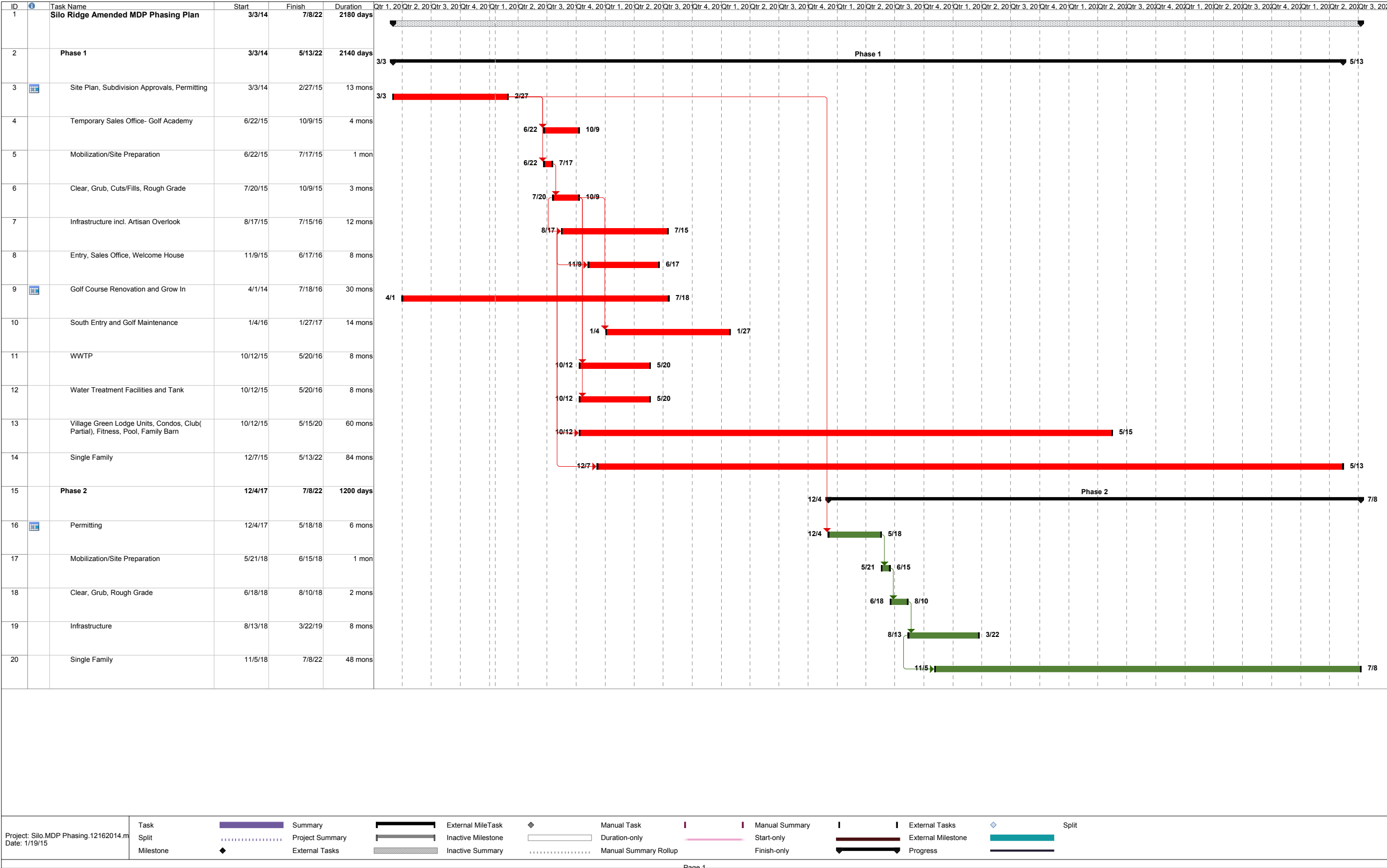
- Golf Course Renovation (Holes 10, 11, 16, 17, 18 & Driving Range).

PHASE 1

- Main Entry and Gatehouse
- Sales Office, Design Center, and General Store
- Artisan Park Overlook
- Remaining Golf Course Renovations
- South Entry Access and Golf Maintenance Facility
- Village Green Lodging Units, Condos

PHASE 2

- Club House, Fitness, and Pool
- Activity Barn and Lake Pavilion
- Single Family Homes
- Roads and Utilities
- Wastewater Treatment Plant and Conveyance
- Water Treatment Facilities, Storage & Distribution
- Vineyard Cottages
- Winery Restaurant
- Roads and Utilities



SILO RIDGE PHASING SCHEDULE



5.0 HOMEOWNERS ASSOCIATION MANAGEMENT STRUCTURE

HOMEOWNERS ASSOCIATION (HOA)
MANAGEMENT STRUCTURE

Silo Ridge Home Owners Association (the “Master HOA”), will be a master home owners association responsible for managing and governing the community as a unified entity. The Master HOA will also be responsible for ensuring compliance with the conditions of the Amended Findings Statement applicable to the common areas and facilities of the Silo Ridge community. The conservation easement will be managed and enforced by the owner of the golf club, which will not be a part of the Master HOA. The Master HOA documents will set forth general standards for the operation and maintenance of the community that must be complied with by single-family homeowners, and condominium unit owners in all constituent individual condominium associations (each a “Condominium”). No portion of Silo Ridge, except the Golf Club, the WWTP and the facilities of the Sewage-Works Corporation and the facilities of the Water-Works Corporation, will be excluded or will be exempt from membership in the Master HOA.

The Master HOA will have responsibility for maintaining, operating and managing the common areas and facilities of Silo Ridge (the “Common Areas”). The Common Areas will include but will not be limited to, all roads, infrastructure, parking lots, landscaping, irrigation, signage, wetlands, watercourses, trails, open space and other common facilities at the Site. Any Common Areas that are encumbered by the conservation easement and the buffer and management areas subject to the HMP and NRMP will be managed by the owner of the Golf Club. The Golf Club will be separately owned and will not be a member of the Master HOA.

The Master HOA will have direct oversight over the Sewage-Works and Water-Works Corporation.

The Board of Directors of the Master HOA will be responsible for the governance of the Master HOA and will retain a property manager to maintain the Common Areas. The Master HOA will collect an escrow fee from home owners for the post-construction review by the Town Engineer of inspection and maintenance reports required in connection with the SWPPP and will be responsible for the payment of the fee to the Town. The Master HOA will also be responsible for the ongoing care, maintenance, life-cycle and eventual replacement of the vegetative screening contained in the landscaping plan for the project. The Master HOA will also contract with a private hauler to remove all solid waste and recyclables from Silo Ridge in compliance with all applicable federal, state and local rules and regulations. The owner of the Golf Club will be responsible for the management and operation of the conservation easement and will serve as liaison with the organization holding the conservation easement on the open space.

Each individual condominium association will be governed by its own Board of Managers and the single-family homes and lots will be governed by the Board of Directors of the Master HOA. The Boards of Managers will be responsible for the governance of the buildings and amenities within each Condominium association.

There will be one (1) homeowners association (the Master HOA) comprised of single-family homes and lots and up to five (5) Condominium associations. The individual owners of the single-family homes and lots will be Class A members of the Master HOA and Condominium unit owners will be Class B members of the Master HOA.

Costs and Expenses

The costs and expenses of operating the Master HOA and of making capital improvements to the Common Areas shall be included in the Master HOA Budget, which will be prepared annually. There shall be an allocation of the operational costs and expenses and capital improvement costs (“Master HOA Maintenance Charges”) collected as part of the Common Expenses of the Master HOA as described in the Master HOA’s Declaration of Covenants and Restrictions and By-Laws. Each member will be required to contribute its pro-rata share of the Master HOA Maintenance Charges to the Master HOA, in accordance with applicable New York law.

Each individual Condominium association shall also prepare budgets annually which will 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 each Condominium) within the Condominium. Each individual member will be responsible for paying its pro-rata contribution to the Master HOA.

The Master HOA will collect Master HOA Maintenance Charges from each of the members, pay bills, regulate the use and enjoyment of the Site in accordance with all governmental approvals, address infra-structure repairs, and maintain the Site. Each Condominium will collect Common Charges from Condominium unit owners and pay bills for Condominium expenses. Each Condominium Board will be governed by the respective unit owners thereof, subject to the terms of the Master HOA, and will make decisions solely affecting that particular Condominium.

Upon the sale and conveyance of a Class A member’s home or lot or a Class B Member’s condominium unit, the purchaser becomes a member of the Master HOA. The purchaser of a Class B Member’s condominium nit will additionally become a member of the individual Condominium in which the unit is located.

Upon subsequent transfers, the new owner automatically becomes a member of the Master HOA and the new owner of a Class B Member’s condominium unit will additionally become a member of the Condominium in which the unit is located. No member may exempt himself from contributing toward the Master HOA Maintenance Charges or Condominium Common Charges, for example, by waiving the use of improvements maintained by the Master HOA or by the Condominium.

Governance

The Master HOA Board of Directors will consist of seven (7) representatives to be elected on an annual basis by the membership of the Master HOA. Each Condominium will be entitled to one (1) non-voting member on the Master HOA Board of Directors. Each voting member serving on the Master HOA Board shall be entitled to one (1) vote, and each vote will be weighted equally.

The Board of Managers of each Condominium will be elected by the unit owners within each Condominium.

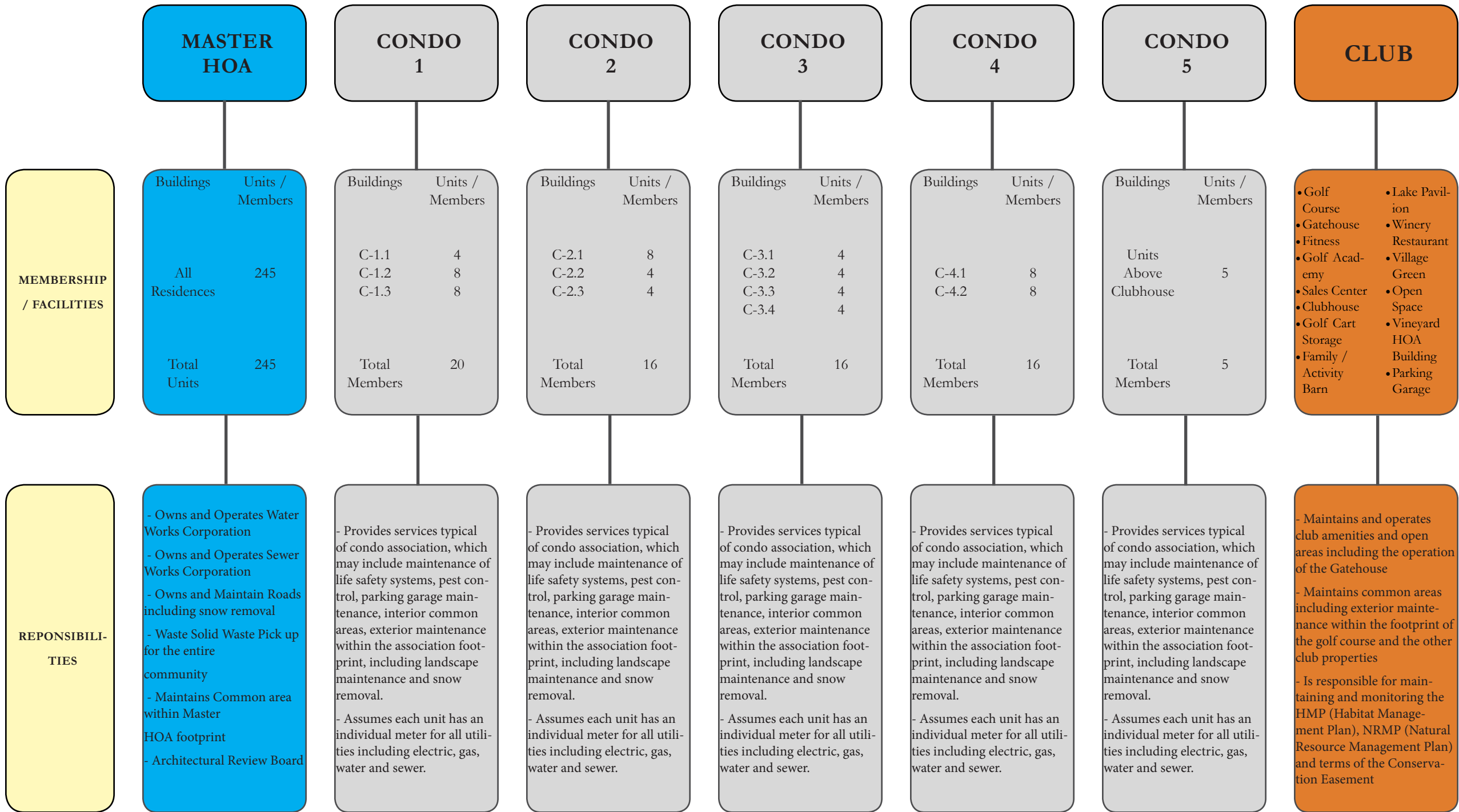
The sponsor shall have the right to designate a majority of the Board of Directors of the Master HOA until all of the single-family homes and lots and condominium units have closed title. The sponsor shall also have the right to designate a majority of each Condominium Board of Managers until all of the units in the respective Condominium have closed title. Initially, the sponsor will retain a majority ownership of Silo Ridge and will be engaged in selling lots, homes and condominium units. 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 Master HOA documents will provide a mechanism to redefine the Initial Control Period if, after a reasonable time period, the single-family homes and lots and condominium units subject to the Master HOA have not been developed.

The Golf Club will be privately owned and will not be part of the Master HOA. The Golf Club will have direct oversight of the NRMP, HMP and the conservation easement. The owner of the Golf Club will also be responsible for ensuring compliance with the conditions of the Amended Findings Statement applicable to the golf course.

Dispute Resolution

The Declaration and By-laws and Rules and Regulations of the Master HOA will set forth a structure and mechanism to govern the Master HOA. In turn, the single-family Class A Members will be subject to the By-Laws and Rules and Regulations of the Master HOA and the condominium Class B members in each individual Condominium will be subject to the respective Condominium By-Laws.

SILO RIDGE MASTER HOA, CONDO ASSOCIATION AND CLUB ORGANIZATIONAL CHART
August 2014





6.0 ZONING COMPLIANCE

ZONING COMPLIANCE

Approximately 670 acres of the Site is located in the RDO District, and the remainder (approximately 15 acres) is located in the OC Office/Commercial/Industry Mixed-Use District (“OC District”). Portions of the Site are in the Scenic Protection Overlay District (“SPO District”), Stream Corridor Overlay District (“SCO District”), Aquifer Overlay District, and Floodplain Overlay District. The compliance of the Modified Project with any applicable requirements and standards of each district, and with other applicable requirements of the Zoning Law, is discussed below.

1. OC District

(a) Section 121-10.H of the Zoning Law: Special site design and operational considerations in the OC District.

(1) The purpose of the OC District is to allow larger-scale nonresidential uses that contribute to the Town’s tax base and provide jobs for local residents, while protecting the Town’s treasured scenic and rural qualities using open space buffers. Impervious surfaces are limited to 40% of total project area, requiring 60% to be maintained as open or undeveloped “green space.” This green space shall be arranged in a manner that adequately buffers buildings and parking areas from public roads and neighboring properties, while protecting wetlands, watercourses, and scenic views.

- There are 3.4 ± acres of impervious surfaces proposed on the portion of the Site in the OC District, making 23.6% of that area impervious surfaces, and 76.4% open space.

(2) Buildings shall be placed in front of their parking lots to screen the parking from the road. This requirement shall not apply if the entire site is screened from the road by natural vegetation and/or natural topography. The Planning Board may modify or waive this requirement where unusual lot configurations such as corner lots or through lots make compliance with this requirement impractical or impossible or where the predominant character of surrounding development is such that compliance with this requirement would serve no useful purpose, provided that the applicant minimizes the visual impacts of such parking areas.

- A combination of berms and new native trees has been added within the “green buffer” between the Golf Maintenance Facility and Route 22 to shield the structures and the parking areas, thereby minimizing any potential visual impact from Route 22.

2. Stream Corridor Overlay District

(a) Section 121-14.D of the Zoning Law: Setbacks. Within the SCO District, no principal structure shall be located within 100 feet of a watercourse, and no accessory structure 200 square feet or larger shall be located within 50 feet of a watercourse. These setbacks shall not apply to docks, piers, bridges, and other structures which by their nature must be located on, adjacent to, or over the watercourse. For purposes of determining setbacks, measurements shall be horizontal distances measured from the top of the bank or mean high-water line, as appropriate. For lots in existence as of July 19, 2007, and for any project for which an environmental impact statement has been prepared, the Planning Board may modify these setback requirements, provided that the Planning Board finds that the proposed construction will comply with Subsection E(3) below.

- No principal structure is proposed to be located within 100 feet of a watercourse.

- No accessory structure 200 square feet or larger is proposed within 50 feet of a watercourse.

(b) Section 121-14.E of the Zoning Law: Site plan approval requirement.

(1) Within the SCO District, site plan approval shall be required for the following:

(b) Within any one-year period:

[3] Grading or other alteration of more than 10,000 square feet of the natural landscape.

- The Modified Project will involve approximately 7.34± acres (319,740 sf) of grading within the SCO District along Amenia/Cascade Brook.

- The Applicant has applied for site plan approval for the proposed grading in the SCO District.

(3) Within the SCO District, the Planning Board may grant site plan approval only if it finds that, with appropriate conditions attached, the proposed activity:

(a) Will not result in degradation of scenic character and will be aesthetically compatible with its surroundings.

- The Project will not impair scenic character and will be aesthetically compatible with its surroundings. The Applicant has provided a Confirmatory Visual Analysis in connection with the application for site plan approval of the first phase of the Project, and will provide the same analysis for the second phase. Based on the Confirmatory Visual Analysis, appropriate, measures to mitigate potential visual impacts have been incorporated by the Applicant as components of the Modified Project.

(b) Will not result in erosion or stream pollution from surface or subsurface runoff. In making such determination, the Planning Board shall consider slopes, drainage patterns, water entry points, soil erosivity, depth to bedrock and high-water table, and other relevant factors.

- The SWPPP requires the implementation of stormwater management and erosion and control practices to assure that the Project does not result in erosion or stream pollution from surface or subsurface runoff. Other measures to mitigate potential erosion and sediment control impacts and protect water quality have been incorporated by the Applicant as components of the Modified Project.

(4) If a special permit, site plan, variance, or subdivision approval is required in connection with a project subject to this § 121-14, the requirements of this section shall be considered in such proceeding, and no separate site plan approval shall be required.

- The Applicant has applied for Amended special permit/master development plan approval, site plan approval of the first phase, and related subdivision approval, as well as all other approvals required under applicable provisions of the Amenia Town Code.

(b) Section 121-14.F of the Zoning Law: Erosion and stormwater control plan requirement. For any

special permit, site plan, or subdivision application in which the area to be disturbed lies partially within the SCO District, an erosion and sediment control plan shall be required pursuant to § 121-32 if the total disturbed area (including portions outside the SCO District) exceeds 10,000 square feet.

- The SWPPP requires the implementation of stormwater management and erosion and control practices to assure that the Project does not result in erosion or stream pollution from surface or subsurface runoff. Other measures to mitigate potential erosion and sediment control impacts and protect water quality have been incorporated by the Applicant as components of the Modified Project.

3. Scenic Protection Overlay District

(a) Section 121-14.1.D of the Zoning Law: Site plan approval requirement.

- The Applicant has applied for Amended special permit/master development plan approval, site plan approval of the first phase, and related subdivision approval, as well as all other approvals required under applicable provisions of the Amenia Town Code.

(b) Section 121-14.1.F: General Standards. Within the SPO District, site plan approval may only be granted if, with appropriate conditions attached, the proposed activity:

(1) The Project will not significantly impair scenic character and will be aesthetically compatible with its surroundings.

- Panoramic images of both Viewpoints 1 and 7 were presented to the Planning Board for review. These images are intended to assess overall visual impact on the views rather than focusing on a specific point as currently depicted in the Confirmatory Visual Analysis.

- The existing conditions image from Viewpoint 1 shows the pastoral, panoramic and unobstructed view of neighborhoods to the south of the Hamlet of Amenia, agricultural fields across the valley, wooded hills, ridges, and knolls, and the valley winding through the distant hills to the south. It is important to note that the image contains over 100 existing structures (ranging from elevation 550’ to as high as 830”) but is nevertheless rural and pastoral in nature.

- From the developed simulation of Viewpoint 1 it is clear that after the Project is completed, the views will remain rural in nature. From the vantage point on DeLaVergne Hill a viewer will continue to have unobstructed views of neighborhoods to the south of the Hamlet of Amenia, agricultural fields across the valley, wooded hills, ridges, and knolls, and the valley winding through the distant hills to the south. Similar to the existing buildings seen from DeLaVergne Hill when looking east, a viewer will be able to see some small clusters of homes down the valley to the east (in the South Lawn area) with a small grouping of homes traversing the base of the slope (Estate Homes area).

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

- The Project preserves by Conservation Easement approximately 538 +/- acres of open space, of which 298± acres are forested habitat. The Amended MDP reduces disturbances to natural forested areas by more than 13± acres as compared to the current approved October 8, 2009 master development plan.

- The Estate Homes Design Standards impose additional requirements for preservation of existing forested areas. Please refer to Table 3 of the Addendum to the EAF and Appendix K: Estate Homes Design Standards.

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

- The site design utilizes clustering by creating groupings of buildings around courtyards or greens, and by creating a “village core” in the center of the development where more dense land uses are concentrated. Many single-family homes are also grouped into small clusters on relatively small lots.

- Under the most recently revised plan, 78% of the buildings of the Project would NOT be visible from public places even if no mitigation was proposed. Nevertheless, mitigation measures which further reduce the visibility of buildings from public places are proposed by the Applicant as part of the Project, as described in the letter from VHB regarding Silo Ridge Response to Visual Analysis Comments, dated December 8, 2014.

(4) Will be at least 40 feet below the crest line of any ridge and will not disturb the continuity of the treeline when viewed from a publicly accessible place. The only portions of a structure that may project higher than 40 feet below the crest line (the natural ground elevation of the land) shall be a chimney, satellite dish, antenna, or cupola, which shall not be higher than 30 feet below the crest line.

- No buildings are proposed to be built on or above the crest line of any ridge, and no building will disturb the continuity of the treeline when viewed from a publicly accessible place. The elevation of the highest building is 288 feet below the crest line of the adjacent ridge.

- Buildings will be at least 40 feet below the crest line of any ridge and will not disturb the continuity of the treeline when viewed from a publicly accessible place. The tallest part of any roof on the Project is the ridge line of the tower roof on the Winery Restaurant building. The finish floor elevation of the building is 812’ and the ridge line of the tower roof is 39’ 6” above the finish floor, or at an elevation of 851.6’. The elevation of the top of the ridgeline north of the building is 1140’, to the east is 1100’ and to the west is 960’. The highest point of any Modified Project building is 100’± lower than any crest of any ridge line in the vicinity of the Site.

(5) Will not result in clearing a building site area, including accessory structures and parking areas (excluding the area required for driveway and utility access), greater than 30,000 square feet in area for a single-family residence. This building site area shall be designated on the approved plan by a “building envelope”, and all buildings and parking areas shall be located within the building envelope...

- All Estate Home lots in the SPO District that are greater than 30,000 SF have a delineated ”allowable disturbance area” (“ADA”), and certain lots have a delineated “driveway envelope” and/or “sewer envelope.” All buildings, driveways, parking areas,

and sewer lines shall be located within the ADA, or driveway and sewer envelopes. Driveway and utility layouts minimize disturbance outside of the ADA and driveway and sewer envelopes to the maximum extent practicable. Other than grading in accordance with the phase 1 site plan approval, no mechanized clearing of existing trees greater than 8 inches dbh or grading is permitted outside the approved ADA, driveway envelope and sewer envelope.

(c) Section 121-14.1.G: Landscape

(1) A continuous green buffer, at least 100 feet deep along Routes 44, 22, and 343 and 50 feet deep along the other scenic roads or trails, shall be maintained. This buffer shall consist of native trees and shrubs, as well as fields, meadows, and lawn areas. Bike paths and/or sidewalks may be constructed within this landscaped buffer. This buffer requirement shall not apply in the immediate area around existing residences located within the buffer area.

- A “green buffer” at least 100 feet deep is maintained along Routes 44 and 22. The Applicant has requested waivers to permit work in the “green buffer” :

* At the existing main access driveway at Route 22; and

* At the existing driveway/access road at Route 22 that will serve the Golf Maintenance Facility and WWTP.

- Please refer to memorandum regarding Supplementary Planning Board Approvals, Waivers, and Determination pursuant to §121-18.C(7) of the Town Zoning Code, dated February 5, 2015, in Appendix O.

(2) Shade trees at intervals averaging every 50 feet, or other plantings consistent with the aesthetic character of the landscape, shall be provided within 25 feet of the right-of-way. Such trees or other plantings shall not be required where they would block scenic views. An applicant for site plan or special permit approval shall not be required to plant more than one shade tree per 1,000 square feet of floor area proposed to be developed on the parcel.

- Shade trees are provided at intervals of every 50’, and other plantings within 25’ of all internal rights of way. The Planning Board has advised the Applicant that existing trees along the lower section of Route 44 do not need to be removed, However, as additional mitigation for potential visual impacts, the Applicant has committed to working with the Planning Board and NYSDOT to remove existing trees at the hairpin curve, to maximize views from DeLaVergne Hill and the Artisan’s Park Overlook.

(3) To the maximum extent practical, existing trees, lawns, and shrubs shall be preserved, unless they are proposed to be replaced by native trees or other native vegetation deemed appropriate by the Planning Board.

(4) Trees shall be planted as deemed necessary by the Planning Board to reduce visibility of new structures from public roads or trails.

- The Project preserves approximately 538 +/- acres of open space of which 298± acres are forested habitat. The Amended MDP reduces disturbances to natural forested areas by more than 13± acres as compared to the current approved October 8, 2009

master development plan.

- The Estate Homes Design Standards impose additional requirements for preservation of existing forested areas. Please refer to Table 3 of the Addendum to the EAF and Appendix K: Estate Homes Design Standards.

- The landscaping plans require all plantings within open space areas to be native.

- The Estate Homes Design Standards impose the following landscaping requirements for those lots:

* Both native and non-native plants shall be permitted. However, all homeowners are restricted from using plants or groups of plants considered to be invasive or potentially invasive.

* One (1) shade tree shall be planted per 1,000 square feet of the home floor area proposed to be developed on the lot, except that for every one (1) existing shade trees 8 inches DBH or greater within the ADA preserved by the lot owner, one (1) less new shade tree shall be required. Not less than one (1) of the required new shade trees shall be planted in the front yard, and not less than one (1) in the rear yard, except where the existing condition on the lot outside the ADA precludes viable shade tree plantings.

* Minimum of 30% of the disturbed land areas not improved with the home, driveway, and any accessory structures shall be planted with shrubs and herbaceous plant materials.

* Native evergreen trees in the side yard shall be planted in natural, informal layouts and shall not block golf views from adjacent lots.

(5) Clear-cutting of trees shall be prohibited in any location where such clear-cutting would alter the crest line of a ridge when that crest line is viewed from any publicly accessible place.

- No tree cutting is being proposed on or above the crest line of any ridge.

(d) Section 121-14.1.H of the Zoning Law: Architecture

(1) Existing structures with historic or architectural significance shall be retained to the extent practical. Alterations to such structures shall be compatible with the architecture of the existing structure. New structures shall be compatible with the historic structures in their vicinity.

- No existing structure with historic or architectural significance is proposed to be demolished.

(2) Buildings visible from public roads or trails, including canopies for accessory facilities, shall have peaked roofs with a slope of at least 8:12, except that hip roofs with a slope of at least 4:12 and flat roofs that are hidden by a raised cornice shall also be permitted.

(3) Windows shall be vertically proportioned and balanced on facades, with width to height ratios ranging

from 1:2 to 3:5. Horizontal windows may be used just below roof eaves (“eyebrow” windows) and as first-floor display windows.

- Pursuant to Section 121.18.C(3)(c) of the Zoning Law, “architectural standards and covenants may substitute for any of the design standards which would otherwise be required by § 121-14.1H or any other section of this chapter. Proposed signs and sign standards may substitute for the signage requirements in § 121-39”. The Amended MDP, phase 1 site plan, and Estate Home Design Standards will together comprise the architectural standards for the Modified Project, and are enforceable by the Town. The Estate Home Design Standards contain the following standards regarding roofs and windows, among other architectural standards:

* Primary roofs shall be peaked roofs with a slope of at least 8:12, hipped roofs with a slope of at least 4:12, or flat roofs that are hidden by a raised cornice. Secondary roofs (secondary massings, garages, etc.), porches, and dormers shall have a slope of at least 3:12.

* Acceptable dormer forms are gable, hip or shed. Dormers shall have a minimum slope of 3:12.

* Windows shall be vertically proportioned and balanced on facades, with width to height ratios ranging from 1:2 to 3:5. Horizontal windows may be used just below roof eaves (“eyebrow” windows).

(4) The Planning Board shall consult the Building Form Guidelines referred to in Section 121-5 of the Zoning Code in considering any applications under Section 121.14.

- Please refer to the Memorandum regarding local and regional plan consistency dated June 17, 2014 and the Memorandum regarding TND dated August 26, 2014, in Appendices M and N respectively.

(e) Section 121-14.1.I of the Zoning Law: Fences. Chain link fences and stockade or other fence designs that block visual access to land in a scenic road corridor shall be prohibited, unless such fences are necessary to screen a preexisting use that does not conform to the requirements of this section.

- No fence which blocks visual access to any land in a scenic road corridor is proposed. The 4-rail equestrian style fence proposed around the Golf Maintenance Facility and WWTP will not block visual access to land in a scenic road corridor.

(f) Section 121.14.1.J of the Zoning Law: Rural siting principles. New development in the SPO District shall comply with the rural siting principles in § 121-31.

Section 121-31 states: The following guidelines shall apply to the extent practical to the siting of nonresidential uses that are subject to site plan or special permit approval and to the siting of residences in new subdivisions or other developments. They are recommended but not required for the siting of individual residences on existing lots.

A. Wherever feasible, retain and reuse existing old farm roads and lanes rather than constructing new roads or driveways. This minimizes clearing and disruption of the landscape and takes advantage of the

attractive way that old lanes are often lined with trees and stone walls. (This is not appropriate where reuse of a road would require widening in a manner that destroys trees or stone walls.)

- Where practicable, the proposed roads are located on existing service roads, logging roads and old trails within the property. The Amended MDP reduces disturbances to natural forested areas by more than 13± acres as compared to the current approved October 8, 2009 master development plan.

B. Preserve stone walls and hedgerows. These traditional landscape features define outdoor areas in a natural way and create corridors useful for wildlife. Using these features as property lines is often appropriate, as long as setback requirements do not result in constructing buildings in the middle of fields.

- Existing stonewalls and hedgerows are being preserved where practicable.

C. Avoid placing buildings in the middle of open fields. Place them either at the edges of fields or in wooded areas. Septic systems and leach fields may be located in fields, however.

- To the extent practicable, all buildings have been placed along the borders of the golf course and adjacent to and within wooded areas.

- No septic systems are proposed.

D. Use existing vegetation and topography to buffer and screen new buildings if possible, unless they are designed and located close to the road in the manner historically found in the Town. Group buildings in clusters or tuck them behind treelines or knolls rather than spreading them out across the landscape in a “sprawl” pattern.

- Under the Amended MDP, the majority of the residences (60%) are located in the core area within ¼ mile (often used as approximation of a 5-minute walk) of the Village Green. The Village Green contains the tallest proposed buildings on the property and is strategically placed between existing vegetated knolls to minimize visibility from public places.

- 78% of the buildings of the Project would NOT be visible from public places even if no mitigation was proposed. Nevertheless, mitigation measures which further reduce the visibility of buildings from public places are proposed by the Applicant as part of the Modified Project, as described in the letter from VHB regarding Silo Ridge Response to Visual Analysis Comments, dated December 8, 2014.

E. Minimize clearing of vegetation at the edge of the road, clearing only as much as is necessary to create a driveway entrance with adequate sight distance. Use curves in the driveway to increase the screening of buildings.

- Roads have been designed to best fit the existing site grades, minimize impacts to steep slopes, and be consistent with the Hamlet Design Guidelines and Greenway Connections. In compliance with the Hamlet Design Guidelines, the plan utilizes small spur roads to reduce the overall length of roads and impervious surface coverage, which minimizes clearing of vegetation.

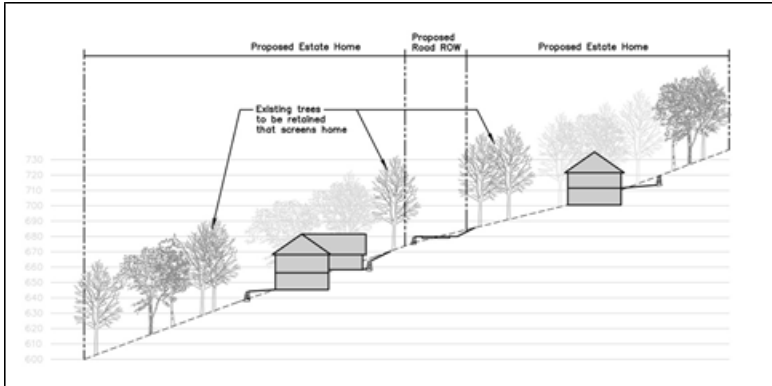
- Further, the use of retaining walls mitigates grading impacts in certain areas, allowing for more existing tree areas to be retained, which will provide additional screening for the proposed improvements. Height of individual walls does not exceed eight feet. Where appropriate, multiple walls are proposed.

F. Site buildings so that they do not protrude above treetops and crest lines of hills as seen from public places and roads. Use vegetation as a backdrop to reduce the prominence of the structure. Wherever possible, open up views by selective cutting of small trees and pruning lower branches of large trees, rather than by clearing large areas or removing mature trees.

- The Project has been designed to minimize potential visual impacts by using existing topography and minimizing disturbance to existing vegetation. For example:

* The Estate Homes area along Ridgeline Road and Oak Tree Lane is currently vegetated with existing mature trees. These trees naturally vary in height but are generally in the range of 60 feet tall. In planning this area, the intent is to maintain horizontal swaths of existing trees in order to provide a veil for the houses that would be located upslope of and generally behind those existing trees. The goal of this strategy is the appearance of continuous tree cover without any significant adverse change from the existing condition.

* This approach is illustrated in the following section:



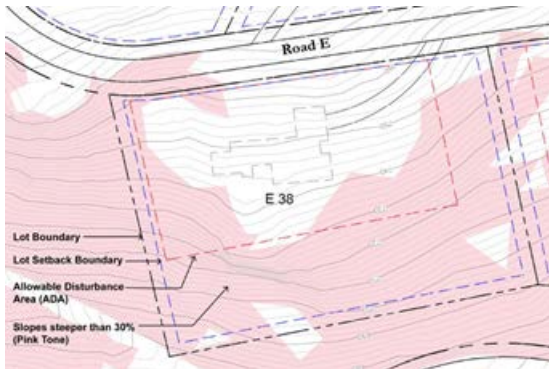
- Additional mitigation is described in the letter from VHB regarding Silo Ridge Response to Visual Analysis Comments, dated December 8, 2014.

G. Minimize crossing of steep slopes with roads and driveways. When building on slopes, take advantage of the topography by building multilevel structures with entrances on more than one level (e.g., walk-out basements, garages under buildings), rather than grading the entire site flat. Use the flattest portions of the site for subsurface sewage disposal systems and parking areas.

- The current design of the roads and lots in the Estate Homes area reduces land disturbance impacts and better fits the proposed improvements with the land. Cumulatively, these refinements will reduce visual change. Specifically:

*The proposed alignment and grading of Redtail Pass, Ridgeline Road and Oak Tree Lane better fits the land and reduces grading impacts and associated tree removal. Further, the use of retaining walls mitigates grading impacts in certain areas, allowing for more existing tree areas to be retained, which will provide additional screening for the proposed improvements. Height of individual walls does not exceed eight feet. Where appropriate, multiple walls are proposed.

* ADAs have been located on the shallowest locations of the lots, thereby reducing the amount of grading and tree removal required for a home. Additionally, driveway envelopes and sewer (outside the ADA) have been delineated and are addressed in the Estate Home Design Standards. A representative Estate Home lot and ADA is shown below.



(g) Section 121-14.1.K of the Zoning Law: Balloon testing and photographic simulations. In connection with its review of a site plan review application within the SPO District, the Planning Board may require the applicant to conduct a balloon test where the location is near a ridgeline in order to determine whether or not a proposed structure or activity will project above the crest line when viewed from a publicly accessible place or otherwise adversely affect scenic quality. The Planning Board may also require an applicant to prepare photographic simulations for the same purpose.

- Please refer to:

* The visual analysis in the prior Final Environmental Impact Statement;

* Silo Ridge Confirmatory Visual Analysis, dated July 2014; and

* Letter from VHB regarding Silo Ridge Response to Visual Analysis Comments, dated December 8, 2014.

(h) Section 121-14.1.L of the Zoning Law: Waivers. The Planning Board may waive one or more of the specific requirements of this Section 121-14 upon a written finding that such waiver will not impair the scenic preservation purposes of the SPO District. Any development which is the subject of a detailed visual assessment as part of an environmental impact statement shall be eligible for such waivers if supported by SEQR findings.

- Waivers are requested for work in the “green buffer” at the existing main entrance on Route 22, and along Route 22 generally at the location of the existing access road that

will serve the WWTP/Golf Maintenance Facility. Please refer to memorandum regarding Supplementary Planning Board Approvals, Waivers, and Determination pursuant to §121-18.C(7) of the Town Zoning Code, dated February 5, 2015, in Appendix O.

4. Aquifer Overlay District

(a) Section 121-15.E of the Zoning Law: Use and permit requirements in the Aquifer Overlay District.

4. Special conditions for proposed uses within the Priority Valley Bottom Aquifer (PVBA) and Upland Wellhead Protection (UWP) areas requiring a special permit:

(a) Storage of chloride salts is prohibited except in structures designed to minimize contact with precipitation and constructed on low-permeability pads designed to control seepage and runoff.

- The Project lies within the Upland Aquifer and the Priority Valley Bottom Aquifer (“PVBA”). The Applicant has requested a special use permit for storage of fertilizers, pesticides and herbicides in excess of 500 pounds at the golf maintenance building located in the PVBA. The substances will be stored in accordance with the NRMP Section 9.0 “Best Management Practices for the Maintenance Facility” - Subsection 9.1.1 “Pesticide Storage and Mixing.” All other chemical storage will be in a separate secure storage building.

(b) Section 121-15.F and G of the Zoning Law:

F. Determination of a parcel’s natural recharge. The natural recharge rate for a parcel shall be determined by identifying the soil types on the property, classifying them by hydrologic soil groups (A through D, A/D and C/D), and applying a recharge rate of 20.2 inches/year for A and A/D soils, 14.7 inches/year for B soils, 7.6 inches/year for C and C/D soils, and 4.2 inches/year for D soils, and multiplying the recharge rate(s) by the number of acres in the parcel for each soil group.

G. Consumption of water. Water consumption is the net loss of liquid phase water through site activities, plus the water needed to dilute wastewater and other discharges to a concentration equal to 50% of the New York State Title 6, Part 703, groundwater standard.

- Under Section 121-15.F of the Zoning Law, the natural recharge rate for a parcel shall be determined by identifying the soil types on the property, classifying them by hydrogeological soil groups (A through D, A/D and C/D), applying a recharge rate of 20.2 inches/year for A and A/D soils, 14.7 inches/year for B soils, 7.6 inches/year for C and C/D soils and 4.2 inches/year for D soils, and multiplying the recharge rate(s) by the number of acres in the parcel for each soil group.

Based on Figure 2 “Hydrologic Soils Group, Silo Ridge” from the May 2007 report of The Chazen Companies titled “Silo Ridge Resort Community, Aquifer Development and Pumping Test Report”, there are 25.7 acres of A/D soil, 187.7 acres of B soil, 441.9 acres of C and C/D soil and 7.2 acres of D soil underlying the Silo Ridge property. The table below shows the calculated recharge for each of the soil types:

Soil Type	Recharge (inches per year)	Recharge (gallons per day per acre)	Acreage (acres)	Recharge (gallons per day)
A and A/D	20.2	1,503	25.7	38,627
B	14.7	1,094	187.7	205,344
C and C/D	7.6	565.4	441.9	249,850
D	4.2	312.4	7.2	2,249
Total Recharge				496,070

Under Section 121-15.G, water consumption is the net loss of liquid phase water through site activities, plus the water needed to dilute wastewater and other discharges to a concentration equal to 50% of the New York Title 6, Part 703, groundwater standard. The following table shows the calculation of water consumption:

Use	Gallons per Day	Multiplied by Dilution Factor	Project Specific Value	Consumption per Day
Irrigated Land (nonagricultural)	Irrigated acres x 4,000 ¹ (or adjusted for vegetation with other water requirements)	X1	350,000 gpd – calculated peak demand for project specific vegetation requirements	350,000 gpd
Uses with surface water discharge	Site activity use x 0.2	X1	Site activity use is 125,570 gpd X 0.2	25,114 gpd
Residential uses with subsurface water discharge ²	70 per capita	X6	NA	NA
Nonresidential uses with subsurface water discharge ²	Daily use	X6	NA	NA

1. Applicable for vegetation requiring one-inch-per-week irrigation. May be adjusted for vegetation with other water requirements.
 2. Calculate use per NYSDEC intermediate wastewater disposal guide. Discharge must not exceed NYSDEC Title 6, Part 703, effluent.
- NA = not applicable for this project

Based on the above calculations, the Project’s total calculated recharge of 496,070 gpd is approximately 120,956 gpd more than the consumptive demand of 375,114 gpd.

(c) Section 121-15.I of the Zoning Law: Reporting of discharges. Any person or organization responsible for any discharge of a hazardous substance, solid waste, hazardous waste, petroleum product, or radioactive material shall notify the Town Clerk of such discharge within 24 hours of the time of discovery of the discharge. This notification does not alter other applicable reporting requirements under existing law and applies to all uses, whether conforming or nonconforming in any respect.

- The Applicant will comply.

5. Resort Development Overlay District

(a) Section 121-18.C of the Zoning Law: Regulatory effect of district on land uses.

(3) Special permit for master development plan.

- The Applicant has applied for Amended special permit/ master development plan approval.

(4) Minimum open space and protection of viewsheds and other resources. A minimum of 80% of the total land area of the parcel shall be preserved by a conservation easement as open space, as provided in § 121-20K, based upon the conservation analysis.

- The Project complies with the open space requirement. The Open Space Plan, Sheet SP-4, of the MDP Plans shows the 538± acres being preserved.

The open space land will be preserved by a conservation easement consistent with the provisions of Section 121-20(K) of the Town Zoning Law. The grantee of the conservation easement shall be a municipal or not-for-profit organization that is acceptable to the Planning Board and that is qualified to hold conservation easements under applicable law. The conservation easement shall be in a form acceptable to, and approved by, the Planning Board.

The conservation easement shall be expressly referenced in all deeds for the lots and condominium units. The conservation easement will also be expressly referenced in all condominium and homeowners association offering plans, and condominium and homeowners’ association governing documents will require enforcement of the conservation easement.

In the RDO District, priority for open space preservation must be given to land in the SPO District, and Stream Corridor Overlay District, especially the view to and from DeLaVergne Hill, ridgelines, historic resources, unique ecosystems, prime agricultural land, and water resources. Portions of the Site are located in the SPO District, most notably the land on DeLaVergne Hill including the area inside the Route 44 hairpin turn, and in the Stream Corridor Overlay District, most notably the Amenia Cascade Brook. The Site also contains other watercourses, vernal pools, State and federal wetlands, , and steep slopes.

The following will be preserved as open space:

- The open fields south of DeLaVergne Hill;

- The open field south of the Winery Restaurant;
- The wooded area between the Winery Restaurant and the Vineyard Cottages;
- The wooded area north of Route 44;
- The wooded slopes and ridges on the western portion of the property;
- The wooded knolls north of the Village Green core;
- The wetlands on the eastern portion of the property; and
- The golf course.

(5) Maximum impervious surface coverage and dimensional standards. Maximum impervious surface coverage, as defined in § 121-74, shall be 15% of the total site area, including preserved open space areas.

- The Project’s impervious surface coverage is 42.1 acres, which is 6.2% of the total site area.

(6) Open space buffer requirements. A master development plan in the RDO District shall provide open space buffers of at least 100 feet from any existing residential uses that are not within the RDO District.

- A waiver for the access road to the Winery Restaurant, Vineyard Cottages, and Artisan’s Park Overlook was previously granted by the Planning Board and is therefore not currently being requested. No buildings or structures lie within the RDO 100’ buffer.

(7) Traditional neighborhood layout.

- The Applicant acknowledges that, like the current approved project, the Project does not fully comply with TND principles with respect to the single-family homes, Vineyard Cottages, private streets and gated entrances. The single-family homes located along the western boundary of the golf course and the bottom of the wooded hillside are within comfortable walking distance of the Village Green core area, but do not fully comply with TND principles. The Vineyard Cottages are physically separate and distinct from the Village Green area, and have a recreational area separate and distinct from the recreational facilities located in the Village Green area. Streets are not generally interconnected, although this directly results from preservation of existing environmental features in furtherance of other Town goals and objectives (and in compliance with other regulations), including wetlands, and steep slopes.

Like the current approved project, the Modified Project is intended to be, and will be heavily marketed as, a second-home club community, in which the vast majority of residential unit owners are expected to be part-time residents who occupy their homes on weekends or for short vacation stays. A large-scale commercial component would not be consistent with the rural/recreational character of the resort community, and would neither be financially feasible, nor meet the Applicant’s goals and objectives. A larger and broader retail commercial program would also compete with, and have potential adverse economic impacts on, the Hamlet of Amenia. The proposed

commercial component appropriately advances the desired character of the community by “incorporating elements (a small general store, golf pro shop, restaurant, etc.) to fulfill the convenience needs of the part-time residents as it relates to the recreational and second home focus of the project.” The proposed reduction in on-site commercial space compared to the current approved project will limit potential competitive impacts to the Hamlet and encourage additional patronage of hamlet businesses, creating the type of synergy between the new residents and existing hamlet businesses described in the Town Comprehensive Plan. These more modest, targeted commercial uses will complement existing uses in the Town, which will in turn be supported by approximately \$1.5 million of community resident spending on meals and food, \$700,000 on transportation and gas, and \$1.1 million on retail goods, annually. This revenue is vital to the economic growth of the Hamlet of Amenia and the region.

Due to the nature of the Project as a second-home, resort community, it does not fully comply with the principles of TND, and a waiver of Section 121-12.1.F of the Zoning Law is therefore requested. For the reasons set forth above and in the Memorandum addressing TND dated August 26, 2014, the Applicant submits that as permitted under Section 121.18.C(7) of the Zoning Law, the Modified Project complies with TND principles to the extent reasonably practical and appropriate, given the overriding objective of the RDO District to preserve natural resources, and the essential rural/recreational character of the resort community.

(8) Workforce housing.

- Based on discussions with the Town Board and the Town of Amenia Workforce Housing Committee, the Applicant has elected to pay a fee in-lieu into a dedicated workforce housing trust fund. The fee-in-lieu offered by the Applicant complies with recently adopted Section 121-42(N)(1)(c) of the Zoning Law (Local Law No. 2 of 2014).

(9) Development area treated as a unit. Regardless of the form of ownership of the property or of its division into separate parcels, the open space, buffer, and other dimensional requirements in this section shall apply to the entire area covered by a master plan of development and not to any individual parcels or lots which are portions thereof.

- The Amended MDP is a comprehensive master plan for the development of the entire Site.

(10) Modification and waiver of certain requirements.

(d) The open space buffer requirements may be reduced in situations where the siting of access roads, streets, or utilities within the buffer area can be accomplished without impact on adjacent residential uses.

- A waiver for the access road to the Winery Restaurant, Vineyard Villas, and Artisan’s Park Overlook was previously granted by the Planning Board and is therefore not currently being requested. No buildings or structures lie within the RDO 100’ buffer.

6. Wetlands Regulations

(a) Section 121-35 of the Zoning Law: Wetland and watercourse protection.

A. State and federal wetland permit coordination. All applicants for any Town permit or approval that might result in disturbance to a wetland or watercourse shall, as early as possible in the application process, apply to the New York State Department of Environmental Conservation (DEC) and/or the U.S. Army Corps of Engineers (ACOE), as appropriate, for any applicable permits. The applicant shall submit copies to the Town of any application to or correspondence with ACOE and DEC concerning required wetland permits for the project.

- There are no proposed disturbances to NYSDEC wetlands and/or watercourses.

The Applicant has submitted an application to the USACE requesting a permit for the proposed action under Section 404 Clean Water Act. All additional information requests from the USACE (the agency with exclusive jurisdiction) have been addressed directly with the USACE to date, and the USACE and USFWS are currently continuing their review of the permit application.

The applicant will submit all copies to the Town of any application to or correspondence with ACOE and DEC concerning required wetland permits for the project.

B. Required watercourse and wetland mapping and delineation. Any site plan, plot plan, building permit or zoning permit application, variance application, subdivision plat, preliminary subdivision plat, or other plan submitted to a Town regulatory board or official shall show the location and stream classification of all watercourses, the location of any land or water identified as significant habitat in a Biodiversity Map adopted by the Town Board, and the location of any wetlands shown on the National Wetlands Inventory and DEC-regulated wetlands and wetland buffers on the parcel, as determined by a DEC field delineation, if available, or from current DEC wetland maps. If the proposal requires that a wetland delineation be performed for the ACOE, the applicant shall submit a copy of such delineation to the reviewing board or official. The applicant and reviewing board shall consult the report “Significant Habitats in the Town of Amenia, Dutchess County, New York” by Hudsonia Ltd. (2006) (hereinafter cited as the “Hudsonia Report”) and use the recommended methodologies for study and protection of wetland habitats identified in that publication.

- The applicant has provided the location and stream classification of all watercourses, the location of any land or water identified as significant habitat in a Biodiversity Map adopted by the Town Board, and the location of any wetlands shown on the National Wetlands Inventory and DEC-regulated wetlands and wetland buffers on the parcel. Please refer to Appendix D.2 for the Silo Ridge Map of Wetland Survey.

The applicant along with its consultants and the Town’s environmental consultant, Dr. Michael W. Klemens, prepared the Habitat Management Plan (“HMP”) to address potential risks to habitat quality and to describe the measures to be taken to mitigate these potential risks. The objective of the HMP for Silo Ridge is to address specific concerns regarding the project’s potential effects upon on-site habitats and the resident or transient wildlife species that utilize these habitats. A concurrent objective of the HMP is to address specific efforts to provide quality habitat for populations and assemblages of animal species that utilize the Site for critical habitat throughout all, or a portion of their annual life cycle. Please refer to Appendix Q.1 for the HMP.

In keeping with its desire to develop this site in an ecologically sustainable manner, the applicant formed a partnership with Audubon International (AI) and developed the Natural Resource Management Plan (“NRMP”). The NRMP has been developed to detail how Silo Ridge management activities will protect natural resources. By implementing the programs contained in this plan an environmentally sensitive approach to golf course and community management will be ensured. Please refer to Appendix P for the NRMP.

Additionally, it should be noted that the Compliance with East of Hudson Standards will protect the Hill’s Pondweed in NYSDEC Wetland AM-15.

C. Imposition of conditions to protect wetlands and watercourses. The reviewing board or official shall ensure that applicants comply with the requirements of DEC and ACOE and shall impose additional appropriate conditions as necessary to minimize damage to wetlands and watercourses based upon studies of wetlands as recommended in the Hudsonia Report. Such conditions may include modifications in the size and scope of a proposed project, as well as changes in the location of structures or other improvements on the parcel. The reviewing board or official shall not be limited by the regulations of the DEC and ACOE but may impose protections on wetlands and related upland habitat areas that are more stringent than required by these agencies, provided that such conditions are reasonable and are based upon the advice of a qualified expert. The Hudsonia Report shall be consulted in connection with this requirement.

- The applicant complies – please refer to sections A and B above.

D. For projects in the RDO for which a draft environmental impact statement has been submitted prior to the adoption of this section, the environmental analysis set forth therein for “water resources”, “vegetation” and “wildlife” shall serve as a substitute for the provisions of this section applicable to the Town’s review and regulation of wetlands and watercourses, provided that all field investigations, studies, data and other work supporting such environmental analysis have been performed to the satisfaction of the Town’s retained biodiversity expert for environmental review of such a project.

- The applicant has completed a draft environmental impact statement in 2007. The applicant continues to work with Dr. Klemens and provided all field investigations, studies, data and other work supporting such environmental analysis, which have been performed to the satisfaction of the Town and Dr. Klemens.

7. Steep Slope Regulations

(a) Section 121-36.A of the Zoning Law: For any subdivision, special permit, site plan, building permit, zoning permit, or variance that involves the disturbance of slopes greater than 15%, conditions shall be attached to ensure that:

(1) Adequate erosion control and drainage measures will be in place so that erosion and sedimentation does not occur during or after construction.

- Engineering practices will be implemented to ensure that there are no adverse impacts resulting from grading and development on slopes of 15% or greater. The Project SWPPP includes stormwater design and management practices in accordance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002 and the New York State Stormwater Management Design Manual, January 2015. The erosion and sediment control design has been completed in accordance with the New York Standards and Specifications for Erosion and Sediment Control, August 2005.

(2) Cutting of trees, shrubs, and other natural vegetation will be minimized, except in conjunction with logging operations performed pursuant to applicable guidelines of the New York State Department of Environmental Conservation.

- Removal of native vegetation will be minimized, except where such removal may be necessary to open up or prevent the blockage of scenic views and panoramas from publicly accessible places.

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

The Site currently contains 350 acres of existing forested habitat. Following implementation of the proposed action, the 298.1 acres, or 85 percent, of the existing forested habitat would remain. The 298.1 acres of forested habitat would be preserved in seven large habitat blocks, including a 217± acre forested block encompassing the majority of the ridge complex that occupies the western portion of the Site.

Additionally, it should be noted that each lot has minimum landscaping requirements. Typical lot landscape plans are show in Section 1.4 of the Amended MDP and are shown on Amended MDP Drawing SP-9. In addition, the landscaping requirements for the 103 single family homes (Village Green neighborhood, South Lawn, and Golf Villas) are set forth in Site Plan Drawings L3.31 to L3.34 (“Typical Single Family Residential Lots”). Appendix K: Design Standards for the Estate Homes, contains landscaping requirements for the 56 Estate Home lots.

(3) Safety hazards will not be created due to excessive road or driveway grades or due to potential subsidence, road washouts, landslides, flooding, or avalanches.

- To the extent practicable, the road design complies with the rural lane standards in Town Code Section 105-22.H., and driveway design complies with the standards in Town Code Section 105-22.L, in order to minimize disturbances to existing vegetation and steep slopes. Where deviations from roadway and driveway standards are proposed, the design grades are within acceptable industry standards and do not pose any safety hazards. The maximum proposed road grade is 13% and the maximum driveway grade is 15%. The Amenia Fire Company has accepted the design of all roads, driveways, hammerheads, and other proposed site features within their jurisdiction. The Applicant has also met with the Wassaic Fire Company and revised the site plans according to comments received to date. Please refer to Appendix L for Fire Department Correspondence.

Additionally, the SWPPP includes erosion and sediment control in accordance with the New York Standards and Specifications for Erosion and Sediment Control, August 2005.

(b) Section 121-36B of the Zoning Law: No disturbance, including cutting of vegetation or

construction of driveways, shall be permitted on any slope of 30% or greater, except in any of the following circumstances:

(6) Where an applicant can demonstrate that there is no feasible alternative and that the impacts of any land disturbance will be fully mitigated by the best available engineering, erosion control, and visual impact mitigation practices.

(7) Where an applicant can demonstrate that the impacts of disturbing 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.

- Under the current approved October 2009 master development plan (the “Approved MDP”), the Applicant is permitted to disturb approximately 34.5 acres of slopes 30% and greater. In Section III.1 of the June 25, 2009 Special Use Permit and Master Development Plan Approval Findings Statement (the “Special Permit”), the Planning Board determined “that the Applicant has adequately demonstrated that this disturbance¹ is permissible pursuant to sections 121-36(B)(6) and (7) of the Zoning Law.” Approval of the disturbance is conditional upon “the Applicant’s continued efforts to seek ways to reduce the amount of this disturbance during site plan review through the development of detailed engineering plans implementing the specific mitigation measures identified in the January 2009 SEQRA Findings Statement” for the project.

Section 121(B)(6) of the Zoning Law provides that slopes of 30% or greater may be disturbed “where an applicant can demonstrate that there is no feasible alternative and that the impacts of any land disturbance will be fully mitigated by the best available engineering, erosion control, and visual impact mitigation practices.” Section 121(B)(7) of the Zoning Law provides that provides that slopes of 30% or greater may be disturbed “where an applicant can demonstrate that the impacts of disturbing 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.” In previously permitting disturbance to slopes 30% and greater pursuant to Sections 121-36(B)(6) and (7) of the Zoning Law, the Planning Board effectively found:

- i. that disturbance to these slopes could not be avoided given the development constraints presented by the existing golf course and its environmental features including watercourses and wetlands in the east of the site, and by the naturally forested slopes in the west of the site;

¹ The Special Permit grants permission to disturb “approximately 20 acres” of slopes 30% and greater. As contemplated by Condition No. 2 of the Special Permit, the master development plan layout was refined subsequent to the adoption of the Special Permit to “incorporate all of the revisions which occurred during the Special Use Permit process,” culminating in the adoption by the Planning Board of a final plan in October, 2009. Under the approved October 8, 2009 master development plan, approximately 34.5 acres of slopes greater than 30% are permitted to be disturbed.

ii. that potential impacts to the disturbed slopes are capable of being adequately mitigated through the implementation of appropriate “engineering, erosion control, and visual impact mitigation practices”;

iii. that the Applicant had adequately demonstrated that the disturbance would “not negatively affect visual resources”;

iv. that as a result of the extensive and rigorous environmental impact review process, the potential impacts of the disturbance, as well as all other potential impacts of development, were appropriately weighed and balanced against relevant factors, including “social, economic and other essential considerations” (see 6 N.Y.C.R.R. §.617.11(e)); and

v. that all potential impacts of disturbance would, in fact, be “fully mitigated” by the engineering and soil control measures required to be implemented by the Applicant pursuant to the Special Permit (and the master development plan approved thereby) and the January 2009 SEQRA Findings Statement for the project.

The circumstances presented today are essentially the same. In fact, in the most significant respect – total amount of site-wide disturbance to slopes 30% and greater – the proposed Amended MDP and first phase site plan have much less impact than the current approved plan: only 20.3± acres of slopes 30% and greater are now proposed to be disturbed, compared with 34.5± acres under the Approved MDP, approximately 40% less than currently approved. Given this, and the “engineering, erosion control, and visual impact mitigation practices” to be implemented as part of the project², the project presents no materially different, or greater, potential impacts to slopes 30% and greater on the site as a whole – including the Estate Home lots - than currently approved.

As shown in Table 3 of the Addendum to the EAF, the current Modified Project is also generally more protective than the Approved MDP of other natural resources than steep slopes, and of visual resources.

Notwithstanding the fact the proposed Modified Project would have less impact on natural and visual resources than the Approved MDP, the Applicant is committed to mitigating any potential environmental impacts to the maximum extent practicable, and is therefore committed to extremely stringent mitigation measures. With respect to the Estate Home lots, those measures would be required to be implemented not only by the Amended special permit/master development plan approval, the site plan approval for phase 1 of the Modified Project, and an Amended SEQRA findings statement the Applicant anticipates the Planning Board would adopt in conjunction with those

2. Among other things, the Modified Project Storm Water Pollution Prevention Plan (“SWPPP”) requires implementation of water quality volume (WQv) measures that meet the East of Hudson standards. The SWPPP accounts for the maximum permitted impervious surface area (“Maximum Lot Coverage”), and maximum permitted disturbance area, for each Estate Home lot based on the proposed “Silo Ridge Resort Community MDP Bulk Design Standards.”

approvals (collectively hereinafter referred to as the “Community Approvals”), but also by the Design Standards for the Estate Homes to be adopted by the Planning Board. The Design Standards for the Estate Homes will require the Applicant (and successor owners of the Estate Home lots) to implement the following mitigation measures, among others:

Stormwater Management Plan

Provide a proposed stormwater management plan (SMP) including erosion and sediment control in accordance with the approved Stormwater Pollution Prevention Plan for the Silo Ridge Resort Community; the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002 as Amended; the New York State Stormwater Management Design Manual, January 2015, as Amended, and the New York Standards and Specifications for Erosion and Sediment Control, as Amended. The SMP shall detail how stormwater will be managed on each lot during and after construction of each Estate home. The SMP shall include the following:

(1) Impervious area for each lot will be limited to the square footage permitted under the approved MDP Bulk Design Standards.

(2) Stormwater management design is to be prepared by a professional engineer, licensed in the State of New York.

(3) Individual lot SMPs must include a long-term operation and maintenance plan (O&M Plan) for the implementation by the property owner of the Green Infrastructure practice(s) on the lot. The deed shall contain a covenant requiring the lot owner to implement the approved O&M Plan.

(4) All erosion and sediment control measures shall be installed prior to beginning any land disturbance on the lot. Such measures shall not be removed until the disturbed land areas not improved with the home, driveway, and any accessory structures are permanently restored in accordance with the Community Approvals and applicable law.

(5) No Certificate of Occupancy will be granted until all erosion and sediment control and stormwater management measures have been satisfactorily completed to the Town Engineer’s reasonable satisfaction.

(6) In addition, the application shall include at least one (1) Green Infrastructure practice as described below to provide stormwater water quality treatment for each individual home. Each practice shall be designed using the New York State Stormwater Management Design Manual, January 2015, Chapter 5, Table 5.7 or as Amended to the extent practical. The Green Infrastructure practices are as follows:

(a) Green Roof – Provide a minimum water quality volume (WQv) treatment equivalent to 2.58% of the impervious area on the lot.

(b) Stormwater Planters – Provide a minimum water quality (WQv) treatment equivalent to 2.58% of the impervious area on the lot.

(c) Rain Tanks/Cisterns – Provide a minimum water quality (WQv) treatment equivalent to 2.58% of the impervious area on the lot.

(d) Porous Pavement – Provide a minimum of 5.16% of the area that would otherwise be impervious as porous pavement.

Allowable Disturbance Area (“ADA”) (also known as the “Building Envelope”)

An application for a building permit shall include a site plan showing the ADA, the “Transitional Area” (the area of the lot outside the ADA) and, if applicable, “driveway envelope,” and “sewer envelope” approved and shown on the Site Plan Drawings, approved as part of the Community Approvals. All buildings and parking areas shall be located within the ADA. Driveway and utility layout shall be within the ADA, “driveway envelope” and/or “sewer envelope” as applicable. Notwithstanding the foregoing:

- i. no mechanized clearing and/or grading outside the approved ADA and “driveway envelope” and “sewer envelope” is permitted except in accordance with the Community Approvals; and
- ii. existing trees in the Transitional Area on the lot that are 8 inches DHB or less are permitted to be removed.

Cutting and removal of trees outside the approved ADA shall comply with Section (2), above. All cutting and removal must be conducted in the winter months (November 1 to March 1) only to afford protections to wildlife species and their possible habitat (including endangered Indiana Bats and Northern Long-Eared Bats) unless otherwise specified by USFWS (US Fish & Wildlife Service), and except in bona-fide emergencies, and as necessary to remove damaged or dead trees that threaten the health, safety and welfare of the lot owner and/or the public.

Landscaping Requirements

- i. Both native and non-native plants shall be permitted. However, all homeowners are restricted from using plants or groups of plants considered to be invasive or potentially invasive.
- ii. One (1) shade tree shall be planted per 1,000 square feet of the home floor area proposed to be developed on the lot, except that for every one (1) existing shade tree 8 inches DBH or greater within the ADA preserved by the lot owner, one (1) less new shade tree shall be required. Not less than one (1) of the required new shade trees shall be planted in the front yard, and not less than one (1) in the rear yard, except where the existing condition on the lot outside the ADA precludes viable shade tree plantings.
- iii. Minimum of 30% of the disturbed land areas not improved with the home, driveway, and any accessory structures shall be planted with shrubs and herbaceous plant materials.
- iv. Native evergreen trees in the side yard shall be planted in natural, informal layouts and shall not block golf views from adjacent lots.

v. No Certificate of Occupancy shall be granted until all landscape requirements have been completed to the Town Engineer’s reasonable satisfaction.

8. Special Permit Criteria

(a) Section 121-63.B of the Zoning Law: Compliance With Major Project Special Permit Criteria

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

- Approximately 670 acres of the Site is located in the RDO District, and the remainder (approximately 15 acres) is located in the OC District. Portions of the Site are in the SPO District, SCO District, Aquifer Overlay District, and Floodplain Overlay District. Compliance with the regulations of each district is discussed in subsection 1 through 7, above. The uses and density of the Modified Project are permitted in the RDO District. No use or area variances are required. Certain expressly authorized waivers of the Town Zoning Law and Town Subdivision Code are required. Please refer to the memorandum regarding Supplementary Planning Board Approvals, Waivers, and Determination pursuant to §121-18.C(7) of the Town Zoning Code, dated February 5, 2015, in Appendix O.

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

- It is projected that the difference in noise levels between present and anticipated future conditions will not exceed 3 dB, which is not generally perceptible. During construction, dust control measures will be implemented to minimize the potential for off-site dust impacts. No outdoor construction activities will occur on Sundays.
- The WWTP will be designed to meet all applicable County and State regulations, and will not generate any excessive odors. The Harlem Valley transfer station and the Dutchess County Resource Recovery Plant have adequate capacity to handle the increase in solid waste from the Modified Project. No off-site glare impacts are anticipated.
- The proposed uses are permitted in the RDO District, and are therefore considered desired uses in the Town. The proposed uses will not cause any public or private nuisance.

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

- Extensive and detailed traffic analyses were performed for the Approved MDP, which demonstrated that the project would not cause significant traffic congestion, impair pedestrian safety, or overload existing roads. Through additional, detailed analyses, it has now been determined that the Modified Project will generate 75 percent less traffic than was projected for the Approved MDP and that peak-hour traffic activity on Route 22 has increased by only 3 percent in the most recent years for which data is available. To provide an updated evaluation of potential traffic impacts on the local transportation

system from the Project, new Automatic Traffic Recorder (ATR) counts were conducted and weekday PM peak-hour projected traffic volumes at the intersections previously identified as being potentially impacted were updated and reviewed. An evaluation of highway capacity as measured in Level of Service (LOS) and traffic delays was conducted and the updated evaluation concludes that all intersections analyzed will maintain an acceptable LOS except for the main Site access road on Route 22. The primary findings of the updated analyses are:

- * There will be a slight deterioration in operating conditions at Dunn Road/Route 22, with the average delay on Dunn Road approach expected to increase from 32.2 seconds in the “No Build” condition to 333.7 seconds in the “Build” condition, a 1.5 second increase associated with Modified Project traffic. The Applicant will re-assess this location upon project completion in conjunction with input from NYSDOT.
- * Considerable delays will be experienced exiting the Site at the Route 22/main access road intersection during peak hours (LOS E). Detailed warrant analyses were undertaken to see if the projected traffic volumes warrant signalization and/or a northbound left-turn lane or a southbound right-turn lane. The results of these analyses indicates that a left-turn lane for traffic on Route 22 turning into the Site will be warranted, but that the projected traffic volumes will not warrant either a traffic signal or a southbound right-turn lane. The Applicant will construct the left-turn lane at its expense.
- * The intersection capacity analyses reveal that, with the construction of the proposed northbound left-turn lane to the existing main access road, traffic impacts will be confined to the left-turn movement exiting the Site at full build-out (the eastbound right turn and northbound left turn movements will operate at acceptable LOS B or better) and that there will be more than sufficient available capacity to accommodate demand. However, per the Federal Manual on Uniform Traffic Control Devices, lower threshold values may be used after an adequate trial of other remedial measures. Therefore, the Applicant, in consultation with NYSDOT, will reevaluate this intersection for signalization after each phase of the Modified Project and after the trial of other remedial measures, such as allowing residents to exit at the south intersection with Route 22, if needed.
- * Although the evaluation of the Vineyard Cottages access with Route 44 indicates that vehicles exiting the access road will experience an average peak-hour delay of approximately 12 seconds, at the suggestion of the NYSDOT, it is now proposed to make this access road an emergency-only access. The mitigation identified in the January 2009 Findings Statement (construction of an eastbound left turn lane on Route 44) is no longer needed or proposed.
- * The unsignalized intersection of the proposed southern, secondary Site access road with Route 22 will be used for emergency access, access to the Golf Maintenance Facility and WWTP, and for resident egress, and therefore, no improvements are required or proposed as the intersection will experience less than 10 trips per hour.

* At the proposed unsignalized intersection of Route 44 with the access to the Winery Restaurant, Vineyard Cottages, and Artisan’s Park Overlook, exiting vehicles will experience an average peak-hour delay of approximately 16 seconds. No mitigation is required at this location under the January 2009 Findings Statement, or warranted for the Modified Project.

* The Modified Project also incorporates a number of non-motorized transportation features and no impact to pedestrian safety is anticipated

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

- Silo Ridge will be accessible to police, fire, and other emergency vehicles. The design of the Modified Project was developed with cooperation and input from emergency services personnel to make certain that the needs of these providers would be met. The Modified Project includes an emergency access road from the southern Route 22 entrance that connects the east and west sides of the development. This road provides an alternate means of access that does not require traveling through the core of the resort community, which could better enable emergency services personnel to assist in an emergency on the west side of the Site. The Amenia Fire Company has accepted the design of all roads, driveways, hammerheads, and other proposed site features within their jurisdiction. The Applicant has also met with the Wassaic Fire Company and revised the site plans according to comments received to date. Please refer to Appendix L for Fire Department Correspondence.

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

Water

No impacts to public water supplies are anticipated. The Modified Project’s estimated average daily water demand is 126,000 gallons per day, with a maximum daily flow demand of 175 gallons per minute. Testing demonstrates that water supply of 215 gallons per minute can be provided with the largest producing well out of service. The installation and operation of the water supply system will be regulated by the NYSDOH as a public water supply (owned and operated by a water-works corporation).

Stormwater (Drainage)

Stormwater generated from the Modified Project will be managed in compliance with applicable NYSDEC requirements and State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity GP-0-15-002. Stormwater runoff from the Site will be collected and conveyed via a combination of closed (piped) and open (swale) systems. Stormwater quantity controls and quality treatment systems will be installed in compliance with NYSDEC requirements, and sized to accommodate 50- and 100-year storm events. Moreover, even though the Site is not actually located in the New York City watershed, the Modified Project will meet stringent East of Hudson Standards, as set forth in Chapter 10 of the New York State Stormwater Management Design Manual (January 2015). Compliance with East of Hudson Standards will protect the Hill’s Pondweed in Wetland AM-15.

Wastewater (Sewer)

There will be no adverse impacts to municipal sewer systems. The Project is estimated to generate an average daily flow of 126,000 gallon per day of wastewater. A new on-site WWTP will be constructed on the Harlem Valley Landfill Corp. parcel to manage wastewater. The wastewater system will be constructed to treat effluent in compliance with NYSDEC SPDES requirements.

Other Municipal Facilities

While the Project will create modest increases in demand for municipal services, the impacts will be off-set by additional tax revenues.

(6) Will not materially degrade any watercourse or other natural resource or ecosystem, or endanger the water quality of an aquifer.

- The Project will disturb 0.20± acres of constructed wetlands, but no natural wetlands; overall the Project will create 3.42± acres of constructed wetlands. The Applicant has prepared two (2) separate Stormwater Pollution Prevention Plans (collectively, the “SWPPPs”): one for the “Silo Ridge Golf Course Golf Improvements,” covering reconstruction of the entire golf course including the driving range, and the other for the entire Project (including all golf course work) (the “Modified Project SWPPP”). Each SWPPP independently complies with the NYSDEC requirements and has been reviewed by the Town Engineer, other Town Consultants and the NYSDEC. The SWPPPs also include a detailed erosion and sediment control (“E&SC”) plan. The ES&C plan identifies specific measures that will be implemented to protect adjacent aquatic resources. The Modified Project SWPPP: (i) is based on the potential development on the Site of the maximum amount of impervious surface area that could be constructed under the MDP Bulk Design Standards proposed to be approved as part of the Amended MDP (i.e., the impervious surface “worst case”); (ii) is designed to meet “East of Hudson Standards,” which is not legally required, and provides more stringent water quality management than required under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002; and (iii) will, when implemented, ensure that potential downstream stormwater impacts of the Modified Project will be less than existing conditions for each storm frequency, up to and including the 100-year storm.

- A Natural Resource Management Plan, which includes an Integrated Pest Management Plan, was prepared by Audubon International, and describes prevention and monitoring strategies to minimize the Project’s potential impact to terrestrial and aquatic resources. A Habitat Management Plan (which includes a Buffer Management Plan) has also been prepared.

- Approximately 100 acres of previously undisturbed areas will be disturbed during grading and construction activities. Erosion and sediment control practices and compliance with permitted requirements for all on-site wetland disturbances will serve to reduce secondary impacts to vegetative communities. The layout of the Project has been designed to minimize permanent disturbance to sensitive habitats, restore degraded

habitats and preserve natural open space and wildlife habitat, and will leave approximately 80.37% of the Site as open space, including approximately 217 acres along the hillsides and the entire length of the ridge, continuing to allow for wildlife movements.

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

- The Site meets the physical requirements of the RDO District, such as size and access from a County or State highway. The Project has been designed to make use of existing topography as much as possible so that landforms and vegetation help to screen buildings from view. The design utilizes existing tree masses for screening and softening and to limit clearing of woodland habitat. Trees will be provided at varying intervals along roads and sidewalks for shade and cadence. New landscaping around structures will focus views and provide pedestrian scale, color and ornamental interest. Stormwater management facilities have been sited in areas with preferable soils. The hillside and ridge in the western portion of the Site will remain largely undisturbed to protect wildlife and existing habitat.

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

- The Town is expected to condition approvals of the Project on appropriate design and operational conditions.

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

- The Project’s non-residential component will provide on-site recreation, dining and convenience retail shopping. These uses are not intended to create a new “town center” that would compete with the Hamlet of Amenia. Instead, there will be a synergy between Silo Ridge and the Hamlet, resulting from patronage of Hamlet businesses by Silo Ridge residents. The non-residential uses are concentrated in the center of the Site with surrounding residential uses to encourage pedestrian activity and create a vibrant “Village Green” core area. However, certain non-residential uses are located outside this core area, including the Winery Restaurant.

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

- Under the Approved MDP, the WWTP was designed to have sufficient capacity to serve both the project and the Hamlet. Pursuant to Section 121-42P(2)(d) of the Town Zoning Law, the contribution of this capacity satisfied the workforce housing requirement for the project. Since that time, the Town has determined that the ultimate cost to benefit users would be prohibitive. Therefore, the WWTP will have sufficient capacity only to serve the Modified Project.

- Based on discussions with the Town Board and the Town of Amenia Workforce Housing Committee, the Applicant has elected to pay a fee in-lieu into a dedicated workforce housing trust fund. The fee-in-lieu offered by the Applicant complies with recently adopted Section 121-42(N)(1)(c) of the Zoning Law (Local Law No. 2 of 2014).

(11) Will meet the applicable Site Plan requirements for approval.

- The Project will meet all site plan requirements applicable to resort community development in the RDO District.

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

- As noted above, the Site is in the RDO District, with the underlying zoning district classification RA (Rural Agricultural) District. All proposed uses are permitted in the RDO District. The Zoning Law specifically states that the RDO District provides use and design flexibility to encourage the development of resort communities and more intensive development than is allowed by underlying zoning. This flexibility is offered in exchange for protection of “open space resources, including scenic viewsheds, ridgelines, water resources, and ecosystems.” The Project protects 80.37% of the Site as open space, including the hillside and ridge in the western portion of the Site. The Applicant has also partnered with Audubon International for management of the site’s natural resources, including aquatic and terrestrial ecosystems.
- The Project will provide very considerable tax revenues to the Town and Webutuck Central School District, and due to its nature as a resort community, will generate little increase in demand for public services. The Project is intended to be built and marketed primarily as a second home, resort style community. The Project also represents an opportunity for increased employment and tourism in Amenia and the region, which will result in significant direct and indirect benefits to the local economy.



APPENDIX A: REVISED PLANS (ATTACHED)



APPENDIX B: LIST OF PLAN
SHEETS & DESCRIPTIONS OF
EACH SHEET

APPENDIX B: LIST OF PLAN SHEETS & DESCRIPTIONS OF EACH SHEET

Sheet T1 Title Sheet:

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

Sheet SP1 Existing Site Conditions:

- This plan shows the existing conditions of the Silo Ridge property including but not limited to golf course, roads, buildings, wetlands and watercourses, boundaries, contours. This is looking down on the site from above (typical) at a scale of 1” = 300’. The scale is shown in the Title Block at the lower right hand corner (typical). This “scale” represents 1” measured on the plan equals 300’ at the actual site.
- Typically to get oriented on a plan you locate something you are familiar with. As an example, Route 22 can be seen at the bottom of the page and the existing Silo Ridge Clubhouse can be seen at approximately the center of the page. The direction arrow at the upper left hand corner of the sheet indicates north is to the right.
- Contour lines indicate the elevation of the ground above sea level at 5’ intervals. The closer the contour lines are to each other the steeper the grade. As an example, the dark band of contour lines (close together) about 2/3 of the way up the sheet indicates steep terrain.
- The project boundary is the bold dashed line surrounding the property.

Sheet SP 2 Overall Site Plan:

- This sheet shows the layout of the Master Plan as designed by Hart Howerton (HH). This is an overall layout plan indicating buildings, roads, golf course layout and water features. The intent is for this sheet to be an illustrative plan that is supported by more technical details on later sheets in the MDP.

Sheet SP 3 Program Details:

- This sheet includes the Unit Count, Program Detail and other Master Development Plan Information. The items included in this table are reflective of what is shown on the Site Plans of each neighborhood (SP-6 – SP-11). For example V-10 is shown on the Site Plan - Village Green, you then locate V-10 on the Program Details sheet and find further information such as # of units, square footage, maximum height, and ownership offering,

among other things.

- The detail on this sheet is also broken down by proposed Phasing.

Sheet SP 4 Open Space Plan:

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

Sheet SP 5 Overall Phasing Plan :

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

Sheet SP 6 Site Plan – Village Green:

- This sheet is an enlargement plan of the Village Green area, which includes roads, driveways, parking areas, plantings, pool and terrace areas, and building roof plans. Building roof plans are in brown and tan, lawn areas in light green and trees shown in dark green.
- The scale is 1” = 60’- 0”

Sheet SP 7 Site Plan - South Lawn:

- This sheet is an enlargement plan of the South Lawn area, which includes roads, drives, parking areas, plantings, building roof plans, and pool and terrace areas. Building roof plans are in brown and tan, lawn areas light green, and trees shown in dark green.
- The scale is 1” = 60’- 0”

Sheet SP 8 Site Plan - Golf Villas:

- This sheet is an enlargement plan of the Golf Villas area, which includes roads, drives, parking areas, plantings, and building roof plans. Building roof plans are in tan, lawn areas light green, and trees shown in dark green.
- The scale is 1” = 60’- 0”

Sheet SP 9 Site Plan – Estate Homes:

- This sheet is an enlargement plan of the Estate Homes area, which includes roads, drives, paths, plantings, and building roof plans. Building roof plans are in tan, lawn are light green and trees shown in dark green.
- The scale is 1” = 150’- 0”

Sheet SP10 Approved 2009 Site Plan – Vineyard Cottages:

- This sheet is an enlargement plan of the Vineyard Cottages area which includes the building roof plans, driveways, and plantings.
- The scale is 1” = 30’- 0”

Sheet SP11 Approved 2009 Site Plan – Winery:

- This sheet is an enlargement plan of the Winery area which includes the building footprints, driveways, parking areas, plantings, and Artisan’s Park Overlook area.
- The scale is 1/32” = 1’- 0”

Sheet SP 12 Site Sections – Village Green:

- This sheet shows two section views of the Village Green area including the Condominiums and Lodge/Clubhouse and a section including Town Homes and Condominiums

Sheet SP 13 Site Sections – Village Green Homes:

- This sheet shows a section view of the houses in the Village Green area. The section location is depicted in the Key Plan box on the bottom right of this drawing.

Sheet SP 14 Site Sections – Golf Villas:

- This sheet shows two section views of the Golf Villa area.

Sheet SP 15 Site Sections – South Lawn:

- This sheet shows a section view of the South Lawn area.

Sheet SP 16 Site Sections – Estate Homes:

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

Sheet SP 17 Approved 2009 Site Sections – Vineyard Cottages:

- This sheet shows a section view of the Vineyard Cottage area which includes sidewalks, parking lot, plantings, trees and an observation area.

Sheet SP 18 Approved 2009 Site Sections – Winery:

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

Sheet A-1 Architectural Elevations - Residential:

- This sheet shows Architectural elevations of Condominiums and typical Single Family Homes.

Sheet A-2 Architectural Elevations - Clubhouse:

- This sheet shows Architectural elevations of the Clubhouse building.

Sheet A-3 Architectural Elevations - Amenities:

- This sheet shows Architectural elevations of the Amenity buildings.

Sheet A-4 Architectural Elevations - Amenities:

- This sheet shows Architectural elevations of the Amenity buildings.

Sheet A-5 Approved 2009 “Winery” Restaurant Elevations:

- This sheet shows the 4 conceptual architectural elevations of the “winery” themed restaurant

Sheet A-6 Approved 2009 Winery Perspectives:

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

Sheet RI-1 Roadway Identification Plan:

- This sheet shows the overall roadway layout and identifies the portions of the project which do not meet the Town Roadway Standards.

Sheet P-1 to P-3 Parking Plans:

- These sheets show the layout for the condominium parking structures as well as surface and on-street parking at the Village Green, Sales Center, and Activity Barn.

Sheet C-1 Path Diagram:

- This sheet shows the golf cart, pedestrian, shared and trail paths.

Sheet GP-1 to GP-2 Grading Plans:

- These sheets show the layout of roads, buildings, retaining walls and proposed grading contours in two foot increments. The darker contours represent the proposed grades. The contour numbers represent the elevation in feet above sea level.

Sheet SW-1 Overall Stormwater Management Prattice Identification Plan:

- This sheet shows the stormwater management pratices and provides a summary of the different types of practices.

Sheet U-1 Overall Wastewater Master Plan:

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

Sheet U-2 Overall Water Supply System Master Plan:

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

Sheet LA-1 Site Planting:

- This sheet shows the proposed HMP plan.

- Photos indicate proposed typical native plantings to be used.

Sheet LA-2 Site Lighting

- This sheet shows the proposed site lighting along the main roadways. This is conceptual in nature and will be more fully refined during Site Plan to verify compliance with Lighting Standards and Parameters.

Sheet LA-3 Site Paving and Site Walls:

- This sheet shows the proposed concept hardscape and curbing locations. See Key for the appropriate color coded symbols.

- This sheet also shows photos of typical stone walls and stairs are also shown with a description of how we plan to blend into the natural landscape. This concept plan reflects the landscape architect’s and architect’s understanding of key landscape stone wall features.

Sheet LA-4 Site Signage

- This sheet shows a plan view of the proposed location of resort signage.

Sheet LA-5 Pool Precedent Images

- This sheet shows examples of other Pools. We intend on using these as a conceptual guide in the pool design.

Sheet LA-6 Winery Precedent Images

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

Sheet ENV-1 Environmental Constraints Map:

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

Sheet ENV-2 Habitat Management Plan- Existing Conditions, Sheet ENV-3 Habitat Management Plan- Proposed Conditions, and Sheet ENV-4 to ENV-6 Habitat Management Plan- Buffering Plan:

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



APPENDIX C: PROFESSIONALS
ASSOCIATED WITH THE
PROJECT

APPENDIX C: PROFESSIONALS ASSOCIATED WITH THE PROJECT

DISCOVERY LAND CO, LLC (DEVELOPMENT MANAGEMENT)

Discovery Land Company, LLC (“Discovery”) is a privately-held, full service real estate development company based in Scottsdale, Arizona, specializing in luxury residential private club communities and resorts in the U.S. and other popular North American locations. Discovery’s projects are all distinct from one another with their own themes and architectural styles inspired by the natural environment and traditions of the project’s locale. The private clubs have world-class resort amenities, high levels of service, and club programs that work in sync to create an appealing lifestyle and a culture that is focused on family. The Company was founded 16 years ago by Michael S. Meldman with just one project. Since that time, Discovery has grown to be the premier player in the high-end resort residential niche with 16 high-quality projects in its portfolio.

STONELEAF CONSTRUCTION, LLC (CONSTRUCTION MANAGEMENT)

Stoneleaf Construction LLC (“Stoneleaf”) was created as a partnership between two prominent families in the construction industry with a common vision of creating premium lifestyle communities in close proximity to major metropolitan areas. The families, each in business for two generations, have well over 100 years of combined construction and development experience. From high end customized work to major infrastructure projects, Stoneleaf has a diverse background of talent in many disciplines. Stoneleaf’s partners have obtained project entitlements, overseen site planning and product design, managed the construction of luxury homes as well as upscale communities from groundbreaking to completion, constructed clubhouses, marina, athletic and recreational facilities, and designed and built major infrastructure projects including bridges, tunnels, data centers, power substations and fiber optic infrastructure, among others projects. All totaled, the Stoneleaf partners have managed and built construction and development projects costing well over \$10 billion dollars, domestically and internationally, including over 1,600 homes in more than fifteen communities in the Northeastern United States.

HART HOWERTON (PLANNERS, ARCHITECTS, & LANDSCAPE ARCHITECTS)

Hart Howerton is a team land planners, architects, landscape architects, and interior designers with headquarters in New York and San Francisco and field offices in various cities throughout the United States and internationally. We specialize in the planning and design of new communities and resorts, particularly where a unique environment or new kind of market requires innovative thinking.

Our Approach

We work very closely and partner with our clients – becoming a part of their development

team – to understand their vision, business objectives, and market opportunities. We consider market, financial, political and historical conditions as a way to guide a project’s design. We combine the broad experience and technical depth of a large international firm with the kind of direct, active, personal service of principals usually found only in smaller firms.

We seek out the best local partners and experts to form teams that can effectively execute a project vision. And, we stay with a project from conceptualization to completion and beyond, while a new environment develops and a new community takes shape.

Philosophy

What distinguishes our firm from some others in the field is a combination of characteristics:

- Our outlook is long-term. We help our clients manage land as an asset that increases in value over many years.
- Our plans are market-driven. We utilize the professions of planning, architecture, and landscape architecture to create a competitive edge in the marketplace.
- Our practice is inter-disciplinary, combining planning, architecture and landscape architecture into a single profession—designing complete environments.
- We have been among the leaders in environmentally responsive development, finding new ways to combine preservation with development.
- We have had the opportunity to plan many prominent world-class places that have become a significant legacy in their communities.

Our objective is to take on a limited number of high-quality projects each year, and to work closely with our clients to produce outstanding results. We bring to each project the background of a large international practice, but we are still organized to provide the enthusiasm, fast response, and attention to detail that results from the personal attention of the principals, and we manage our workload to make that possible.

Our commitment to Designing Complete Environments helps clients realize long-term success in managing their land whilst making a meaningful contribution to our built environment. We like to look at new ways of doing things; that’s what’s fascinating to us — breaking new ground.

TOM FAZIO® (GOLF COURSE DESIGNER)

Throughout his 40+ years in golf course design, Tom Fazio and his staff of talented designers have been recognized for creating award-winning courses throughout the United States. No living designer has more credits on Golf Digest’s list of America’s 100 Greatest Golf Courses and Golfweek’s collection of America’s Best. The Golf Digest poll for Best Modern Day Golf Course Architect was discontinued after Tom claimed the award three consecutive times, and he has also received The Old Tom Morris Award from the Golf Course Superintendents Association of America.

Fazio attributes this success to maintaining a team concept in design shared by his dedicated staff of design associates, many of whom have worked with Tom for anywhere from 25 to 35+ years. This visionary group, with a diverse base of knowledge and united love for

the game of golf, enables FAZIO Design to continue to create courses that are noted throughout the industry for their excellence.

Fazio emphasizes the premise that “golf courses should reflect the natural beauty of their environments.” Maintaining that principle, FAZIO Design strives to follow design priorities that include creating harmonious transitions from existing topographical conditions, developing courses that offer golfers of varying skill a challenging yet enjoyable experience, and providing each client with optimum use of the property.

Tom and Sue Fazio have six children and reside in Hendersonville, North Carolina. They are active in the community and support many local charities, art and theatre associations as well as educational institutions. Tom and Sue founded the Boys and Girls Club of Henderson County in 1993. Tom also supports various children’s causes throughout the nation with the Tom Fazio Children’s Charity Fund, which benefits from fundraising endeavors such as Tom’s book Golf Course Designs.

VHB (CIVIL ENGINEER)

VHB provides planning, transportation, land development, and environmental services and employs over 900 staff in 22 offices along the East Coast, including White Plains. Since its founding in 1979, VHB has partnered with public- and private-sector clients to provide the best technical skills in each practice area through a seamless, integrated approach to collaboration. Premier industry publication Engineering News-Record ranks the firm #78 of the Top 500 Design Firms nationwide, and VHB is a frequent recipient of project awards and accolades for engineering and environmental excellence and smart growth planning. Overall, VHB delivers innovative and pragmatic solutions in civil engineering; transportation planning, engineering, and operations; bridge design and inspection; environmental review, permitting, and restoration; landscape architecture; site, community, and regional planning; land surveying; community and stakeholder outreach; real estate advisory services; and sustainability and climate action planning.

CEDARWOOD ENGINEERING SERVICES, PLLC (WASTEWATER & WATER UTILITY ENGINEER)

Cedarwood has over 30 years of varied, in-depth water and wastewater facilities engineering experience including investigations, planning, design, operations consulting, facilities operations, and instruction in operations and regulatory environmental protection.

ATELIER LUMIERE (LIGHTING DESIGNER)

Since 2005, atelier lumiere has illuminated a wide variety of projects around the world from high end residential projects, hospitality destinations, commercial office space, educational facilities, to large scale multi-use developments. Led by Kazumi Tanimura who has 20 years of experience in architectural lighting, atelier lumiere is strengthened by a staff with various backgrounds such as architecture, graphics and photography in addition to the optical and electrical knowledge.

atelier lumiere continually balance function and atmosphere, visualizing an architectural space as a combination of physical definitions and artistic impressions. Emulating the master painters when lighting a space - with lamps as our paints and fixtures as our brushes, we show texture through shadow, mood through color and energy through the dynamic interplay of lighting effects. Our goal is to help achieving the client’s vision with a visual effect to humans both physically and emotionally.

atelier lumiere believes that the best designs are realized through seamless collaboration among the entire design team, and we pride ourselves on our close relationships with our clients, architects, artists and other consultants. Understanding the construction process and the importance of maintaining control over schedule and budget, we are committed to the kind of diligent research and ongoing growth that is required to keep ahead of the constantly expanding technology behind light sources, luminaires and control systems.

atelier lumiere attunes to the impact of lighting at the scale of the human as well as the larger natural environment, thus constantly employing new technologies and innovative design strategies to create a pleasing balance between user preference and environmental consciousness.

BASWOOD (WASTEWATER TREATMENT PLANT)

Baswood delivers innovative, technology-based solutions that provide effective BOD removal and biosolids reduction for a wide range of industrial, municipal, and commercial applications. Baswood systems are designed to handle high-strength waste streams, have low operational energy demand, and operate virtually odor free. They are compact, customizable, and require less manpower to operate than other treatment options.

MATTHEW ROLLINS (HORTICULTURIST)

A Dutchess County resident since 1963, Matthew was the owner/president of Rollins Landscaping and Garden Center (rollinslandscaping.net) from June 1979 - July 2013. Matthew has an Associate’s degree from S.U.N.Y. Alfred in Landscape Development and a Bachelor of Science from Ohio State University in Landscape Horticulture.

DELBELLO DONNELLAN WEINGARTEN WISE & WIEDERKEHR, LLP (LEGAL)

The four partners in the Land Use and Real Estate Development Practice Group of DelBello Donnellan Weingarten Wise & Wiederkehr, LLP have more than a century of combined legal experience in both the private and public sectors. The practice group counsels clients at all stages of real estate development, from project conceptualization and preliminary zoning due diligence, through federal, state and local land use approvals and permits, and in conjunction with related State Environmental Quality Review Act and National Environmental Policy Act compliance. The Land Use and Real Estate Development Practice Group represents major corporations, developers and property owners in connection with all types of commercial and residential real estate and economic development projects and related governmental incentive programs, including those of Empire State Development Corporation, New York State’s lead economic development agency, the New York State Department of Environmental

Conservation (the Brownfield Cleanup Program), and of industrial development agencies and local development corporations throughout Westchester County and the Hudson Valley.

The Land Use and Real Estate Development Practice Group has vast experience representing clients before all branches of government, including local legislatures, planning boards and zoning boards, and industrial development agencies and other public benefit corporations. The firm is highly experienced with appeals of governmental decisions and with land use litigation generally, including disputes regarding the governmental exercise of the power of eminent domain. The firm is also a registered New York State lobbyist, and represents a substantial number of its clients in Albany before the Legislature, the Office of the Governor and other state agencies, including the Department of Environmental Conservation and the Department of Transportation.

Over the course of the last twenty years, the firm has worked on the highest profile and most sophisticated and complex real estate and economic development projects, public/private partnerships and urban renewal redevelopments in the Hudson Valley region.

CERTILMAN BALIN ADLDER & HYMAN, LLP (LEGAL)

Certilman Balin Adler & Hyman, LLP is a full service law firm founded in 1965. The firm’s departments include real estate, corporate and securities, banking and commercial lending, litigation, bankruptcy and debtor/creditor rights, land use, environmental law and condominium, homeowners association and cooperative law.

The firm has a national, state and local client base and has become one of the region’s leading law firms, as attested to by the success of our clients.

Specifically, our Condominium, Homeowner Association and Cooperative Practice Group is one of the most active in the nation. Since New York State law first allowed the development of condominiums in 1964, this team has represented developers and converters in the filings of more condominium and cooperative offerings than any other firm in the country. As a result, our clients’ properties can be found throughout New York, across the United States and abroad.

Experienced in every type of residential and commercial condominium, cooperative, homeowner association development, and timeshare, our highly regarded attorneys have taught at local law schools and hold leadership positions at various national, state, and local builders’ associations. Members of this group have served on the New York State Bar Association Committee on Condominiums and Cooperatives and on the Bar Association Liaison Committee with the Attorney General of the State of New York.

A representative list of our Condominium, Homeowner Association and Cooperative Practice Group clients include AvalonBay Communities, Inc., AVR Realty, Beechwood Organization, Cappelli Organization, Engel Burman Housing, Holiday Organization, Horizon Group, Island Estates, K. Hovnanian Companies, Montage Hotel and Resorts, Park Ridge Organization, Pulte Corp. RXR, The Briarwood Organization, Simone Development Company, Timber Ridge Homes, Tritec Realty and the Zucker Organization



APPENDIX D: AUDUBON SIGNATURE PROGRAM LEVELS

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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

APPENDIX E: LIGHTING

DESIGN PRINCIPLES FOR SILO RIDGE

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 path lighting or landscape 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 but sufficient enough for security surveillance. 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 way finding 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 prepared. Landscape lighting that relies primarily on downward lighting from trees or building eaves can 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 esthetic effect, while reducing glare and distraction. Landscape lighting will be extinguished at the curfew hour, except at areas where lighting is needed for safety such as parking and drop off areas.

Silo Ridge proposes using warm-color sources (2700K-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 warm-color LED products. This will support the traditional look of flame and early incandescent lights. (Blue-white light from cool color temperature LED, metal halide or mercury lamps, or orange light from High Pressure Sodium lamps will not be used.) Color rendering and color temperature for outdoor lamping have a strong influence on viewer’s visibility and visual impression on surrounding.

Smaller-scale lighting fixtures and poles will be specified to reinforce the residential scale of the community.. Lighting will be designed in accordance with Town of Amenia Zoning Law §121-40L:

§121-40L.

L. Exterior illumination and glare. No use shall produce glare so as to cause illumination beyond the boundaries of the property on which it is located in excess of 0.5 footcandle. All exterior lighting, including security lighting, in connection with all buildings, signs or other uses shall be shielded and directed downward and away from adjoining streets and properties. The Planning Board may require special efforts to reduce the impacts of exterior lighting, such as limiting hours of lighting, planting screening vegetation, or installing light shields to alleviate the impact of objectionable or offensive light and glare on neighboring residential properties and public thoroughfares.

Safety

Regardless of the illuminance levels, outdoor lighting will help to discourage criminal activity and provide pedestrians with a sense of security and safety. However, lighting all paths causes visual clutter, which translates to energy waste and unnecessary light pollution as well as high initial and operational lighting costs. Establish and confirm the needs of light in a specific outdoor circulation at night based on the activity. 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.

Maintenance

Group relamping and cleaning shall be scheduled regularly in order to maintain the targeted illuminance levels criteria and make the most efficient use of the luminaire and control equipment. If maintenance is poorly or rarely performed, actual illuminance value will drop and cause insufficient and unsafe conditions. Maintenance for LED luminaires is particularly problematic because although LED luminaires have a fairly long life, the lamp lumen depreciation values (LLD) at that rated life is 70% or perhaps even as low as 50% of the initial rating. The relamping or replacing time for the LED luminaire shall be calculated not at the rated life, but as the illuminance level gets lower than the target.

Lighting uniformity and Target Light Levels (Illuminance)

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. Refer to the IES Lighting Handbook 10th Edition Section 26 - Lighting for Exteriors and RP-8-00 - Roadway lighting.

DESIGN INTENT STATEMENT ON OUTDOOR LIGHTING

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

Energy Use

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

Light Pollution, Light Trespass, and Glare

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

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

Light Trespass is light emitted toward neighboring properties where it is not wanted. Sometimes this light enters bedroom windows, making it difficult for people to sleep, and sometimes it becomes a distracting or annoying patch of brightness seen from a distance.

Street lights that emit light near horizontal angles, and wallpacks (lensed wall fixtures that emit a lot of horizontal light, such as the fixture shown below) are the biggest culprits for Light Trespass, although pole-mounted parking lot or sportsfield lighting fixtures can cause problems also.

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

Glare is created when a light source is very bright relative to its background. It can be distracting or uncomfortable (called “Discomfort Glare”), or can interfere with a driver or

pedestrian’s ability to see clearly. The latter is called “Disability Glare” or “Veiling Glare” and is very dangerous.

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

LEED®

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

Lighting Zones and Responsible Outdoor Lighting

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

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

LZ2 — Low (Primarily residential zones, neighborhood business districts, light industrial areas with limited nighttime use and residential mixed-use areas).

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

The IESNA Luminaire Cutoff Classifications describe the light distribution of outdoor fixtures as Full Cutoff, Cutoff, Semi-Cutoff, and Non Cutoff. The “Full Cutoff” luminaire in the IES classification meet the LEED® requirement because no light is emitted at or above 90°.

The IESNA Luminaire Classification System (LCS)

- Full cutoff – The luminous intensity (in candelas) at or above an angle of 90° above nadir is zero, and the luminous intensity (in candelas) at or above a vertical angle of 80° above nadir does not numerically exceed 10% of the luminous flux (in lumens) of the lamp or

lamps in the luminaire.

- Cutoff – The luminous intensity (in candelas) at or above an angle of 90° above nadir does not numerically exceed 2.5% of the luminous flux (in lumens) of the lamp or lamps in the luminaire, and the luminous intensity (in candelas) at or above a vertical angle of 80° above nadir does not numerically exceed 10% of the luminous flux (in lumens) of the lamp or lamps in the luminaire.
- Semicutoff – The luminous intensity (in candelas) at or above an angle of 90° above nadir does not numerically exceed 5% of the luminous flux (in lumens) of the lamp or lamps in the luminaire, and the luminous intensity (in candelas) at or above a vertical angle of 80° above nadir does not numerically exceed 20% of the luminous flux (in lumens) of the lamp or lamps in the luminaire.
- Noncutoff – There is no candela limitation in the zone above maximum candela.

OTHER SUSTAINABILITY GOALS AND STANDARDS

Dark Skies

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

Controls to reduce energy usage

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

Sustainability (Green Principles, including toxicity and component materials)

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

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

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

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

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

Local manufacturing

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

Lighting Performance - Outdoor

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

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

Good lighting practice for outdoor nighttime visibility includes:

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

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

APPENDIX F: SOILS & GEOLOGY

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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 676±-acre 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 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 Site, north of US Route 44.

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

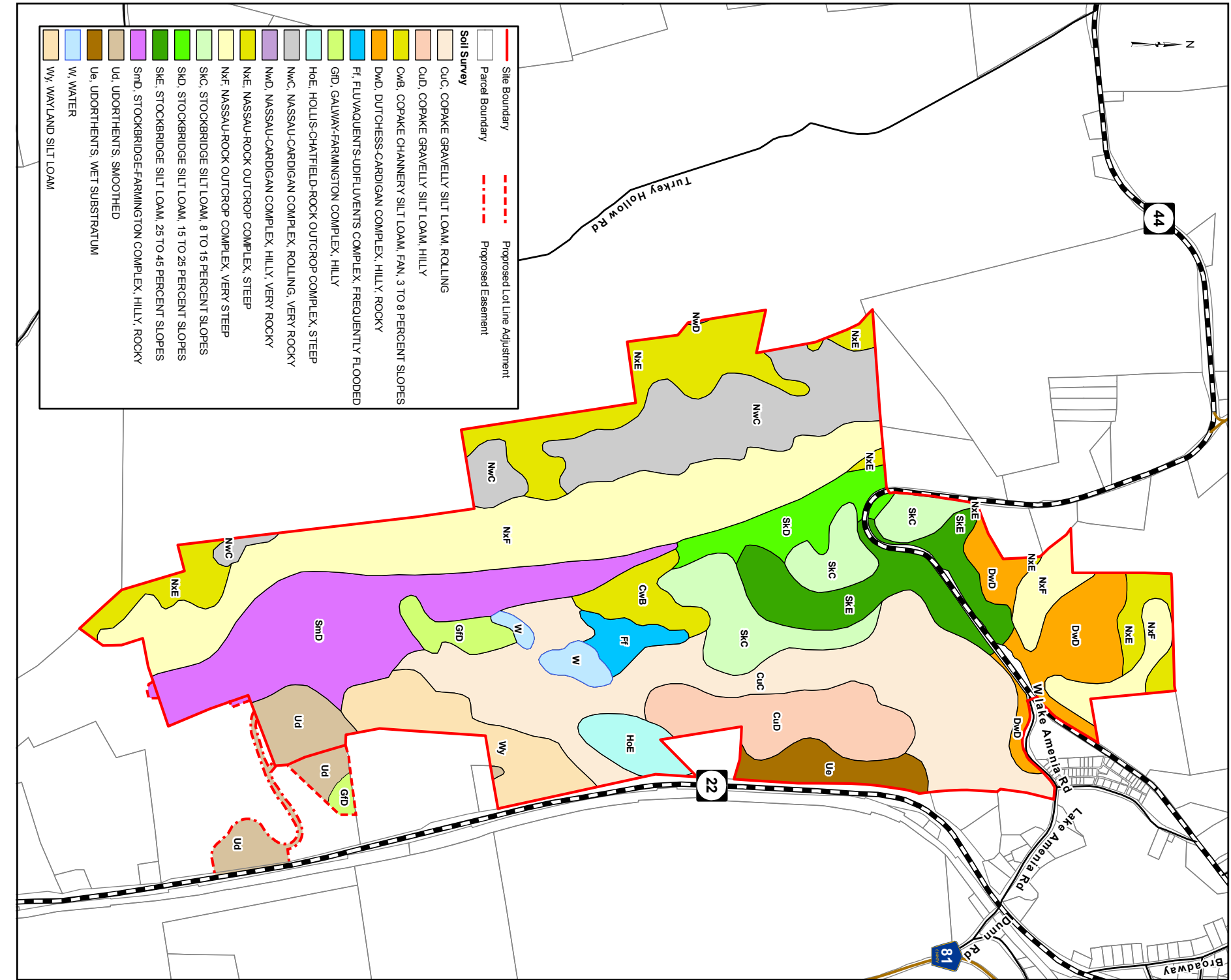
Statewide Importance 63±

Prime Farmland < 0.1±

Hydric 0.9±

Partially Hydric < 0.1±

SLOPE DISTURBANCE				
Slope Category	Existing Slopes (Acres)	Existing Slopes (% of Site)	Disturbance (Acres)	Disturbance (% of Site)
0-15%	281 +/-	42%	165 +/-	24%
15-30%	208 +/-	31%	90 +/-	13%
> 30%	187 +/-	27%	20 +/-	3%
Total	676 +/-	100%	275 +/-	40%



1 Soils Map, Not to Scale



APPENDIX G: SPECIAL HABITAT VALUE PLANT LISTS

APPENDIX G: SPECIAL HABITAT VALUE PLANT LISTS

Refer to the Habitat Management Plan in Section 3.6 for more information.

AQUATIC HABITAT – AQUATIC BENCH PLANTS, WETLAND SHELF AND EROSION CONTROL/RESTORATION GROUP FOR STORM WATER MANAGEMENT BASINS.

- Grasses
- Ernst Seeds “Retention Basin Wildlife Mix”

- Sedges
- Bearded Sedge (Carex comosa)
 - Fringed Sedge (Carex crinita)
 - Wool Grass (Scirpus cyperinus)

- Rushes
- Soft Rush (Juncus effusus)
 - Hardstem Bull Rush (Scirpus acutus)

- Forbes
- Sweet Flag (Acorus americanus)
 - Pickerelweed (Pontederia cordata)
 - Burreed (Sparganium americanum)
 - Arrow Arum (Peltandra virginica)

P0 – LITTORAL SHELF GROUP FOR EMERGENT AQUATIC HABITAT ENHANCEMENT MARGINS

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

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

- Rush
- Soft Rush (Juncus effusus)
 - Dark Green Bull Rush (Scirpus atrovirens)

- Forbes
- Broadleaf Cattail (Typha latifolia)

HR – FESCUE MIX FOR IN-PLAY BUFFERS AND HABITAT ENHANCEMENTS

- Sheep fescue (Festuca ovina)
- Red fescue (Festuca rubra)
- Fine-leaved fescue (Festuca trachyphylla, Festuca filiformis)
- Little bluestem (Schizachyriium scoparium)
- Tufted hairgrass (Deschampsia cespitosa)

NOTE: These grasses have been selected because of their compatibility with golf course use while also protecting water quality and wildlife habitat. Fescue grasses have short stature, drought tolerance, and low nutrient requirements. These fescues are native to Europe, but have been widely naturalized in North America since the 1700s. There are no native fescue species with which these could interbreed. Horticultural varieties of these species have been developed to enhance drought resistance, disease tolerance, and growth form. The specific varieties used in will be selected based on availability, drought resistance and disease tolerance. The little bluestem and tufted hairgrass are native species and will not have any allowable substitutions.

P1 – SHORELINE GROUP FOR AQUATIC HABITAT ENHANCEMENT MARGINS

- Grasses
- Rice Cut Grass (Leersia oryzoides)
 - Seed Mix – New England Wetland Plants “Wet Mix”

- Sedges
- Water Sedge (Carex aquatilis)
 - Awl Sedge (Carex stipata)

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

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

Shrubs

See P4 Shrubs for Shrub plants list in P1 – Use OBL or FAC/WET

P2 – SHORT GRASSES AND FORBS FOR IN-PLAY BUFFERS AND HABITAT ENHANCEMENTS

- Grasses
- Dropseed (Sporobolus asper)
 - Little Bluestem (Schizachyrium scoparium)
 - Poverty Grass (Danthonia spicata)

- Sideoats Gramma (Bouteloua curtipendula)
- Tufted Hairgrass (Deschampsia cespitosa)
- Purple Lovegrass (Eragrotis spectabilis)

- Forbs
- Common Evening Primrose (Oenothera biennis)
 - Columbine (Aquilegia canadensis)
 - Heath Aster (Aster ericoides)
 - New England Aster (Aster novae-angliae)
 - Canada Trick-trefoil (Desmodium canadense)

- Wild Lupine (Lupinus perennis)
- Wild Bergamot (Monarda fistcosa)
- Sundrops (Oenothera fruticosa)
- Beardtongue (Penstemon digitalis)
- Perennial Phlox (Phlox paniculata)
- Cut-leaf Coneflower (Rudbeckia laciniata)
- Blue Vervain (Verbena hastata)

P3 – TALL GRASSES AND FORBS

- Grasses
- Big bluestem (Andropogon gerardii)
 - Side-oats gramma (Bouteloua curtipendula)
 - Poverty grass (Danthonia spicata)
 - Hairgrass (Deschampsia cespitosa)
 - Wild rye (Elymus canadensis)
 - Purple love-grass (Eragrostis spectabilis)
 - Switch grass (Panicum virgatum)
 - Little bluestem (Schizachyrium scoparium)
 - Indian nut-grass (Sorghastrum nutans)
 - Cordgrass (Spartina pectinata)
 - Dropseed (Sporobolus asper)

- Forbes
- Common Evening Primrose (Oenothera biennis)
 - Columbine (Aquilegia canadensis)
 - Heath Aster (Aster ericoides)
 - New England Aster (Aster novae-angliae)
 - Canada Trick-trefoil (Desmodium canadense)
 - Wild Lupine (Lupinus perennis)

- Wild Bergamot (Monarda fistcosa)
- Sundrops (Oenothera fruticosa)
- Beardtongue (Penstemon digitalis)
- Perennial Phlox (Phlox paniculata)
- Cut-leaf Coneflower (Rudbeckia laciniata)
- Blue Vervain (Verbena hastata)

GT - SHRUBS AND TREES FOR OUT-OF-PLAY BUFFERS AND HABITAT ENHANCEMENTS

Shrubs (ObIWet) (use with P1 Plant Palette)

- Bog laurel (Kalmia polifolia)

Shrubs (FacWet) (Use with P1 Plant Palette)

- Red chokeberry (Aronia arbutifolia)
- Sweet pepperbush (Clethra alnifolia)
- Swamp dogwood (Cornus amomum)
- Gray dogwood (Cornus foemina/racemosa)
- Red twig dogwood (Cornus sericea)
- Inkberry (Ilex glabra)
- Winterberry (Ilex verticillata)
- Southern arrowwood (Viburnum dentatum)
- Nanny berry or wild raisin (Viburnum lentago or V. cassinoides)
- Highbush cranberry (Viburnum opulus var. americana or V. trilobum)
- Elderberry (Sambucus canadensis)
- Hardhack (Spiraea tomentosa)
- Lowbush blueberry (Vaccinium angustifolium)
- Highbush blueberry (Vaccinium corymbosum)

Trees (FacWet) (Use with P1 Plant Palette)

- Red maple (Acer rubrum)
- Silver maple (Acer saccharinum)
- River birch (Betula nigra)
- Atlantic white cedar (Chamaecyparis thyoides)
- Green ash (Fraxinus pennsylvanica)
- American larch (Larix laricina)
- Tupelo (Nyssa sylvatica)
- Swamp white oak (Quercus bicolor)
- Eastern white cedar (Thuja occidentalis)
- Black Willow (Salix negra)

Shrubs (FacUpland)

- Witch hazel (Hamamelis virginiana)
- Chokecherry (Prunus virginiana)
- Staghorn sumac (Rhus hirta/typhina)
- Maple-leaf viburnum (Viburnum acerifolium)
- Northern bayberry (Myrica Pennsylvanica)
- Spicebush (Lindera Benzoin)

Trees (FacUpland)

- Red maple (Acer rubrum)
- Eastern service berry (Amelanchier canadensis)
- Paper birch (Betula papyrifera)
- Shagbark Hickory (Carya ovata)
- Hornbeam (Carpinus caroliniana)
- Beech (Fagus grandifolia)
- Eastern red cedar (Juniperus virginiana)
- Hophornbeam (Ostrya virginiana)
- White spruce (Picea glauca)
- Red pine (Pinus resinosa)
- Eastern white pine (Pinus strobus)
- Bigtooth aspen (Populus grandidentata)
- Pin cherry (Prunus pennsylvanica)
- White oak (Quercus alba)
- Scarlet oak (Quercus coccinea)
- Red oak (Quercus rubra)
- Black oak (Quercus velutina)
- Sassafras (Sassafras albidum)

FLOOD PLAIN RESTORATION

Upperstory Trees

- Red Maple (Acer Rubrum)
- Sweet Birch (Betula Lenta)
- White Pine (Nyssa Sylvatica)
- Swamp White Oak (Quercus Bicolor)

Understory Trees

- Serviceberry (Amelanchier Canadensis)
- Alternate Leaved Dogwood (Cornus Alternifolia)
- Witch Hazel (Hamamelis Virginiana)
- Red Cedar (Juniper Virginiana)
- Chokecherry (Prunus Virginiana)

Shrubs and Ferns

- Sweet Pepperbrush (Clethra Alnifolia)
- Silky Dogwood (Cornus Amomum)
- Gray Dogwood (Cornus Racemosa)
- American Hazelnut (Corylus Americana)
- Winterberry (Ilex Verticillata)
- Spicebush (Lindera Benzoin)
- Royal Fern (Osmunda Regalis)
- Elderberry (Sambucus Canadensis)
- Meadowsweet (Spirea Latifolia)
- Cranberrybush Viburnum (Viburnum Trilobum)



APPENDIX H: LEED CERTIFICATION

APPENDIX H: LEED CERTIFICATION

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

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

LEED Scorecard

SUSTAINABLE SITES POSSIBLE: 26

- SSp1 Construction activity pollution prevention REQUIRED
- SSs1 Site selection 1
- SSs2 Development density and community connectivity 5
- SSs3 Brownfield redevelopment 1
- SSs4.1 Alternative transportation - public transportation access 6
- SSs4.2 Alternative transportation - bicycle storage and changing rooms 1
- SSs4.3 Alternative transportation - low-emitting and fuel-efficient vehicles 3
- SSs4.4 Alternative transportation - parking capacity 2
- SSs5.1 Site development - protect or restore habitat 1
- SSs5.2 Site development - maximize open space 1
- SSs6.1 Stormwater design - quantity control 1
- SSs6.2 Stormwater design - quality control 1
- SSs7.1 Heat island effect - nonroof 1
- SSs7.2 Heat island effect - roof 1
- SSs8 Light pollution reduction 1

WATER EFFICIENCY POSSIBLE: 10

- WEp1 Water use reduction REQUIRED
- WEc1 Water efficient landscaping 4
- WEc2 Innovative wastewater technologies 2
- WEc3 Water use reduction 4

ENERGY & ATMOSPHERE POSSIBLE: 35

- EAp1 Fundamental commissioning of building energy systems REQUIRED
- EAp2 Minimum energy performance REQUIRED
- EAp3 Fundamental refrigerant Mgmt REQUIRED
- EAc1 Optimize energy performance 19
- EAc2 On-site renewable energy 7
- EAc3 Enhanced commissioning 2
- EAc4 Enhanced refrigerant Mgmt 2
- EAc5 Measurement and verification 3
- EAc6 Green power 2

MATERIAL & RESOURCES POSSIBLE: 14

- MRp1 Storage and collection of recyclables REQUIRED
- MRc1.1 Building reuse - maintain existing walls, floors and roof 3
- MRc1.2 Building reuse - maintain interior nonstructural elements 1
- MRc2 Construction waste Mgmt 2
- MRc3 Materials reuse 2
- MRc4 Recycled content 2
- MRc5 Regional materials 2
- MRc6 Rapidly renewable materials 1
- MRc7 Certified wood 1

INDOOR ENVIRONMENTAL QUALITY POSSIBLE: 15

- EQp1 Minimum IAQ performance REQUIRED
- EQp2 Environmental Tobacco Smoke (ETS) control REQUIRED
- EQc1 Outdoor air delivery monitoring 1
- EQc2 Increased ventilation 1
- EQc3.1 Construction IAQ Mgmt plan - during construction 1
- EQc3.2 Construction IAQ Mgmt plan - before occupancy 1
- EQc4.1 Low-emitting materials - adhesives and sealants 1
- EQc4.2 Low-emitting materials - paints and coatings 1
- EQc4.3 Low-emitting materials - flooring systems 1
- EQc4.4 Low-emitting materials - composite wood and agrifiber products 1
- EQc5 Indoor chemical and pollutant source control 1
- EQc6.1 Controllability of systems - lighting 1
- EQc6.2 Controllability of systems - thermal comfort 1
- EQc7.1 Thermal comfort - design 1
- EQc7.2 Thermal comfort - verification 1
- EQc8.1 Daylight and views - daylight 1
- EQc8.2 Daylight and views - views 1

INNOVATION POSSIBLE: 6

- IDc1 Innovation in design 5
- IDc2 LEED Accredited Professional 1

REGIONAL PRIORITY POSSIBLE: 4

- RPc1 Regional priority 4

TOTAL 110

40-49 Points: CERTIFIED

50-59 Points: SILVER

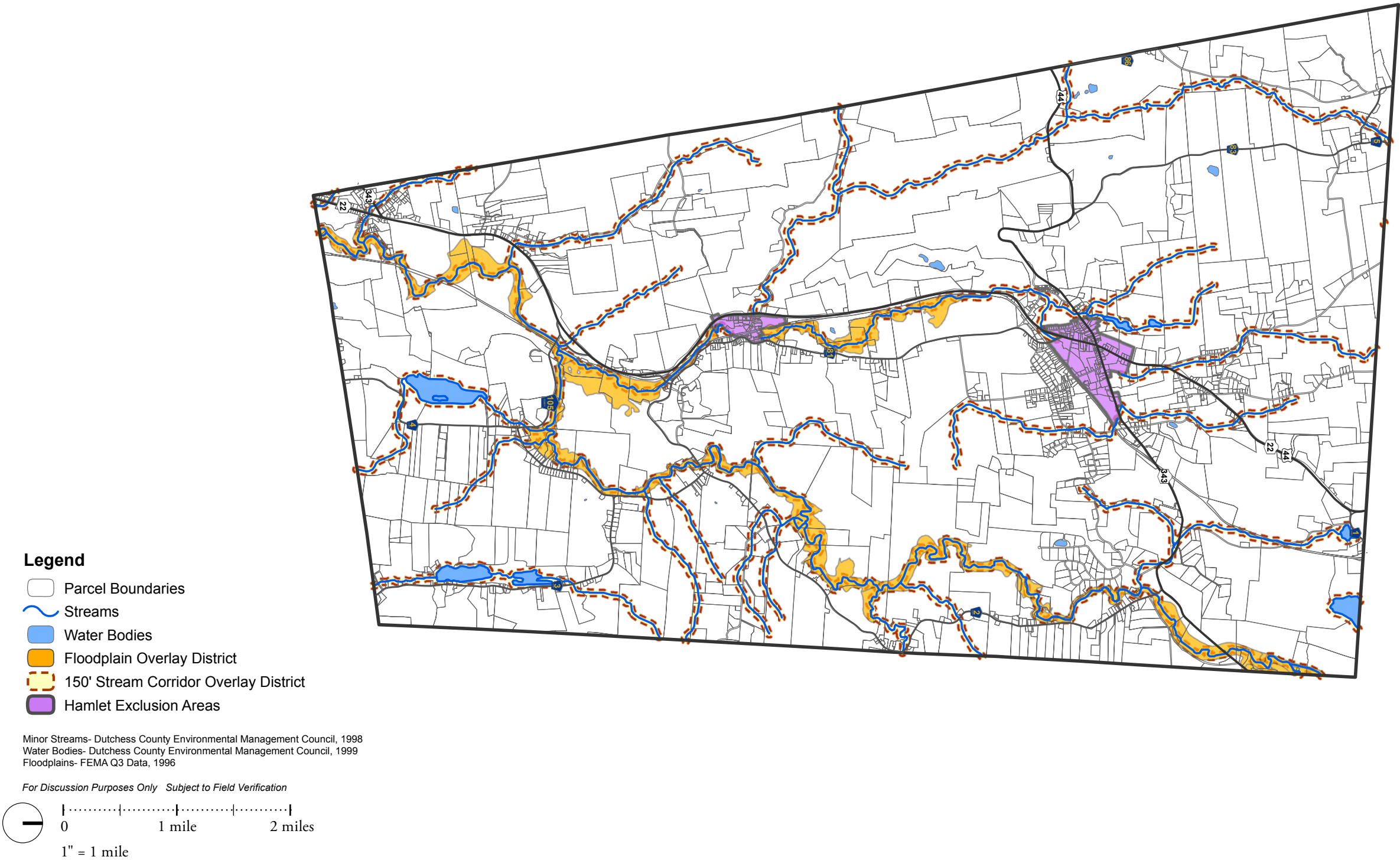
60-79 Points: GOLD

80+ Points: PLATINUM

APPENDIX I: TOWN OF AMENIA
HYDROLOGICAL OVERLAY
DISTRICT

APPENDIX I

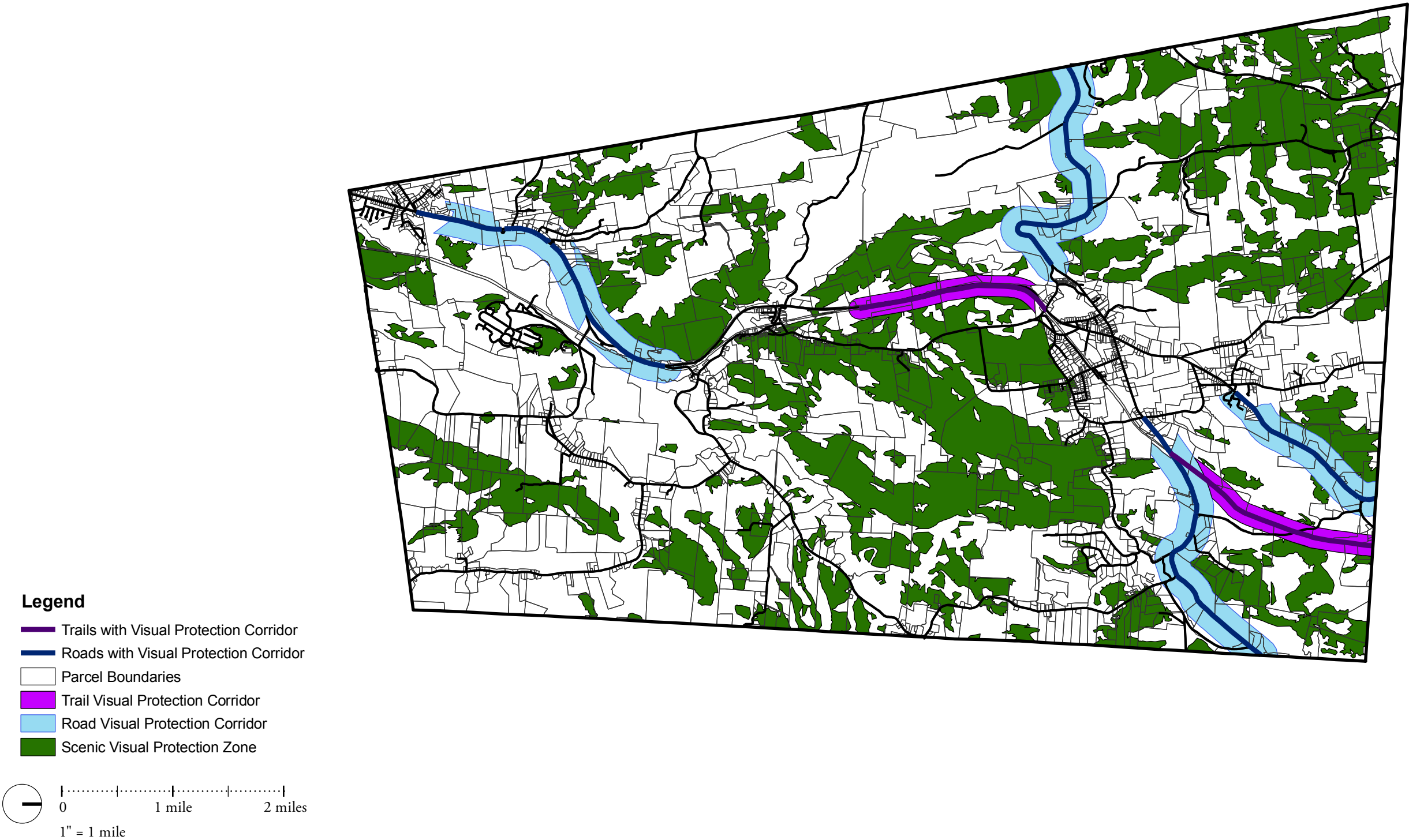
TOWN OF AMENIA HYDROLOGICAL OVERLAY DISTRICT



APPENDIX J: TOWN OF AMENIA SCENIC PROTECTION OVERLAY

APPENDIX J

TOWN OF AMENIA SCENIC PROTECTION OVERLAY



APPENDIX K: DESIGN
STANDARDS FOR ESTATE
HOMES

APPENDIX K: DESIGN STANDARDS FOR ESTATE HOMES

Silo Ridge Design Standards for Estate Homes

Town of Amenia Planning Board

PURPOSE:

The following design standards are to be used by the Town of Amenia Code Enforcement Officer (CEO) and the Town Engineer to determine if the proposed construction of each Estate Home in the Silo Ridge Resort Community will comply with that project’s Amended Master Development Plan (MDP) approval, Phase 1 Site Plan approval, and Subdivision approval (the “Community Approvals”). The design standards will also ensure compliance with the scope and purpose of the Town of Amenia Zoning Code (“Amenia Zoning Code”), specifically, to: (1) conserve the natural resources and rural character of the Town by encouraging home construction in appropriate locations and by limiting building in areas where it would adversely affect the Town’s predominantly rural pattern and scale of settlement; and (2) to avoid or minimize negative environmental impacts of development to the maximum extent practicable, especially in visually and environmentally sensitive areas such as Delavergne Hill and its view-shed, in aquifer recharge areas and on steep slopes, erodible soils, wetlands and their buffers and other designated open space resources. Many of the proposed estate homes will be built in the Town’s Scenic Protection Overlay District, on steep slopes, in aquifer areas and/or within the view shed from Delavergne Hill and other public view points.

The following design standards shall apply to all Estate Homes regardless of location and home size. Estate Homes are identified as lots E-1 to E-56 and as identified on the final, approved subdivision plat.

PROCEDURE:

Timing:

Upon receipt and review of an application for a building permit for construction of an Estate Home (“an Application”) the CEO, in consultation with the Town Engineer, shall determine if the following design standards have been satisfied. The CEO shall have thirty (30) days after submission of a complete Application to make a written determination, and failure of the CEO to do so shall be deemed a determination that the standards have been satisfied.

Determination:

An individual Estate Home application (including site plan) shall be reviewed and approved by the CEO prior to the issuance of a building permit. If any

of the design standards have not been met, the CEO may ask the applicant to revise their building plans to comply with these standards. In the event that the applicant does not agree with the CEO’s determination, the applicant has the right to apply to the Planning Board for independent minor site plan approval for the subject lot in addition to the Community Approvals.

Design Standards:

1. Provide application, application fee in the amount set in the Town of Amenia Fee Schedule and escrow deposit to cover the reasonable fees incurred by Town for review by the Town Engineer of the Application; the initial escrow deposit shall be \$1,000.00. Application materials shall be prepared by a New York State licensed professional engineer, architect, or landscape architect.

2. Provide the name and address of the applicant and any professional advisors, and the authorization of the owner of the subject lot if the applicant is not the owner.

3. For all applications, provide a “site plan” of the lot identifying it by corresponding lot number on the filed final subdivision plat of the site and showing the items listed below as well as boundaries and dimensions of the lot and identifying contiguous properties and any known easements or rights-of-way and roadways within 200 feet of the proposed structure.

(a) Show existing features of the subject lot lying within 200 feet of the proposed structure, including land and water areas, water or sewer systems, and the approximate location of all structures and uses on the lot, including means of ingress and egress and, parking.

(b) Provide existing topographic survey with contour interval of 1 foot or less and include rock outcroppings.

(c) Provide tree survey plan showing all trees greater than 8 inches DBH. The tree survey shall include species, DBH and tree condition. Dead standing trees 8 inches or greater DBH shall be included in the survey and identified as dead.

(d) Provide a plan showing the drip line of each tree within the limits of disturbance or adjacent to disturbance and that is to be preserved. The dripline is the greatest extent of branches. The drip line corresponds with roots that support the tree. Showing the dripline of trees does not apply to dead standing trees.

(e) Provide a steep slopes map delineating areas of slope 0-15%, 15-30%, and greater than 30%.

(f) Show the Allowable Disturbance Area (ADA) (also known as the “Building Envelope”), the “Transitional Area” (the area of the lot outside the ADA) and, if applicable, the “driveway envelope,” and “sewer envelope” approved and shown on drawings [Drawings To Be Determined], approved as part of the Community Approvals. All buildings and parking areas shall be located within the ADA. Driveway and utility layout shall be within the ADA, “driveway envelope” and/or “sewer envelope” as applicable.

Notwithstanding the foregoing:

- (1) no mechanized clearing and/or grading outside the approved ADA, “driveway envelope” and “sewer envelope” is permitted except in accordance with the Community Approvals; and
- (2) existing trees in the Transitional Area on the lot that are 8 inches DBH or less are permitted to be removed.

(g) Show the proposed location and arrangement of structures and uses on the lot, including means of ingress and egress and parking. Show proposed building set back lines in accordance with approved MDP Bulk Design Standards. Provide bulk data table showing the total impervious surface area on the lot, and conformance with the approved MDP Bulk Design Standards, including Maximum Lot Coverage . The approved MDP Bulk Design Standards is attached hereto.

(h) Provide a sketch of any proposed structures (including signs) on the lot showing exterior dimensions and elevations of front, side, and rear views; and copies of available blueprints, plans, or drawings. Provide proof that the construction of the home (including building elevations) has been approved in writing by the Silo Ridge Design Review Committee (DRC). All homes shall be in compliance with the architectural standards in the approved Amended MDP, including:

- (1) All homes shall include a minimum 2 car garage and 2 additional parking spaces in the driveway.
- (2) Building height, as defined in Amenia Zoning Code, for all structures shall not exceed 35’.
- (3) Exterior building color choices and materials shall be in conformance with the approved Amended MDP color palettes.
- (4) Roof forms are to be gable, clipped gable, gambrel, or hipped forms. Shed roofs (flat roofs sloping in one direction, and also known as “lean-to roofs”) are acceptable when used as a secondary element in the overall roof composition. Flat sod roofs may also be used.
- (5) Primary roofs shall be peaked roofs with a slope of at least 6:12, hipped

roofs with a slope of at least 4:12, or flat roofs with minimal pitch as required to accommodate run-off of water) extending beyond the exterior wall of the building, establishing clean horizontal lines as part of an overall building massing composition, and acting as a continuous projection or eave. Secondary roofs (secondary massings, garages, etc.), porches, and dormers shall have a slope of at least 3:12.

(6) Acceptable dormer forms are gable, hip or shed. Dormers shall have a minimum slope of 3:12.

(7) Windows shall be vertically proportioned and balanced on facades, with width to height ratios ranging from 1:1 to 3:5. Horizontal windows may be used just below roof eaves and/or dormers (“eyebrow” windows).

(8) Window glass areas shall be recessed. Projecting roof overhangs, balconies, or porches may be utilized to minimize visibility of, and reflections from, glass when viewed from off-site.

(9) Window types shall consist of vertical, casement, fixed picture, and/or double hung configurations, or may be part of a larger window wall system. Window forms shall utilize square or vertical shapes. Circular, oval, or shallow arched shapes shall be utilized only for accent windows. Divided lite windows shall utilize true or in-glass simulated divided lites. Butt-joint glass windows shall not be used. Window frames must project beyond recessed glass surfaces.

(10) Large window surfaces shall be subdivided with structural members or integral muntins. Glass block visible from internal roads or the golf course is prohibited.

(11) Doors may be single or double units, bi-fold, recessed, paneled, overhead, or part of a larger door wall system. Wood doors may be carved and/or have a rough-sawn appearance. All door glazing must utilize true divided lites, except for bi-fold doors, pocket doors, overhead doors, or door wall systems.

(12) Garage doors shall be single bay. Garage doors shall be wood, and handcrafted in appearance.

(13) Wood window frames with exterior treatment in matching fiberglass or metal (for durability) is acceptable. Unfinished aluminum or shiny metal is not permitted. Doors, windows and frames may be painted or stained.

(14) All glazing shall meet or exceed energy codes. Glass may be coated or tinted to control solar heat gain, but a reflective, mirrored appearance is

not permitted.

(15) Provide a proposed exterior lighting and photometric plan in conformance with the lighting standards in the approved Amended MDP. All exterior lighting, including security lighting, in connection with all buildings, signs or other uses shall be shielded and directed downward and away from adjoining streets and properties.

(i) Provide a utility plan showing the location of all existing and proposed utility lines on the lot and all existing and proposed utility easement locations on the lot. To minimize clearing and disturbance to steep slopes, all utility lines shall be installed under driveways or immediately adjacent to driveways. Driveway and utilities shall be included in the ADA or a separate “driveway envelope” (if applicable) or a separate “sewer envelope” (if applicable).

(j) Provide a proposed grading plan. The grading plan is to be prepared by a professional engineer licensed in the State of New York. Use the steep slopes map to locate the house and driveway on the flattest part of the ADA and driveway envelope to minimize disturbance of steep slopes and forested areas.

(k) Provide a proposed stormwater management plan (SMP) including erosion and sediment control in accordance with the approved Stormwater Pollution Prevention Plan for the Silo Ridge Resort Community (SWPPP); the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-10-001 as amended; the New York State Stormwater Management Design Manual (SMDM), August 2010, as amended, and the New York Standards and Specifications for Erosion and Sediment Control, as amended. The SMP shall detail how stormwater will be managed on each lot during and after construction of each Estate home. The SMP shall include the following:

(1) Impervious area for each lot will be limited to the square footage permitted under the MDP Bulk Design Standards.

(2) Stormwater management design is to be prepared by a professional engineer, licensed in the State of New York.

(3) Individual lot SMPs must include a long-term operation and maintenance plan (O&M Plan) for the implementation by the property owner of the Green Infrastructure practice(s) on the lot. The deed shall contain a covenant requiring the lot owner to implement the approved O&M Plan.

(4) All erosion and sediment control measures shall be installed prior to beginning any land disturbance on the lot. Such measures shall not

be removed until the disturbed land areas not improved with the home, driveway, and any accessory structures are permanently restored in accordance with the Community Approvals and applicable law.

(5) No Certificate of Occupancy will be granted until all erosion and sediment control and stormwater management measures have been satisfactorily completed to the Town Engineer’s reasonable satisfaction.

(6) In addition, the application shall include at least one (1) Green Infrastructure practice as described below to provide stormwater water quality treatment for each individual home. Each practice shall be designed using the New York State Stormwater Management Design Manual (SMDM), August 2010, Chapter 5, Table 5.7 or as amended to the extent practical. The Green Infrastructure practices are as follows:

(a) Green Roof – Provide a minimum water quality volume (WQv) treatment equivalent to 2.58% of the impervious area on the lot.

(b) Stormwater Planters – Provide a minimum water quality (WQv) treatment equivalent to 2.58% of the impervious area on the lot.

(c) Rain Tanks/Cisterns – Provide a minimum water quality (WQv) treatment equivalent to 2.58% of the impervious area on the lot.

(d) Porous Pavement – Provide a minimum of 5.16% of the area that would otherwise be impervious as porous pavement.

(l) Provide engineering details on retaining walls, if proposed, including top and bottom wall elevations, material, color. Maximum permitted retaining wall height shall not exceed 8 feet in accordance with the approved Amended MDP.

(m) Provide a proposed landscaping plan, which shall comply with the following:

(1) Both native and non-native plants shall 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 is attached.

(2) One (1) shade tree shall be planted per 1,000 square feet of the home floor area proposed to be developed on the lot, except that for every one (1) existing shade tree 8 inches DBH or greater within the ADA preserved by the lot owner, one (1) less new shade tree shall be required. Not less than one (1) of the required new shade trees shall be planted in the front

yard, and not less than one (1) in the rear yard, except where the existing condition on the lot outside the ADA precludes viable shade tree plantings.

(3) Minimum of 30% of the disturbed land areas not improved with the home, driveway, and any accessory structures shall be planted with shrubs and herbaceous plant materials.

(4) Native evergreen trees in the side yard shall be planted in natural, informal layouts and shall not block golf views from adjacent lots

(5) Wherever possible, open up views by selective cutting of small trees and pruning lower branches of large trees, rather than by clearing large areas or removing mature trees.

(n) For lots that abut natural areas at the toe of the forested slope, show the boundaries of the conservation easement demarcated as per the Community Approvals on the site plan. Only demarcation markers approved under the Community Approvals shall be used.

(o) Provide driveway profile showing existing and proposed grades. Driveway grade shall not exceed 15% grade. If the driveway does not slope down and away from the road for 20 feet a trench drain or approved equal shall be provided at the bottom of the driveway. Provide proposed engineering details on the trench drain and how it will be tied into the drainage system for the road.

(p) Preserve stone walls and hedgerows in the Transitional Area. These traditional landscape features define outdoor areas in a natural way and create corridors useful for wildlife.

(q) As shown on Amended MDP plans, when building on slopes, take advantage of the topography by building multi-level structures with more than one level (e.g. walk-out basements, garages under buildings), rather than grading the entire site flat. This standard does not apply to single-story houses. Wherever possible, use the flattest portions of the site for driveway, homes and parking areas.

4. Notwithstanding any provisions of these Design Standards, if modifications to the ADA boundaries are proposed for a lot in the Scenic Protection Overlay District (SPO District), the applicant shall be required to apply for site plan

approval in accordance with Amenia Zoning Code § 121-14.1.E.

5. The CEO and the Town Engineer may request a site visit to better understand how the proposed home will comply with these standards.

6. Cutting and removal of trees outside the approved ADA shall comply with Section 3(f)(2), above. All cutting and removal must be conducted in the winter months (November 1 to March 1) only to afford protections to wildlife species and their possible habitat (including endangered Indiana Bats and Northern Long-Eared Bats) unless otherwise specified by USFWS (US Fish & Wildlife Service), and except in bona-fide emergencies, and as necessary to remove damaged or dead trees that threaten the health, safety and welfare of the lot owner and/or the public.

7. Applicants will be encouraged to provide “wildlife excluders” along the bottom of a pool fence.

8. There shall be no expansion into or use of the areas beyond the demarcation markers for the conservation easement area for any structures, play sets, gardens, shed, wood piles, vehicles etc. and these areas shall not be used for the disposal of yard or other waste.

9. No firewood or trees can be removed from the conservation easement area and deadfall shall be left in situ, except in bona-fide emergencies, and as necessary to remove damaged or dead trees that threaten the health, safety and welfare of the lot owner and/or the public, in which event such removal shall be performed by the owner of the conservation easement area and not by any homeowner.

10. If blasting will be necessary, provide a blasting plan that conforms with all local, state and federal laws detailing how blasting operations will be conducted and how workers and nearby property will be protected during blasting operations including the preparation of a pre-blast survey and post-blast survey of surrounding property within the required radius.

11. If lots will share a common driveway, provide signed copies of all Driveway Maintenance and Reciprocal Easement Agreements for the affected lots.

12. These standards shall also apply to the construction of any accessory structures or uses on the lot after the Certificate of Occupancy has been issued for the home.

13. The applicant shall comply with all applicable provisions of the Amenia Zoning Code and any other federal, State and local laws.

14. The CEO and the Town Engineer shall not approve the application unless it meets the standards set forth above or the applicant has received from the Planning Board individual site plan approval for the subject lot, and any waivers which may be required under the Amenia Zoning Code and/or Amenia Subdivision Regulations, as the case may be.

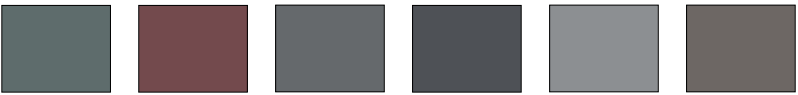
15. The HOA documents shall expressly provide that all Estate Home lots are subject to these Design Standards.

ESTATE HOMES
Neighborhood Color & Material Palette

ESTATE HOMES COLOR PALETTE

Estate Homes will be faced in stained wood or shingles. Painted wood is only allowed at trim.

TRIM COLORS



STAINED SHINGLE AND SIDING COLORS (SEE ALSO MATERIALS PALETTE)



Typical Browns

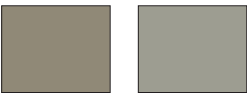
Typical
Reddish-
Browns

Typical
Taupe

Typical
Cedar

Typical
Beige

Typical Light Beige



Typical Grey / Weathered

ESTATE HOMES
Neighborhood Color & Material Palette

MATERIALS - WALLS



MATERIALS - ROOFS





