

## **1.0 EXECUTIVE SUMMARY**

### **I. Introduction**

This Final Environmental Impact Statement (FEIS) has been prepared in compliance with Article 8 of the NYS Environmental Conservation Law, the State Environmental Quality Review (SEQR) Act, and its implementing regulations at 6 NYCRR Part 617. It has been prepared at the request of the Town of Amenia Planning Board, acting as Lead Agency for the environmental review of the project. The project involves the development and operation of the Silo Ridge Resort Community, a traditional neighborhood residential and hotel golf resort development located in the Town of Amenia by the Applicant, the Higher Ground Country Club, LLC. This FEIS, along with the DEIS previously reviewed, will form the basis for the Lead Agency Findings.

### **II. Coordination under SEQRA**

In accordance with the New York State Environmental Quality Review Act (6 NYCRR Part 617), the following elements of the SEQR process have been undertaken:

- The Town of Amenia Planning Board, (hereafter, 'Planning Board') was designated as Lead Agency for this action on September 1, 2005.
- Based upon the Criteria for Determining Significance in 6 NYCRR 617.7(c), the Planning Board issued a Positive Declaration on September 15, 2005 and determined that a Draft Environmental Impact Statement (DEIS) was required. Copies of the Environmental Assessment Form (EAF) were circulated to all involved agencies.
- A public scoping session was held on October 6, 2005, at which time the public was given the opportunity to comment on the proposed contents of the Draft EIS (DEIS). A Final Scoping Document was adopted by the Planning Board on November 17, 2005 (see Appendix 9.1 of the DEIS) that outlined the potential significant impacts to be analyzed in the DEIS. Upon adoption of the Final Scope, the Applicant embarked on the preparation of the DEIS and commissioned the following plans, reports, and studies, including, but not limited to: Engineering Plan Set, Preliminary Stormwater Pollution Prevention Plan, Cultural Resources Survey, Visual Analysis, Traffic Impact Study, Wetland Delineation Report, Habitat Assessment Report, Wastewater Report, Water Report, and a Fiscal Impact Analysis.

- In a resolution dated June 7, 2007, the Planning Board amended Sections 3.3, “Vegetation,” and 3.4, “Wildlife,” of the Final Scoping Document, whereby the requirement for a “biodiversity assessment according to *Hudsonia* guidelines” was changed to a “biodiversity assessment according to the guidelines established by the Planning Board’s consultant, Dr. Michael Klemens, Ph.D.”
- The Planning Board formally accepted a DEIS for circulation on October 4, 2007. The DEIS and Notice of Completion were duly circulated to all involved and interested agencies. In accordance with Section 617.9(b)(7) of the SEQRA regulations, this FEIS incorporates by reference the DEIS dated October 4, 2007 and all supporting appendices.
- A public hearing allowing for public comment on the DEIS was held by the Planning Board on November 17, 2007 at the Silo Ridge Golf Club. At the November 17<sup>th</sup> Public Hearing the Planning Board announced that the public hearing would be held open until a Master Development Plan (MDP) for SEQRA purposes pursuant to Section 121–18, Resort Development Overlay District (RDO) of the Town of Amenia Zoning Code was prepared by the Applicant to be made available for public review and circulated to all involved and interested agencies.
- The Planning Board accepted a Preliminary MDP for SEQRA purposes, including a narrative and a plan set, for public review on February 7, 2008. The Preliminary MDP was circulated to all interested and involved agencies on February 13, 2008 and made available for public review for the duration of the DEIS public comment period.
- The public hearing was reconvened on March 5, 2008 at the Silo Ridge Golf Club for public comment on the DEIS and closed that evening. The public comment period remained open until March 25, 2008. Copies of the transcripts from the two public hearings and written comments received on the DEIS are provided in this FEIS as Appendices A, B, and C, respectively.
- On April 3, 2008, the Applicant submitted an MDP to the Planning Board in furtherance of the application for Special Use Permit, which is required under the RDO Zoning for the proposed project. This MDP included revisions that responded to many of the comments and suggestions made by the public during the DEIS review period, as well as by the Planning Board and its consultants. The April 3, 2008 MDP submission consisted of a letter in support of the Special Use Permit application, a narrative describing the MDP, a document entitled “Silo Ridge Resort Community Architectural and Landscape Character” prepared by Robert A.M. Stern Architects, LLP, and

the full MDP plan set consisting of 48 sheets. This submission is included for reference in this FEIS as Appendix M.

In response to verbal comments received at the public hearing, written comments received during the public comment period, comments received from the Planning Board at planning board meetings and workshops and to further advance and enhance the specifics of the development proposal, the Applicant has made a number of changes and refinements to the project. These actions have been incorporated into the Preferred Alternative (Traditional Neighborhood Alternative) through the Master Development Plan (April 3, 2008 MDP), which is provided in this FEIS as Appendix M. Additional changes and refinements to the project made subsequent to April 3, 2008 are included in the FEIS in Sketch form and will be incorporated into the MDP during the Special Permit process.

### **III. Evolution of Preferred Alternative**

The Silo Ridge Resort Community project has been before the Town since May, 2003. In June, 2005, the Applicant submitted a revised proposal with proposed text amendments to the Town of Amenia Zoning Code<sup>1</sup> and a revised site layout, which was more sensitive to the character of the landscape than the first concept plan. This revised site plan positioned buildings and units along existing landforms and vegetation, thereby maximizing the use of the existing landscape and topography as a visual buffer and reducing impacts to viewshed corridors. This June 2005 plan became the basis for the “Proposed Action” as defined in the Silo Ridge DEIS submitted to the Town.

In addition to the foregoing plans, reports and studies, the Final Scoping Document also required the Applicant to consider alternatives to the Proposed Action, including a “Traditional Neighborhood Alternative,” which were described in detail in the Scoping Document. As a result, the DEIS reviewed six alternatives:

- The “Proposed Action” alternative was a luxury golf-oriented resort described in DEIS Section 2.0 and evaluated in DEIS Section 3.0;
- The No-Build Alternative, evaluated in DEIS Section 5.1;
- The Traditional Neighborhood Alternative Development Program, which was described in DEIS Section 5.2. This is the basis of the Applicant’s preferred alternative and subsequent MDP, as described in greater detail below.
- The Reduced Scale Alternative, evaluated in DEIS Section 5.3;

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<sup>1</sup> It should be noted that the Applicant's proposed text amendment to the Zoning Law is no longer necessary because the Town adopted a new Zoning Law and Comprehensive Plan on July 19, 2007. See Section 3.8 of the DEIS.

- The Conforming Zoning Alternative, evaluated in DEIS Section 5.4; and
- The Alternative Energy Alternative, evaluated in DEIS Section 5.5.

As stated in DEIS Section 2.0, through the course of the DEIS process, and discussions with the Town Planning Board and its consultants, the “Traditional Neighborhood Alternative” became the Applicant’s preferred alternative. Based upon the full environmental analysis undertaken and presented in the DEIS, Section 5.2, the Traditional Neighborhood Alternative had fewer environmental impacts and more benefits than the Proposed Action, fulfilled the intention of the “Traditional Neighborhood Alternative” as outlined in the Final Scope, and offered a superior design to the Proposed Action. This Plan is also more aligned with The Town of Amenia’s Comprehensive Plan and Zoning Law and specifically the Resort District Overlay requirements of Section 121–18.

A Preliminary MDP for SEQRA purposes was submitted to the Planning Board and Involved and Interested Agencies and was made available for public review on February 13, 2008. Subsequently, on April 3, 2008, the Applicant submitted a Special Permit Application to the Planning Board, which included the Master Development Plan (MDP). The MDP was a further refinement of the Traditional Neighborhood Alternative evaluated in the DEIS Section 5.2, and was submitted to the Planning Board in order to initiate preliminary discussions on the Special Permit review process as well as to demonstrate how the MDP would address a number of the concerns identified during the DEIS public comment period. Some of the changes include clarifying the amount of retail square footage and reducing the number of residential units by 21. The April MDP is described in more detail below. The MDP is annexed hereto for reference purposes only and will be subject to a separate review and public hearing pursuant to the pending Special Permit Application before the Planning Board in accordance with Section 121-18.C(2)(b) and 121-62 of the Town of Amenia Zoning Code. Pursuant to 6 NYCRR 617.11, no final action can be taken by the Planning Board on the Special Permit Application until such time as a SEQRA Findings Statement is adopted by the Planning Board. However, it is noted that this FEIS is based on the program elements and plans contained in the MDP, which is now defined as the “project.” As listed below in Executive Summary Section IV, the MDP information is included as an Appendix to the FEIS.

#### **IV. Organization of FEIS**

This FEIS responds to substantive public comments regarding the DEIS for the proposed Silo Ridge Resort Community project, including oral and written comments submitted to the Planning Board during the public comment period. This FEIS incorporates, by reference, the DEIS previously accepted as complete for



public comment and review by the Town of Amenia Planning Board on October 4, 2007.

The FEIS includes this Executive Summary, which provides an overview of the project and highlights the mitigation measures developed in both the DEIS and the FEIS to avoid, minimize and mitigate impacts of the project. Section 2.0 of the FEIS is an Errata section that identifies changes made to the DEIS by inclusion of notes in the FEIS. Section 3.0 of the FEIS provides a listing and documentation of the comments received and provides responses to comments in the same organizational structure as the DEIS. It is noted that general comments or opinions in support of or in opposition to the project are included in this FEIS, but generally, no response is made to such comments.

There are a number of places in the FEIS that include a statement of the Applicant's opinion or belief regarding the extent of the environmental impacts created by the action and the adequacy of the proposed mitigation measures. These statements have been included for the purpose of creating a full record.

The Planning Board's decision to include these statements does not constitute, express or implied, the Planning Board's endorsement or agreement with the opinions and beliefs the Applicant has expressed. As part of its Findings Statement, the Planning Board will:

- Consider the relevant environmental impacts, facts and conclusions contained in the FEIS;
- Weigh and balance the relevant impacts with social, economic and other considerations;
- Provide a rationale for the Planning Board's decision;
- Identify the alternative that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
- Make an independent determination regarding the mitigation measures that are imposed as conditions to the Findings Statement to minimize the adverse environmental impacts of the action to the maximum extent practicable.

Similarly, the Planning Board's decision to include these statements of the Applicant's opinions and belief does not bind any involved agency in the preparation of its separate Findings Statements.

A number of Appendices are attached to the FEIS as identified below. These include copies of the public hearing transcripts and the written comments. Additionally, a number of reports and documents were prepared in order to respond to comments and support the responses found in this FEIS. The following is a list of appendices found in this FEIS.

**Table ES-1, “List and Description of FEIS Appendices”**

<b>Appendix ID</b>	<b>Appendix Title</b>	<b>Brief Description</b>
Appendix A	Public Hearing Transcript	From November 17, 2007 Public Hearing
Appendix B	Public Hearing Transcript	From March 5, 2008 Public Hearing
Appendix C	Written Comments	Written comments received on the DEIS
Appendix D	Marketing Study	“Residential Market and Pricing Review for the Proposed Mixed Use Residential Golf Course Development,” prepared by The Weitzman Group dated March 12, 2008
Appendix E	Correspondence	Contains correspondence to and from the US Army Corps of Engineers (ACOE), the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), Dutchess County Department of Public Works, New York State Department of Transportation, and the Applicant.
Appendix F	Habitat Management Plan/Buffer Management Plan	Describes the habitat management and buffer management plans for the golf and non-golf course development portions of the MDP project using text and plans. This document was prepared by The Chazen Companies with input by Audubon International. It will be incorporated into the Audubon International Natural Resource Management Plan (NRMP) as part of the submittal of documents for the MDP and site plan review.
Appendix G	Visual Assessment and Simulations	Based on the MDP, provides a viewshed visibility map, a methodology statement for the viewshed visibility map, photosimulations and narrative for eight locations associated with the MDP project and a methodology statement for the photosimulations. Narratives and photosimulations are also included for the building height waivers. The Appendix was

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<b>Appendix ID</b>	<b>Appendix Title</b>	<b>Brief Description</b>
		prepared jointly between The Chazen Companies for the viewshed visibility map and Virtual Sciences for the remainder of the Appendix.
Appendix H	Fiscal Impact Analysis	This Appendix provides a recalculated Fiscal Impact Analysis based on the MDP, updated fiscal information from the Town of Amenia and others, and in response to comments on the FEIS.
Appendix I	Revised Ecological Reports (DEIS Appendix 9.7)	This Appendix provides modifications to DEIS Appendix 9.7 in response to comments provided during the DEIS comment period, specifically those comments provided by Dr. Klemens.
Appendix J	Water Budget	This Appendix provides an analysis of the potential change in water budget to wetland and stream complexes, including the New York State Department of Environmental Conservation (NYSDEC) wetland along Route 22, down gradient from the project site as a result of proposed storm water, wastewater and water supply activities.
Appendix K	Parking Study	This Appendix includes a parking study of the downtown Amenia area prepared by the Applicant.
Appendix L	Soil Pesticide Assessment	This Appendix provides the results of soil testing that was conducted on the project site.
Appendix M	Master Development Plan (MDP)	The MDP dated April 3, 2008, including a letter to the Planning Board, a narrative describing the program and modifications, a set of plans, and a bound booklet called “Silo Ridge Resort Community Architectural and Landscape Character” prepared by Robert A. M. Sterns Architects, LLP. At the request of the Planning Board, this Appendix also includes correspondence about the MDP that took place since the April 3 <sup>rd</sup> submittal.

## **V. Description of the Proposed MDP Project**

### **V.1 General Description**

The 670 +/- acre project site is located west of NYS Route 22 in the Town of Amenia in eastern Dutchess County, NY, approximately 25 miles east of Poughkeepsie, NY and five miles west of Sharon, CT. The site is approximately ½-mile southeast of the hamlet of Amenia and two miles north of the hamlet of Wassaic. It is accessible via US Route 44 from the east and west, and NYSD 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 existing Silo Ridge Country Club, an 18-hole public golf course and clubhouse with associated amenities including a clubhouse with banquet facilities. The DEIS Section 2.1.2, "Existing Site Constraints" provides additional descriptions about the existing conditions on the site.

In concept, the project is organized in the manner of a traditional town, with a hotel and other resort functions, including a spa, a banquet hall, and a small street of shops, set on a village green. This alternative represents a more compact development that emphasizes walk-ability, and, in the Applicant's opinion, is sensitive to the visual character of the site. The neighborhoods and roads respond to the rolling topography and capture views across the golf courses and down the long valley. Pockets of density are proposed, which preserve open green space. The architectural expression of the resort buildings recalls the Hudson Valley hotels of the early twentieth century, while the residential buildings reflect the character of Dutchess County's nineteenth-century towns and farmsteads.

The project program is defined as including a 300-unit condominium hotel and a total of 338 residential units, including single-family homes, golf villas, vineyard cottages, flats and townhomes as described in Table ES-2 below and in more detail on the MDP sheets SP2 and SP4. The existing Silo Ridge golf course is proposed to be renovated under the direction of Els Design and is working with Audubon International for the environmental management of the golf course. The existing golf clubhouse will be demolished and rebuilt in approximately the same location. The project also includes a 'winery' themed restaurant and Artisan's Park overlook, north of the hairpin turn on Route 44. This is intended to serve as a tourist destination and an opportunity for the public to enjoy views from DeLavernne Hill.

The MDP project would be built and heavily marketed as a second-home, resort style community, where the vast majority of residential unit owners are expected to be part-time residents who occupy their homes on weekends or short vacation stays. The project concentrates approximately 64% of the proposed residential units (216

units) and all 300 hotel units within a ¼-mile radius or “resort core area.” The Applicant’s purpose in creating this core area was to create a pedestrian-friendly environment in order to facilitate and encourage comfortable pedestrian travel between the various resort components and amenities. In addition to the residential units and hotel, this ¼-mile area also includes the spa, dining facilities, retail uses, below-ground parking, the golf clubhouse and pro-shop, and banquet/conference facilities. The project also incorporates mixed-use buildings with small-scale ground-floor retail uses and residential uses on the upper floors, and emphasizes the use of public spaces such as greens and courtyards to unify the development and foster interaction among people. These elements of the MDP project design are intended by the Applicant to create a sense of place and vitality, which are key attributes of a traditional neighborhood concept.

The MDP layout also proposes a system of sidewalks and golf cart paths throughout the site to connect all major components of the development. The walks and paths will be separated from the street by planting strips and planting areas, as specified in the Final Scoping Document, and will follow the street alignment in some places and deviate from the street alignment in other locations to adjust to natural vegetation and topography. Street trees will be provided to create shade and add visual interest to the landscape. The retail uses and restaurants will provide for onsite entertainment and convenience. Figure ES-1 illustrates the layout of the MDP project and Figure ES-1a provides a Key Plan to building types proposed for the project.

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DRAWING BY:  
ROBERT A.M. STERN ARCHITECTS, LLP

THE  
*Chazen*  
COMPANIES

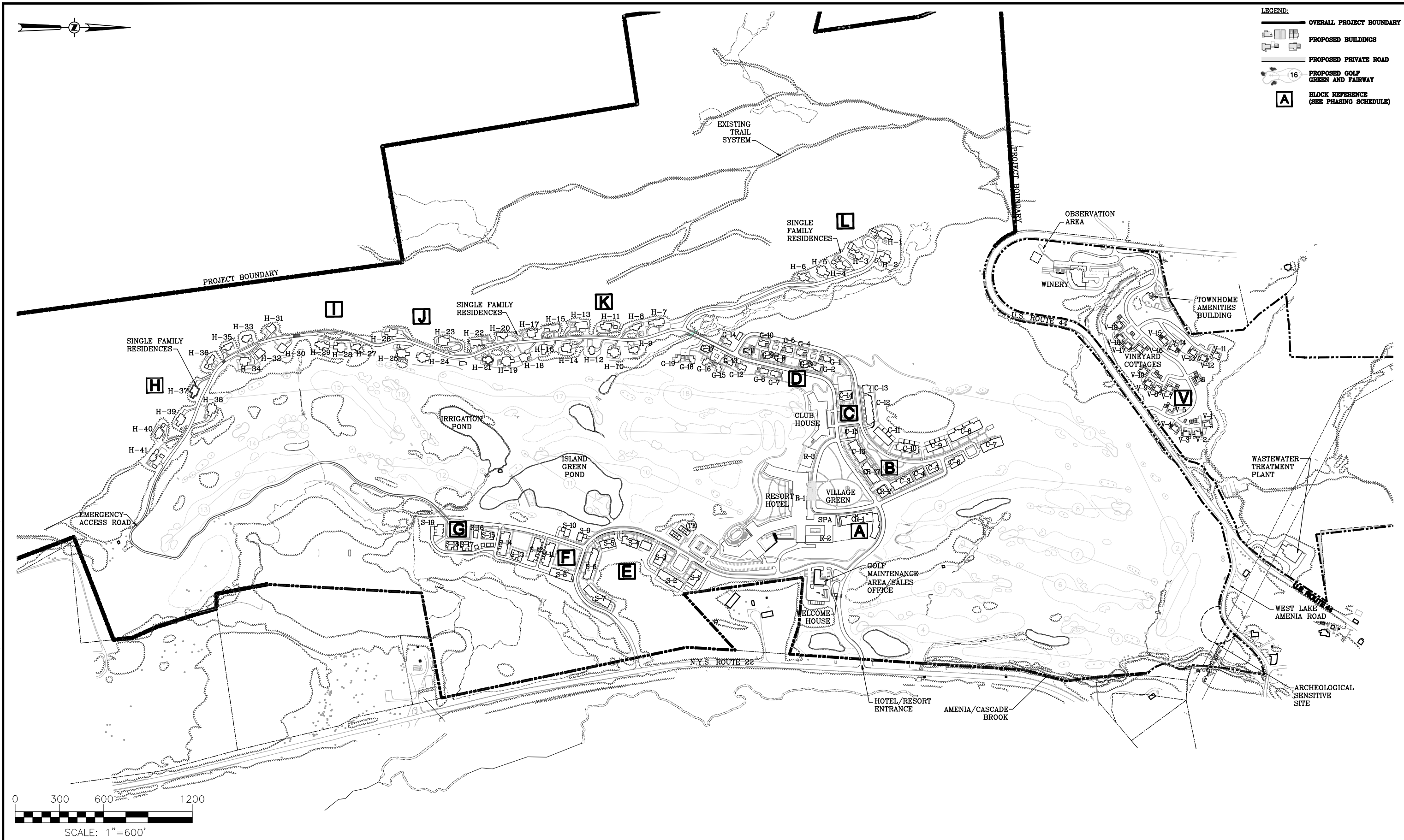
Silo Ridge Resort Community  
Traditional Neighborhood Alternative  
**OVERALL SITE PLAN**  
Town of Amenia, Dutchess County, New York

Not to Scale

Figure  
ES-1



Drawing Name: S:\10400-10499\10454.00\ENG\DWG\410\_MDP\_Fig SP3\_10454-02\_Key Plan.dwg Date Printed: Aug 22, 2008, 3:09pm



THE  
*Chazen*  
COMPANIES

Silo Ridge Resort Community  
Master Development Plan  
**BUILDING KEY PLAN**  
Town of Amenia, Dutchess County, New York

SCALE: 1"=600'

**Figure  
ES-1a**

JOB NUMBER: 10454.02



## V.2 Program Components

Table ES-2 summarizes the details of the program elements contained within the MDP, which includes a mix of 338 townhomes, flats, and single-family detached estate homes and golf villas. The Residential Program Component is described in DEIS Section 5.2.1, pages 5-16 and 5-17, and is further refined in the narrative within Section III, *Silo Ridge Resort Community Master Development Plan: Outline of Proposed Improvements*.

**Table ES-2, “MDP Land Use Types and Counts”**

<b>Land Use</b>	<b>Number/Size</b>
Residential Units:	338 Total
Flats (All 2 Bedrooms)	136 (1,500 to 1,600 sf)
Townhouses (All 3 Bedrooms)	142 (1,700 to 2,700 sf)
Single-family and Golf Villa Units	
3-Bedroom Units	31 (3,000 to 4,400 sf)
4-Bedroom Units	23 (3,500 to 5,400 sf)
5-Bedroom Units	6 (6,000 sf)
Hotel and Amenities:	
Hotel	300 Units (367 keys)
Restaurant & Lounge	150 seats
Café	30 seats
Banquet Area	300 seats
Conference Space	145 seats
Golf Clubhouse:	29,000 sf
Restaurant	80 seats
Lounge/Bar	40 seats
Golf Shop	4,000 sf
Spa	46,000 sf
Retail Space	26,127 sf
Winery:	5,000 sf
Restaurant	80 seats

### Residential Units

More than half of the townhomes and flats, consisting of Blocks A, B, and C, as identified on the MDP are concentrated in the immediate vicinity of the hotel and Village Green, known as the Village Core Area, with additional units in the southeastern portion of the site and additional units are located north of Route 44. Some of the flats within the Village Green are located above ground-floor retail. The townhomes are multi-level three-bedroom units and flats are single-level two-bedroom units. The townhomes and flats are proposed in various configurations throughout the site. The units are sited in groupings to maximize the provision of green space and views.

The single-family estate homes and golf villas range in size from approximately 3,000 square feet to 6,000 square feet, with three to five bedrooms. Generally speaking, the single-family units have been situated to take advantage of topography and allow for views of the golf course and are mostly located west of the golf course near the base of the wooded hillside.

### Hotel, Spa, Retail and Amenities

Under the MDP, the hotel will be constructed in a single phase. The hotel is proposed on the south side of the Village Green and is one of the key components of the “village core” that is envisioned for this area. The hotel includes a restaurant, café, bar/lounge, banquet facilities and conference space. Access will also be provided to the spa and fitness facilities through the hotel. The hotel building is proposed to be four stories from the front (north side) and five stories from the golf course (south side), with the top floor contained entirely within the roof. The ground level of the hotel will contain the lobby, lounge, gift shop and service areas. The upper levels will contain the hotel units. The level below the lobby houses the restaurant, banquet space, and conference rooms, as well as the kitchen and additional service areas. This level opens up to ground level on the south side of the building with views of the golf course. The lower level of the hotel contains service areas as well as the fitness center and an indoor pool.

Small-scale retail uses are proposed in the vicinity of the Village Green, with residential units on the upper floors to contribute to the vitality of this central area. These mixed-use buildings are intended to provide onsite convenience and shopping opportunities for residents and visitors.

The spa facility is located adjacent to the hotel on the east side of the Village Green center. A separate amenities building is proposed for the residential units north of Route 44. This building will house restrooms and changing areas and will provide access to a pool.

### Golf Clubhouse

The existing golf clubhouse will be demolished and a new clubhouse will be constructed in approximately the same approximate location, just slightly south of the existing building’s footprint. The uses proposed for the new clubhouse are generally the same as those presently in operation in the clubhouse and include a golf pro shop, restaurant, bar/lounge, locker rooms and restroom facilities.

### Winery

A “winery themed” restaurant will be developed approximately 530’ north of the hairpin turn on Route 44, and compared to other alternative development proposals,

is intended to reduce the visual impact of the development on the hill. The winery restaurant is also 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.

### V.3 Building Heights

The buildings listed in Table ES-3 were identified in the April 3, 2008 MDP submittal to the Town of Amenia as needing waivers from the Town's 35-foot limitation on height of structures in the RDO, Section 121-18(C)(10)(b).

**Table ES-3, "Buildings Requiring Height Waiver"**

<b>Building</b>	<b>Height Proposed</b>
Hotel (R-1)	70'
Spa (R-2)	52'
Banquet (R-3)	36'
Clubhouse	42'
CR-1	48'
CR-2	42'
C-3	48'
C-4	40'
C-5	44'
C-6	44'
C-7	44'
C-8	48'
C-16	40'
C-17	48'
S-2	48'
S-6	48'

It is important to note that all of these buildings except S-2 and S-6 are located in the resort core. A key aspect of the Traditional Neighborhood Alternative, as refined by the MDP, is the clustering of buildings within a core area. In order to allow the density needed to support a "village-like" core, while still achieving the important goals of open space protection and minimization of impervious surface area as identified in the Town Zoning Law, it was necessary to go up in height in several of the buildings. It is also important to note that almost all of these buildings are located behind the treed knoll that screens these buildings from DeLavergne Hill. The measurement of height was taken in accordance with the definition of "building height" in Section 121-74 of the Town Zoning Law:

"Building height: The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deck line of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof."

A narrative and photosimulations are provided in Appendix G for viewpoints where buildings which need waivers are visible. Viewpoints 1, 2, 3, 5, and 7 are shown because buildings needing waivers are not visible from the other viewpoints. The building views are shown in their mitigated condition.

With mitigation, the Applicant believes that the Planning Board can make the necessary findings to grant the waivers.

#### V.4 Easements

A 100-foot wide easement granted to the New York State Electric & Gas Corporation traverses a small part of the project site in the northeastern-most corner of the site near the proposed Wastewater Treatment Plant. There is also a 66-foot wide abandoned roadway, identified on the site survey as “Former Turnpike Road,” that crosses a portion of the project site near the hairpin turn on Route 44.

#### V.5 Homeowner Association (HOA)

Section VII of the MDP narrative describes the Homeowner’s Association Management Structure and provides a HOA Management Structure Chart. The townhomes, flats, vineyard cottages, and single-family golf villas will be operated under the condominium form of ownership while the single-family estate homes will be in fee-simple ownership. Regardless of the form of ownership, all units will be governed by an HOA. The Master HOA is responsible for oversight of all common areas as well as the eight Associations/Boards. The common areas and facilities of the Silo Ridge Resort Community include roads, infrastructure, landscaping, irrigation, signage, wetlands, watercourses, trails, open space and other common facilities of the Property. One of the eight associations/boards is the “Board of the Club.” A golf course superintendent will be responsible for maintaining all areas within the confines of the golf course and Club, which include the Habitat Management Plan areas within the golf course (see Appendix F of this FEIS). The common areas/open space outside the confines of the golf course will be overseen by the Master HOA, which will include any components of the Habitat Management Plan in those common areas.

The individual component associations or boards will be responsible for building and common elements within that particular board or association. All components will have to be maintained and operated pursuant to a general standard to be set forth in the master home owners association documents and otherwise in accordance with all governmental approvals. It is anticipated that each component will include its own Common Elements, such as common entrances and hallways in a building for example.

## V.6 Site Access and Circulation

The current site access and circulation is described in DEIS Section 2.1.3. The proposed site access for the Traditional Neighborhood Alternative is described in DEIS Section 5.2.1, Description of Alternative - Site Access and Circulation. Modifications to Site Access and Circulation were further refined in the MDP to reduce impacts, as described in Section III: Silo Ridge Resort Community Master Development Plan: Outline of Proposed Improvements, and included in Section V.9 of this Executive Summary.

## V.7 Parking

The DEIS Section 5.2.1, Description of Alternative, Section 5.2.2, Discussion of Impacts and Mitigation Measures, and DEIS Appendix 9.17 discusses the parking study for the project. The April 3, 2008 MDP further refined the analysis for the parking study in Section V of the MDP narrative, shown on MDP Drawings P-1 through P-8. The Applicant reviewed a number of parking standards and guidelines in establishing a basis for parking demands. These included the applicable zoning provisions in the Town of Amenia Zoning Code (Section 121-18, Resort Development Overlay District), industry standards (i.e., National Parking Association, International Parking Institute and affiliates), and the Professional Golf Association. The majority of these resources did not provide specific guidance for parking for this type of development, but recognized the need for an integrated parking plan that took into account the proposed resort-oriented mix of land uses proposed at the site.

As a result, the approach was to develop a parking plan appropriate for the nature of the development, the intent of the RDO, and that took advantage of the opportunity for “shared parking”, which affects the overall supply of parking required by reason of complimentary variations in the demand for parking at different intervals of time, day or season. The parking plan also took into consideration “captive parkers,” or those who participate in multiple land uses while already parked on campus, such as in the case of golfers who also stay in the hotel, shop, dine or visit the spa on a single trip to the campus (without increasing the overall demand for parking). The Transportation Demand Management Encyclopedia was also reviewed for data on shared parking to justify parking reductions.

It was determined that formal agreements for shared parking arrangements would not be needed in this case because the Silo Ridge Resort Community comes under the control of a single developer, and because the Silo Ridge Resort Community will use valet services as its primary method of shared parking arrangements. This will allow parking to be shifted among and between available parking supplies to match peak demands of complimentary land uses as/when required. In the event that the

developer breaks up the development, shared parking will be incorporated into the by-laws of the Master HOA(s) managing the project and the Master HOA(s) will administer the shared parking program.

The following factors were evaluated in the parking plan:

- Arrival by means other than single-occupant vehicles, including rail station and shuttle services;
- Use of valet parking in the core of the resort;
- Shared parking and captive users;
- Percentage of golfers pre-parked on site at residences or hotel; and
- Retail and office space land uses are accessory and incidental to the primary land uses.

The parking allocations for residential land uses (as identified in the MDP) were increased considerably over the original recommended minimum parking requirements. The site plans have been adjusted to maximize opportunities for shared parking and parking management strategies. The resultant parking allocations are designed to meet the reasonably projected demands for parking associated with each of the planned land uses. The demand for parking is mitigated by using managed parking rather than self-parking, which reduces the number of spaces needed. The overall allocation of parking for residential land uses will exceed what would be required under traditional zoning criteria, which will leave a balance of parking that can be made available when required for shared parking. As indicated on Sheet SP-4 of the April 3, 2008 MDP (See Appendix M), the single-family estate homes will each have two parking spaces in garages and two parking spaces in the driveway, for a total of 164 spaces. The golf villas will each have two garage spaces and one driveway space, for a total of 57 spaces. All other types of residential units will utilize a combination of garage spaces and on-street parking. The on-street parking will be available to be shared among other users of the development. Sheets P-1 through P-8 in Appendix M list and illustrate the proposed parking details of the project.

The valet parking services for the “hospitality” components of the campus (golf course, the hotel, the spa or any of the associated activities) will be provided among and between three separate below grade parking facilities. This will allow the valet staff to maximize the use of vehicle storage areas while minimizing the turnaround time for retrieval of stored cars. In addition, the plan provides for 31 retail convenience spaces and 113 unassigned on-street parking spaces conveniently located to both the residential and common areas.

## V.8 Generalized Construction Phasing

Construction of this MDP project is expected to occur over three phases, taking approximately five to six years. The construction phasing that is currently anticipated is illustrated conceptually on MDP Sheet SP-6, "Overall Phasing Plan" (included in Appendix M). It is noted that the exact order and timeframe for each of the residential components will depend on market demand. The DEIS Section 5.2.1 provided additional details regarding the construction phasing methods and procedures.

### PHASE I: Year 1 to Year 3

- Sales Office
- Clear, Grub and Rough Grade the site
- Golf Course
- Water and Wastewater Treatment Plants
- Infrastructure
- Hotel/Spa
- Winery/Restaurant
- Blocks A, B, C, D

### PHASE II: Year 4 to Year 5

- Clear, Grub, Rough Grade
- Infrastructure
- Blocks E, F, G, H, I, J, K, L

### PHASE III: Year 5 to Year 6

- Clear, Grub, Rough Grade
- Infrastructure
- Block V

## V.9 Additional Mitigation Associated with the MDP

As described in Section III of the MDP Narrative, Silo Ridge Resort Community Master Development Plan: Outline of Proposed Improvements, the project as defined in the MDP includes a number of modifications to the site plans that effectively reduce potential impacts to the environment. They are summarized in Table ES-4.

**Table ES-4, “Modifications to MDP and Resultant Mitigation”**

<b>Issue / Resource</b>	<b>Location</b>	<b>Item # / Modification and Mitigation</b>
Access/Circulation	Main Entry Road	<p>Item 1. The MDP refined the Main Entry Road to allow a smoother flow past the Welcome House and into the main Village Green area. Previously, the entry started wider at NYS Route 22 and came to a “T” intersection past the Welcome House. These modifications result in a smoother traffic flow past the Welcome House into the resort and a decrease of 5,000 SF of impervious road surface area.</p> <p>Item 2. The front entry design will be reviewed during site plan review, but it is the goal of the Applicant that this entry is understated and elegant and has the feel of a country lane. In addition, the design of controls at the entrance will also be the subject of site plan review, and may require a waiver depending upon the nature of the control. The Planning Board will need to waive the requirement which otherwise applies to Traditional Neighborhood Developments (TNDs) that prohibits gating in accordance with Section 121-12.1(H)(2).</p>
Visual Resources	Main Entry Road and Tennis Courts	<p>Item 3. The tennis courts that were shown to the east of the Spa on the Preliminary MDP have been relocated so that some of this area to the east and north of the spa can stay green and naturally landscaped. The purpose of this change was to enhance the natural setting that will serve as backdrop to the Welcome House. It also reduces tree clearing by 0.06 acres. The tennis courts have been relocated to the south of the employee parking lot. They will not be lit for night use.</p>



**Table ES-4, “Modifications to MDP and Resultant Mitigation”**

<b>Issue / Resource</b>	<b>Location</b>	<b>Item # / Modification and Mitigation</b>
Soil and Grading Water Resources	Tennis Courts	Item 4. The two tennis courts previously located at the north end of Block B have been eliminated. This results in a net decrease of 14,400 square feet of impervious surface.
Soil and Grading Water Resources	Tennis Courts	Item 5. The tennis court previously located adjacent to Wetland L/LL has been eliminated. This results in a reduction in impervious surfaces by 7,200 square feet, and increases the buffer distance west of Wetland L/LL.
Soil and Grading Water Resources Vegetation Visual Resources Pedestrian Circulation Parking Open Space	Block B	<p>Item 6. The road previously located against the treed knoll has been shifted to the east side of buildings C-8, C-9, C-10, and C-11 to the approximate location of the previous alley. This change provides a natural rear yard setting for these buildings and further activates the Middle Green in keeping with the pedestrian circulation vision and goals. It places parking within the footprint of the building and provides shared street parking, which eliminates the rear alley. All together, these changes reduce impervious surface, tree clearing areas, grading impacts, and enhance the visual buffer.</p> <p>Item 7. The road that previously dissected the Middle Green has been eliminated, which results in a reduction in impervious surfaces and provides more contiguous shared green space.</p> <p>Item 8. The parking area under the Middle Green has been eliminated. This reduces the grading impacts in this area and provides parking for these units within the footprint of the buildings.</p> <p>Item 9. The northeast portion of Block B has been configured to allow for another small neighborhood green. This results in more shared green space for residents.</p> <p>All of these changes reduce impervious surfaces by 2,900 SF, reduce grading</p>

**Table ES-4, “Modifications to MDP and Resultant Mitigation”**

<b>Issue / Resource</b>	<b>Location</b>	<b>Item # / Modification and Mitigation</b>
		impacts by 12,200 cubic yards and reduce tree clearing by 0.20 acres.
Soil and Grading Water Resources Parking Open Space	Block C	<p>Item 10. The Upper Green has been slightly elevated from the previous elevation to allow more efficient flow and access to parking located below the green. This results in reduced grading impacts and increased parking efficiency and access.</p> <p>Item 11. Building C-12 was shifted slightly to the south. This reduces impervious surfaces and grading impacts.</p> <p>Item 12. Building C-13 was also shifted from behind C-14 so it has better access to the Upper Green.</p> <p>All of these changes reduce impervious surfaces by 9,600 SF, grading impacts by 16,600 cubic yards and tree clearing by 0.013 acres.</p>
Soil and Grading Water Resources Vegetation Access/Circulation Open Space	Block E	Item 13. Rear alleys and detached garages were removed and parking was placed below grade. Additionally, the road alignment was slightly changed to move it further away from the wooded knoll. This results in a reduction in impervious areas by 17,500 SF, grading impacts by 23,100 cubic yards tree clearing by 0.03 acres and increased rear-yard green space.
Visual Impacts Soils and Grading Water Resources	Blocks F & G	<p>Item 14. The building massing adjacent to the 12<sup>th</sup> tee area has been reduced, resulting in a reduction in visual impacts.</p> <p>Item 15. The alley behind S-8 has been removed, which reduced impervious surfaces by 5,700 SF reduces grading impacts by 6,600 cubic yards, reduces tree clearing by 0.024 acres and increases the wetland buffer area.</p>
Soil and Grading Water Resources	Block H	Item 16. The 4 single-family homes directly west of Wetland L/LL have been removed from this area and placed at the southern

**Table ES-4, “Modifications to MDP and Resultant Mitigation”**

<b>Issue / Resource</b>	<b>Location</b>	<b>Item # / Modification and Mitigation</b>
Visual Impacts		end of the west road. This eliminates all housing units south of the stream crossing on the east side of the site adjacent to Wetland L/LL. This results in an increased wetland buffer.
Soils and Geology Grading Water Resources	Blocks I, J, K, and L	Item 17. This area was surveyed to locate the proposed road, proposed lot locations, rock outcroppings and trees and then reviewed in the field for the proposed locations with the goal being to employ the best use of the existing grades/topography and avoid rock outcrops. The Applicant's vision for this location is to create a country road that meanders through the foot of the hillside woods. The road is generally in the same location however subtle changes have been made based on rock outcroppings, grade and large trees. Some of the proposed home sites have been shifted slightly to better situate them for existing grades in order to reduce retaining wall heights grading impacts by 11,500 cubic yards, tree clearing by 1.8 acres and reduces impervious surfaces by 4,500 SF.. This approach will also minimize the development of large pad areas for grouped homes which would have also included retaining walls. The Applicant intends to develop custom design hillside style homes that work with the given topography of the home site. This reduces impacts associated with grading and retaining walls, and will also limit disturbance to a specific home site at a given time, as compared to the alternative.
Visual Impacts	Block V	Item 18. The MDP layout eliminated 19 flats from this area (on DeLavernge Hill). This area is proposed to be cottage style detached townhome dwellings. This revision has resulted in decreased density, a reduction in bedroom count, reduced water usage, wastewater generation, and trip generation, and a reduced number of detached garage structures.

Based on the improvements outlined above, the MDP reduces potential impacts as compared to the Traditional Neighborhood Alternative (as evaluated in Section 5.2 of the DEIS). A summary of the effective overall net reductions is outlined below.

- Reduction in trip generation, water usage, wastewater generation, and population/school children generation due to reduction in the number of residential units.
- Reduction of grading disturbance by 70,000 cubic yards.
- Reduction of impervious surface by 65,000 square feet (1.5± acres).
- Reduction of clearing by two acres.
- Increase in wetland buffers.
- Reduction in visual Impacts.
- Reduction in the use of retaining walls.

Table ES-5 further illustrates these reductions in impact, contrasting the Traditional Neighborhood Alternative (evaluated in Section 5.2 of the October 2007 DEIS) versus the MDP provided in April 2008.

**Table ES-5, “Traditional Neighborhood Alternative Impacts DEIS (Section 5.2) Compared to April 2008 MDP”**

<b>Feature</b>	<b>Traditional Neighborhood Alternative (DEIS)</b>	<b>Master Development Plan (April 2008)</b>
Total Site Acreage	670±	670±
Total # Homes	359	338
Single-family	60	60
Townhouses/Flats	299	278
Total # Hotel Units	300	300
Water Demand - Max. Daily (gpm)	272	264
Wastewater Generation - Avg. Flow (gpd)	197,000±	191,800
Length of Road (LF)	22,000±	21,800±
Open space (acres/percent)	536 ac/80%	536 ac/80%
Total Disturbed Area (acres/percent)	248 ac/37± %	246 ac/37%
Impervious Area (acres/percent)	39 ac/6± %	37.5 ac/5.6%
ACOE-only wetland disturbance (acres)	0.05±	0.05±
DEC/ACOE wetland disturbance (acres)	0	0
DEC wetland buffer disturbance (acres)	0	0
Total wetland/buffer disturbance (acres)	0.05±	0.05±
Total Population (# people)	901	869
School Children (# students)	91	96
Traffic Generation (# trips):		
Weekday AM Peak Hour	449	442
Weekday PM Peak Hour	669	660
Sat Mid-Day Peak Hour	704	699
Sunday PM Peak Hour	642	637
Surplus (Shortfall) Revenue to Town of Amenia	\$779,000 ±	\$473,800 ±/\$517,450 ±*
Surplus (Shortfall) Revenue to WCSD	\$4,589,000 ±	Surplus**
* Amount of municipal tax surplus varies based on methodology used to calculate assessed value of the hotel. See Appendix H for more information.		
** Amount of school tax surplus varies based on methodology used to calculate assessed value of the hotel and whether potential impacts to the amount of State Aid are included. See Appendix H for more information.		

In view of the foregoing, the proposed improvements included in the MDP will clearly not create any new significant adverse environmental impacts, and will actually reduce the environmental effects of the project.

#### V.10 Other Site Design Features Provided As Mitigation

Additionally, other site design features have been provided as mitigation. A number of these items were described in the DEIS for the Traditional Neighborhood

Alternative and additional design features have been implemented at the requested of the lead agency. They are identified in the FEIS, further reducing impacts, and are described below.

Habitat Management Plan: Appendix F of this FEIS contains a Habitat Management Plan (HMP) for the entire site. The plan identifies species observed at the site and the capacity for site habitats to meet each species' requirements for breeding, foraging and refuge. The plan identifies habitat types at the site and where they exist and describes management activities to maintain or increase the level of ecological services provided by each habitat type. Sensitive habitats are delineated and a Buffer Management Plan is developed to protect and enhance these habitats. The plan then includes management strategies for each buffer including planting, mowing, chemical applications (or not), timeframes for implementation and a reporting requirement. The Applicant has been working directly with Dr. Michael Klemens and Karen Schneller-McDonald in the development of the HMP. Once the HMP is completed and reviewed, the text portion of the plan will be incorporated into Audubon International's Natural Resource Management Plan and figures incorporated into the MDP plan set as a part of the MDP submittal for the site.

It is also noted that the existing golf course will be redeveloped as an environmentally sensitive course, which will significantly increase buffers and natural grassland areas on the site while reducing the managed area of the golf course. Significant portions of the existing golf course will be converted from mowed turf to more natural grassland areas, which increases the habitat quality of the golf course.

Natural Resource Management Plan: The Applicant joined together with Audubon International (AI), which is a not-for-profit environmental organization that focuses on sustainable natural resource management. AI prepared a Natural Resource Management Plan (NRMP) for the project, which defines how the development will be constructed and managed so that natural resource protection and human use of the property will be integrated. The plan discusses wildlife conservation and habitat enhancement, water quality management and conservation, waste reduction and management, energy efficiency, and Integrated Pest Management (IPM) planning<sup>2</sup>. The NRMP, including the IPM plan, is summarized in DEIS Sections 2.3.2, 3.2, 3.3, and 3.4. The DEIS Appendix 9.11 provided a copy of the NRMP.

The management techniques within the IPM Plan, combined with other Best Management Practices (BMPs) for resource protection, are an important part of the NRMP for the MDP project. The IPM also includes monitoring for water quality

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<sup>2</sup> An IPM plan is an ecologically based preventative management program that uses information about turfgrass pest problems and environmental conditions that may precipitate these problems, and integrates these with turfgrass cultural practices and pest control measures to prevent or control unacceptable levels of pest damage. The approach includes regulatory, genetic, cultural, physical, biological and chemical approaches to pest management.

parameters and pesticides. In conjunction with the prevention and monitoring strategies outlined in the NRMP, these practices will help to minimize the MDP project's potential impact to terrestrial and aquatic resources.

Low Impact Design: The Applicant has evaluated the use of several Low Impact Development (LID) stormwater management practices for the development. These measures will be designed and constructed in accordance with New York State Department of Environmental Conservation (NYSDEC) regulations. The Applicant has proposed the following specific measures on the site:

- Placing the vast majority of parking underground;
- Installing roof gardens on the two largest parking structures on the site (at the hotel/spa and clubhouse parking);
- Using pervious materials on many sidewalks and patios; and
- Using pervious materials at the winery restaurant parking, and draining that through a buffer planting area.

Stormwater Pollution Prevention Plan (SWPPP): A Master SWPPP has been prepared for the Traditional Neighborhood Development project in accordance with applicable NYSDEC regulations. The Town of Amenia has found that the preparation of a Master SWPPP was adequate under SEQRA to demonstrate the review of soil erosion control and stormwater management issues. As part of the site plan review process, a detailed final SWPPP will be prepared. This final SWPPP will be reviewed by the Town Engineer, other Town Consultants and the NYSDEC. The SWPPP will also include a detailed erosion and sediment control (E&SC) plan designed in accordance with and approved by the NYSDEC will be prepared. 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. The Applicant may also implement redundant E&SC measures in areas of special concern, such as upslope of Cascade/Amenia Brook or NYSDEC AM-15.

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## VI. Summary of Potential Impacts and Mitigation Measures

The following table summarizes the potential impacts and mitigation measures for the MDP.

**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

Resource	Potential Impacts	Mitigation Measures (Identified in DEIS/FEIS)
<b>SOILS AND GEOLOGY</b> <ul style="list-style-type: none"> <li>See DEIS Section 3.1, Soils.</li> <li>See DEIS Appendix 9.12, Aquifer Development and Pumping Test Report.</li> <li>See DEIS Appendix 9.14, Preliminary Geotechnical Interpretive Reports.</li> </ul>	<ul style="list-style-type: none"> <li>The project will disturb 243± acres of the site. Of this, approximately 112 acres of disturbance will be related to redevelopment of the golf course where soils have previously been disturbed.</li> <li>Approximately 105 acres of the disturbance will be to areas with a slope of 15% or greater. Of this, approximately 10.3 acres of disturbance will occur on the portion of the project site north of Route 44 (the “Vineyard Cottages” area). A total of 20 acres out of the 105 acres of disturbance will be to areas with a slope of 30% or greater. Refer to Figure 3.1-1, “Slope Disturbance by Slope Category &amp; Location”.</li> <li>The Applicant has conducted soil testing at the project site. For additional information on results, see Appendix L and Response A9.11-6-MP2.</li> <li>Blasting may be necessary at certain locations on the project site.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts to soils and geology will be minimized through erosion control measures and the establishment of Best Management Practices (BMPs), as outlined in the <i>New York State Stormwater Management Design Manual</i> (2003) and New York Standards and Specifications for Erosion and Sediment Control (August 2005). Refer to the Preliminary SWPPP located in Appendix 9.5.2 of the DEIS and the MDP in Appendix M.</li> <li>Redundant Soil and Erosion Control measures may be utilized upslope of sensitive areas around Amenia/Cascade Brook and NYSDEC Wetland AM-15.</li> <li>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.</li> <li>Any blasting operations will adhere to New York State ordinances governing the use of explosives. Applicable blasting certifications will be obtained and blasting will comply with all safety requirements. A rock excavation concept plan has been prepared for the project and is included in Appendix 9.13 of the DEIS.</li> <li>Refinements to the MDP result in reduction of grading disturbance by 70,000 cubic yards, reduction in impervious surface area by 65,000 square feet, and reduction in clearing area by two acres compared to DEIS Preferred Alternative. See Table ES-4, Items 4 through 13, 15, 16, and 17.</li> </ul>

**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

Resource	Potential Impacts	Mitigation Measures (Identified in DEIS/FEIS)
		<ul style="list-style-type: none"> <li>Housing units located on steep slopes have been designed with terracing. The floor grades will be split from front to back or back to front adjacent to topographic slopes. This will minimize grading and soil impacts. See Response to Comment 3.1-5-GP33 in this FEIS.</li> </ul>
<b>WATER RESOURCES</b> <ul style="list-style-type: none"> <li>See DEIS Section 3.2, Water Resources.</li> <li>See DEIS Appendix 9.6, Wetland Delineation Report.</li> <li>See DEIS Appendix 9.12, Aquifer Development and Pumping Test Report.</li> <li>See DEIS Appendix 9.8, Wastewater Report.</li> <li>See DEIS Appendix 9.9, Water Report.</li> </ul>	<ul style="list-style-type: none"> <li>The project will disturb less than 0.1 acres of wetlands (actually approximately 0.05 acre).</li> <li>The project will impact 127 linear feet of stream.</li> <li>The project will alter the rate and path of stormwater runoff.</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater runoff from the development will be collected and conveyed to the quantity and quality control systems through a network of catch basins, drainage manholes, high density polyethylene (HDPE) piping, roadside ditches and HDPE culverts which have been designed to convey the 50-year and 100-year storm events.</li> <li>All stormwater BMPs have been designed in accordance with requirements outlined in the 2003 <i>New York State Stormwater Management Design Manual</i>. Post-development peak stormwater runoff rates are less than or equal to pre-development conditions. See DEIS Appendix 9.5.2.</li> <li>The project will comply with applicable wetland permitted regulations required by the NYSDEC and the ACOE.</li> <li>The project will also implement the recommendations of the Natural Resource Management Plan (NRMP) prepared by Audubon International (see DEIS Appendix 9.11), which includes stormwater controls, Integrated Pest Management, and specific monitoring requirements for surface water and groundwater.</li> <li>The Applicant is increasing the width and planting of buffers around wetlands and watercourses on the site. See the Habitat Management Plan (Appendix F of this FEIS). See also Table ES-4, Items # 5 and 16, which describe impact reductions in the MDP compared to DEIS Preferred</li> </ul>

**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

Resource	Potential Impacts	Mitigation Measures (Identified in DEIS/FEIS)
		<p>Alternative.</p> <ul style="list-style-type: none"> <li>▪ The Applicant has proposed mitigation for wetland impacts. See FEIS Appendix E, “Correspondence,” which provides information on the proposed mitigation plan. Specifically, the Applicant is restoring the floodplain around Amenia/Cascade Brook in the area of Hole #4. See FEIS Figures 3.2-2 and 3.2-3 and Response 3.2-22-GP37. The project will restore currently culverted drainage ditches. The project will enhance buffer planting plan around NYSDEC Wetland AM-15 (Wetland L/LL).</li> <li>▪ The Applicant is incorporating the LID practices discussed in FEIS Executive Summary, Section V.10.</li> <li>▪ Where possible, stormwater coming from the golf course in certain areas will be directed away from water resources through grading.</li> <li>▪ The Applicant has reduced impervious surfaces by 65,000 square feet from the impervious surface originally proposed in the DEIS for the Preferred Alternative. See Table ES-4, Items 4 through 13, 15, 16, and 17, which describe impact reductions in the MDP compared to DEIS Preferred Alternative.</li> <li>▪ The Applicant has minimized impacts around Wetland P by maintaining separate stormwater paths for stormwater from undisturbed areas as compared to stormwater from developed areas. See Response 3.2-4-33Y.</li> <li>▪ The Applicant has prepared a water budget which determined that the project would have no significant hydrological impact to NYSDEC Wetland AM-15. Please see Appendix J, “Water Budget.”</li> </ul>
<b>VEGETATION</b>	<ul style="list-style-type: none"> <li>▪ Implementation of project will disturb a total of 243± acres of the</li> </ul>	<ul style="list-style-type: none"> <li>▪ Vegetation removal will be mitigated to some extent with landscaping including around the proposed hotel, homes,</li> </ul>

**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

Resource	Potential Impacts	Mitigation Measures (Identified in DEIS/FEIS)
<ul style="list-style-type: none"> <li>See DEIS Section 3.3 Vegetation.</li> <li>See DEIS Appendix 9.7, Ecological Studies.</li> </ul>	<p>site, approximately 112 acres of which have been previously disturbed in association with development of the existing golf course.</p> <ul style="list-style-type: none"> <li>No endangered, rare, or threatened plant communities have been identified on site. Hill's pondweed is known to occur in the Wetland L/LL complex, but no impacts to this plant are anticipated.</li> <li>Approximately 536 acres or 80% of the site will be permanently protected by a conservation easement. This includes approximately 320 acres of natural woodland and wetland, 43 acres of field, meadow, and revegetated land, and 173 acres of the golf course.</li> </ul>	<p>roadways, parking areas and site amenities. Native plant species will be used as much as possible in accordance with the NRMP (see Appendix 9.11).</p> <ul style="list-style-type: none"> <li>The cluster of shagbark hickories located along the edge of the golf course above the southwest bank of Wetland L/LL will be preserved as potential Indiana bat summer roosting habitat.</li> <li>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.</li> <li>The “island forest” habitats on the south end of the site will be preserved to allow habitat connectivity between Wetland L/LL and the western slopes.</li> <li>A minimum 500-foot buffer will be maintained between Wetland U (vernal pool) and the proposed development to ensure sufficient protection of potential amphibian breeding habitat.</li> <li>The Applicant has reduced vegetative clearing in the MDP compared to the DEIS Preferred Alternative. See Table ES-4, Items 4, 5, 6, 7, 9, and 13.</li> </ul>
<p><b>WILDLIFE</b></p> <ul style="list-style-type: none"> <li>See DEIS Section 3.4 Wildlife.</li> <li>See DEIS Appendix 9.7.</li> </ul>	<ul style="list-style-type: none"> <li>No rare, endangered, or threatened fauna species have been identified onsite. Suitable habitat for bog turtles and Indiana bats were found on site, but the species themselves were not found on-site. Suitable habitat for the state listed Peregrine falcon, a state listed species was found on-site. Species currently identified on non-statutory watch lists were also</li> </ul>	<ul style="list-style-type: none"> <li>The project will preserve the 230±-acre hillside and ridge in the western portion of the site as contiguous open space, which will provide for wildlife habitat and movement. The undeveloped portion of the site will continue to provide habitat for those wildlife species that currently utilize this property.</li> <li>Vegetation removal in the proposed development area will be partially mitigated by replacement plantings using native species where possible.</li> </ul>

**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

Resource	Potential Impacts	Mitigation Measures (Identified in DEIS/FEIS)
	<p>identified on the site.</p> <ul style="list-style-type: none"> <li>▪ Disturbance associated with the construction of roads, driveways, utilities, residences, hotel facilities and golf course improvements will result in the removal of some habitat, which could result in the loss or migration of individual animals during the land clearing and construction phases. Land clearing activities would likely cause more mobile species to relocate off site, while less mobile species would be expected to move to areas on the site not affected by development.</li> <li>▪ Alterations of overland drainage patterns may accentuate existing damage to stream beds in the Cascade/Amenia Brook floodplain.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The project will implement the recommendations of the NRMP, which include maintenance of buffers around wetlands, streams, and ponds. See DEIS Appendix 9.11.</li> <li>▪ The project will implement the recommendations of the Habitat Management Plan found in FEIS Appendix F.</li> <li>▪ Buildings and the development have been removed from areas within 100 feet of Wetland J/JJ to protect the habitat of the dusky salamander. No development is proposed within 50 feet of the remainder of Wetland J/JJ.</li> <li>▪ Buildings and development in the headwater areas of Stream M/P have been pulled away from this area to reduce impacts in this location.</li> <li>▪ The project will restore severely eroded stream channels and culverted drainages in three locations; stream bed restoration, stream bank restoration and daylighting currently culverted drainages.</li> <li>▪ 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.</li> <li>▪ The project implements conservation buffers 100 feet wide, water quality buffers 50 feet wide (of terrestrial vegetation) around critical habitat and riparian buffers, respectively.</li> <li>▪ Mitigation structures are being employed, including bottomless box culverts, golf course foot bridges, and wildlife tunnels to ensure habitat connectivity. In some instances, the Applicant may seek Planning Board approval to use an oversized bottomless arched culvert based on engineering and cost considerations. The Planning Board may approve such a request if the Planning Board's</li> </ul>

**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

Resource	Potential Impacts	Mitigation Measures (Identified in DEIS/FEIS)
		<p>biodiversity consultant determines that the use of the oversized bottomless arched culvert is appropriate under the circumstances.</p> <ul style="list-style-type: none"> <li>▪ Terrestrial habitat enhancements are proposed to provide plant communities with additional refuge, forage and, in some cases, breeding habitat for resident birds, mammals and herpeto-fauna.</li> <li>▪ Aquatic habitat enhancements are proposed to provide additional functional value for aquatic and semi-aquatic wildlife species.</li> <li>▪ Sensitive and productive habitats will be protected during construction and operation activities at the site.</li> <li>▪ The habitat management plan includes two significant aquatic habitat restoration projects. The first project is a streambed restoration/streambed stabilization and erosion control project on a tributary to Cascade/Amenia Brook. The second project includes a 1.5 acre floodplain restoration in the Cascade/Amenia Brook floodplain.</li> </ul>
<p><b>CULTURAL RESOURCES</b></p> <ul style="list-style-type: none"> <li>▪ See DEIS Section 3.5, Cultural Resources.</li> <li>▪ See DEIS Appendix 9.2.</li> </ul>	<ul style="list-style-type: none"> <li>▪ A series of historic charcoal hearth features were identified in the western portion of the site along the base of the ridge and a concentration of historic/modern artifacts was discovered in the northeastern corner of the site near West Lake Amenias Road.</li> </ul>	<ul style="list-style-type: none"> <li>▪ A Phase 2 site investigation conducted in the location of the charcoal hearth features (Site A02701.000081) recovered no significant cultural artifacts. Based on this investigation, the site is not eligible for listing in the National Register of Historic Places and no further work is necessary. SHPO recommends avoidance of the existing ponds and wetlands as they could be former iron ore pits. The Applicant is not proposing any impacts to the irrigation pond, which, based on 1955 aerial photography, is the only pond onsite which could have been an iron ore pit.</li> <li>▪ The Applicant is avoiding disturbance to the historic/modern artifacts near West Lake Amenias Road by relocating the wastewater treatment plant to the north side of US Route</li> </ul>

**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

Resource	Potential Impacts	Mitigation Measures (Identified in DEIS/FEIS)
		<p>44. Per correspondence from SHPO dated June 18, 2008, the Applicant will expand the site boundary of this resource to include all positive shovel test pits and will prepare an avoidance plan, which will be included on contract documents to ensure avoidance of the site during construction. (See Appendix E).</p> <ul style="list-style-type: none"> <li>Based on the comprehensive Phase I investigations for the disturbance area (including the wastewater treatment plant (WWTP) location north of Route 44) and the Phase II results, the project is expected to have no impact on cultural resources and no further work is required.</li> </ul>
<p><b>VISUAL RESOURCES</b></p> <ul style="list-style-type: none"> <li>See DEIS Sections 3.6, Visual, and 5.2.</li> </ul>	<ul style="list-style-type: none"> <li>The project will add a new hotel and residential uses to the site, which will be visible, to varying degrees, from the surrounding area.</li> <li>The project includes the development of a winery-themed restaurant and vineyard townhomes on DeLavergne Hill, which will affect views to and from the hill.</li> <li>The project will require waivers from the building height limit in the RDO for the hotel, spa, banquet facility, clubhouse, and 12 residential buildings.</li> <li>The project includes the disturbance of approximately 105 acres of steep slopes, including approximately 20 acres on slopes</li> </ul>	<ul style="list-style-type: none"> <li>Throughout the site, the development has been designed to follow existing landforms, topography, masses of vegetation, and ridgelines where possible.</li> <li>The Applicant has reduced visual impacts in the MDP compared to the DEIS Preferred Alternative. See Table ES-4, Items 3, 6, 14, 15, and 18.</li> <li>Considerable detail has been provided on colors, architectural styles, heights, finished elevations, parking, etc., including a series of visual simulations, which present an overall picture of what the proposed development will look like.</li> <li>Landscaping has been shown to screen buildings where necessary and appropriate.</li> <li>The Winery building was moved 145 feet back to the north from its location in the DEIS in order to reduce visual impacts, and the landscaping plan previously proposed was modified to reduce the potential for blocking views to the south.</li> <li>Taller buildings are located where there is the greatest visual buffer; roads and development are aligned along</li> </ul>

**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

Resource	Potential Impacts	Mitigation Measures (Identified in DEIS/FEIS)
	<p>of 30% or greater.</p> <ul style="list-style-type: none"> <li>▪ The project will also require a waiver from Section 121-18(C)(6) of the RDO which requires a 100-foot buffer between properties in the RDO and adjacent residential properties.</li> </ul>	<p>edge conditions between wooded areas and open land to allow backdrop and shadowing for structures.</p> <ul style="list-style-type: none"> <li>▪ Site specific building types are developed that respond to topographic conditions. For example, housing units located on steep slopes have been designed with terracing. The floor grades will be split from front to back or back to front to adjacent to topographic slopes. This will minimize visual impacts along with grading and soil impacts.</li> <li>▪ Grading/clearing limits will be established in the field and marked out with construction fencing prior to the start of construction to ensure that unnecessary vegetation clearing is avoided.</li> <li>▪ Articulated building masses, facades, roof lines and fenestration are contextual and in scale.</li> <li>▪ The color and materials palette are selected to integrate and harmonize with the natural conditions of the site.</li> <li>▪ The Applicant will be required to construct the development in compliance with the “Silo Ridge Resort Community Architectural and Landscape Character” document prepared by Robert A.M. Stern Architects, LLP and submitted as part of the MDP.</li> <li>▪ The Applicant has provided a mitigation plan for the vineyard cottages that has eliminated the need for the 100’ waiver and increase the visual buffer along Route 44.</li> </ul>
<p><b>TRANSPORTATION</b></p> <ul style="list-style-type: none"> <li>▪ See DEIS Section 3.7, Transportation.</li> <li>▪ See DEIS Appendix 9.4, Traffic Impact Study.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The project will not adversely impact the Level of Service (LOS) on roadways and at intersections in the vicinity of the project site. All roadways and intersections analyzed will maintain at least a LOS B upon full buildout of the</li> </ul>	<ul style="list-style-type: none"> <li>▪ As the project is not anticipated to create any safety issues, no mitigation measures are necessary.</li> <li>▪ The Applicant intends to formally petition the NYSDOT, via its highway work permit process, to request that signalization of the intersection of Route 22 and the main project driveway be permitted as part of the overall project.</li> </ul>



**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

Resource	Potential Impacts	Mitigation Measures (Identified in DEIS/FEIS)
	<p>project.</p> <ul style="list-style-type: none"> <li>The project will not significantly affect parking in the hamlet area, as adequate parking is currently available (see Appendix K for the parking study).</li> </ul>	<p>Signalization would likely include the addition of designated turn lanes on both the northbound and southbound sides of Route 22 for entry into the project site.</p> <ul style="list-style-type: none"> <li>The project will include the operation of a shuttle between the site and the train station, as well as between the site and the hamlet of Amenia.</li> </ul>
<p><b>LAND USE AND ZONING</b></p> <ul style="list-style-type: none"> <li>See DEIS Section 3.8, Land Use and Zoning</li> <li>See DEIS Appendix 9.16, Agricultural Data Statement.</li> <li>See DEIS Appendix 9.17, Parking Study.</li> </ul>	<ul style="list-style-type: none"> <li>The site layout has been designed to make use of the site's natural topography and vegetation. The site design takes advantage of the existing slope by stepping down the hotel buildings so that they appear smaller from certain vantage points. The majority of the residential uses will be set back into vegetation along the periphery of the golf course, reducing the project's visual impact from surrounding viewpoints.</li> <li>Under the Town's Resort Development Overlay (RDO) District, the project will require waivers from the 35-foot building height limitation for the hotel, spa, banquet facility, and 12 residential buildings (Section 121-18(C)(5)).</li> <li>The project will require a waiver from Section 121-12.1(F) of the Zoning Law with respect to gated entrances in accordance with Section 121-12.1(H)(2).</li> <li>The project will also require a</li> </ul>	<ul style="list-style-type: none"> <li>Subsequent to the adoption of a SEQRA Findings Statement, a Public Hearing will be held on the Special Permit Application and preliminary Site Plan/Subdivision Approval attached with the MDP and reviewed for compliance with the Town of Amenia Zoning Code Section 121-63 – “Findings Required”.</li> <li>The Applicant will construct the project's onsite wastewater treatment plant with excess capacity to serve the hamlet of Amenia, such that when the hamlet ultimately installs sewers, the treatment facility will be available for its use. This includes capacity to satisfy the Applicant's workforce housing obligations. This is intended to help advance the Town's goal of providing sewers in the hamlet by providing a significant infrastructure contribution to the Town, and thus would satisfy the Town's workforce housing provision. Refer to Appendix E for a copy of correspondence from the Applicant to the Town.</li> </ul>

**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

Resource	Potential Impacts	Mitigation Measures (Identified in DEIS/FEIS)
	waiver from Section 121-18(C)(6) of the RDO which requires a 100-foot buffer between properties in the RDO and adjacent residential properties.	
<b>LOCAL AND REGIONAL PLAN CONSISTENCY</b> <ul style="list-style-type: none"> <li>See DEIS Section 3.9 Comprehensive Plan Consistency</li> </ul>	<ul style="list-style-type: none"> <li>The project is consistent with the majority of the goals and objectives of applicable local and regional plans.</li> </ul>	<ul style="list-style-type: none"> <li>Mitigation is not necessary.</li> </ul>
<b>POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES</b> <ul style="list-style-type: none"> <li>See DEIS Section 3.10, Police, Fire and EMS.</li> <li>See DEIS Appendix 9.10 Fiscal Resources</li> </ul>	<ul style="list-style-type: none"> <li>The demand for police, fire, and emergency medical services could increase due to the increased population.</li> </ul>	<ul style="list-style-type: none"> <li>The project will provide approximately \$473,800 (conservative estimate) in net revenue to the Town of Amenia, including for police and fire services, which could be used to cover the cost of increasing staff and/or purchasing new equipment to adequately service the project.</li> <li>The project will utilize a private security firm for regular onsite security, which will ease any potential burden on public police protection services.</li> <li>Exterior lighting will be used throughout the site to enhance visibility at pedestrian and vehicular intersections and to provide security in public spaces in accordance with the lighting narrative included in Appendix M.</li> <li>All roads within the development will be sufficiently wide enough to accommodate two 8.5-foot-wide fire trucks side-by-side.</li> </ul>

**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

Resource	Potential Impacts	Mitigation Measures (Identified in DEIS/FEIS)
<p><b>SCHOOL DISTRICT SERVICES</b></p> <ul style="list-style-type: none"> <li>See DEIS Section 3.11, School District Services.</li> </ul>	<ul style="list-style-type: none"> <li>The project is expected to introduce a maximum of approximately 96 students to the WCSD, which will require an additional \$1,595,904± in revenues to meet the cost of these additional students.</li> </ul>	<ul style="list-style-type: none"> <li>The project will provide approximately \$2,580,600 (conservative estimate) in surplus revenue to the WCSD. This will offset the operational cost of the project-generated students. No mitigation is required.</li> <li>The evaluation of potential impacts to school district resources is based on a worst-case scenario involving year-round residence for all proposed residential units at the Silo Ridge Resort Community; however, the proposed development is being marketed as a “second home” community and therefore, it is anticipated that the number of school children generated by the project would be considerably less than the worst-case maximum presented herein.</li> </ul>
<p><b>RECREATION, OPEN SPACE, AND TOURISM</b></p> <ul style="list-style-type: none"> <li>See DEIS Section 3.12, Recreation, Open Space and Tourism</li> </ul>	<ul style="list-style-type: none"> <li>The Town will continue to meet the NRPA criteria for recreational needs of its citizens even with the addition of a maximum 869 new residents from the Silo Ridge Resort Community. In accordance with Section 121-18(C)(4), Silo Ridge will preserve approximately 536± acres of open space. In addition, the Applicant proposes to upgrade the existing golf course and driving range and provide onsite recreational opportunities for Silo Ridge residents and guests and members of the public on a limited basis.</li> </ul>	<ul style="list-style-type: none"> <li>It is anticipated that project will enhance the local and regional tourism economy by providing additional guests rooms, dining opportunities, and recreational resources.</li> <li>The Applicant has increased slightly the amount of open space provided in the MDP compared to the DEIS Preferred Alternative. See Table ES-4, Items 7, 8, 9, 10, 11, 12, and 13.</li> </ul>

**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

<b>Resource</b>	<b>Potential Impacts</b>	<b>Mitigation Measures (Identified in DEIS/FEIS)</b>
<b>UTILITIES – WATER</b> <ul style="list-style-type: none"> <li>See DEIS Section 3.13, Utilities, Water.</li> <li>See DEIS Appendix 9.9, Water Report.</li> <li>See DEIS Appendix 9.8 Wastewater Report.</li> </ul>	<ul style="list-style-type: none"> <li>The estimated maximum daily water demand for the project is approximately 264 gallons per minute (gpm).</li> </ul>	<ul style="list-style-type: none"> <li>Six new water supply wells will be installed to serve the project, which will adequately supply the water needed to meet the project's demand.</li> </ul>
<b>UTILITIES - WASTEWATER</b> <ul style="list-style-type: none"> <li>See DEIS Section 3.14, Utilities, Wastewater.</li> <li>See DEIS Appendix 9.9, Water Report.</li> <li>See DEIS Appendix 9.8 Wastewater Report.</li> </ul>	<ul style="list-style-type: none"> <li>The project will generate approximately 192,000± gpd of wastewater.</li> <li>A new onsite wastewater collection and treatment system will be designed and constructed to accommodate flows from the proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed WWTP will include a comprehensive odor control strategy, including full enclosure in a dedicated building, appropriate ventilation, and aeration of various process tanks to prevent septic conditions.</li> <li>The wastewater treatment technology for this project will be selected to meet all effluent quality requirements as required by NYSDEC.</li> <li>The effluent discharge location was modified in the FEIS to be discharged to the Island Green Pond which will reduce impacts to the intermittent stream. The WWTP is being designed to intermittent stream discharge standards with additional bathing beach supplemental standards.</li> <li>The Applicant has prepared a water budget which determined that the project would have no significant hydrological impact to NYSDEC Wetland AM-15. See Appendix J, “Water Budget.”</li> </ul>
<b>NOISE</b> <ul style="list-style-type: none"> <li>See DEIS Section 3.16, Noise.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed development is not expected to cause perceptible increases in sound levels from present levels and will not have an appreciable effect on noise</li> </ul>	<ul style="list-style-type: none"> <li>No mitigation is necessary.</li> </ul>

**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

Resource	Potential Impacts	Mitigation Measures (Identified in DEIS/FEIS)
	receptors.	
<b>FISCAL RESOURCES</b> <ul style="list-style-type: none"> <li>See DEIS Section 3.17, Fiscal Resources.</li> <li>See DEIS Appendix 9.10, Fiscal Resources</li> </ul>	<ul style="list-style-type: none"> <li>The project will result in a revenue surplus to local taxing jurisdictions. Therefore, the project will more than offset the increase in public service costs it will generate. See Appendix H for the results of the calculations, including an estimate of potential changes to State Aid, prepared by the Town’s fiscal consultant.</li> </ul>	<ul style="list-style-type: none"> <li>No mitigation is necessary.</li> </ul>
<b>DEMOGRAPHICS</b> <ul style="list-style-type: none"> <li>See DEIS Section 3.18, Demographics.</li> </ul>	<ul style="list-style-type: none"> <li>Up to a maximum of 869 people could be generated by the project under the worst-case scenario of year-round occupancy of all onsite homes. However, since the project is intended to be heavily marketed as a second-home resort-style community, the actual permanent increase in population will likely be considerably smaller than that provided above.</li> <li>Future residents and users of the project could differ in demographic characteristics from existing residents of the Town, but because the project is not intended to be a full-time residential community, impacts are expected to be minimal.</li> </ul>	<ul style="list-style-type: none"> <li>No mitigation is necessary.</li> </ul>

**Table ES-6, “Summary of Potential Impacts and Mitigation Measures”**

Resource	Potential Impacts	Mitigation Measures (Identified in DEIS/FEIS)
<p><b>COMMUNITY CHARACTER</b></p> <ul style="list-style-type: none"> <li>See DEIS Section 3.19, Demographics.</li> </ul>	<ul style="list-style-type: none"> <li>It is anticipated that the project will not have a significant negative effect on the community character of area.</li> <li>The development is expected to support existing commercial development in the hamlet of Amenia by providing an expanded customer base for goods and services.</li> </ul>	<ul style="list-style-type: none"> <li>The project has been designed to sensitively fit into the existing landscape. Colors and architectural styles have been chosen to complement the existing natural features of the site, while respecting the historical architecture of the Harlem Valley and the greater northeastern region.</li> <li>The extensive open space areas preserved on the project site are consistent with surrounding community character.</li> </ul>

## VII. Conservation Analysis Requirement

The Zoning Code of Amenia, Section 121-18(C) of the RDO District states that:

*“[f]or any application for subdivision or any development that involves uses other than those allowed in the RA district, the applicant shall prepare a conservation analysis of the land as described in Section 121-20A. This shall be submitted to the Planning Board, which shall make conservation findings prior to the preparation of any master development plan for the site pursuant to Section (3) below. For projects for which a Draft Environmental Impact Statement has been submitted prior to the adoption of this Section, the environmental analysis included in the environmental impact statement may substitute for the conservation analysis.”*

Section 121-20, Standards for Conservation Subdivisions, Part A, Conservation Analysis, identifies those resources which should be reviewed and describes the process for their review. Here, the detailed environmental analysis in the Applicant's accepted DEIS serves as the conservation analysis of the project. However, this Executive Summary has also been prepared to summarize and consolidate a number of documents and discussions regarding the existing conditions, impacts and mitigation measures for the evaluated resources. See Section VI, Summary of Potential Impacts and Mitigation Measures.

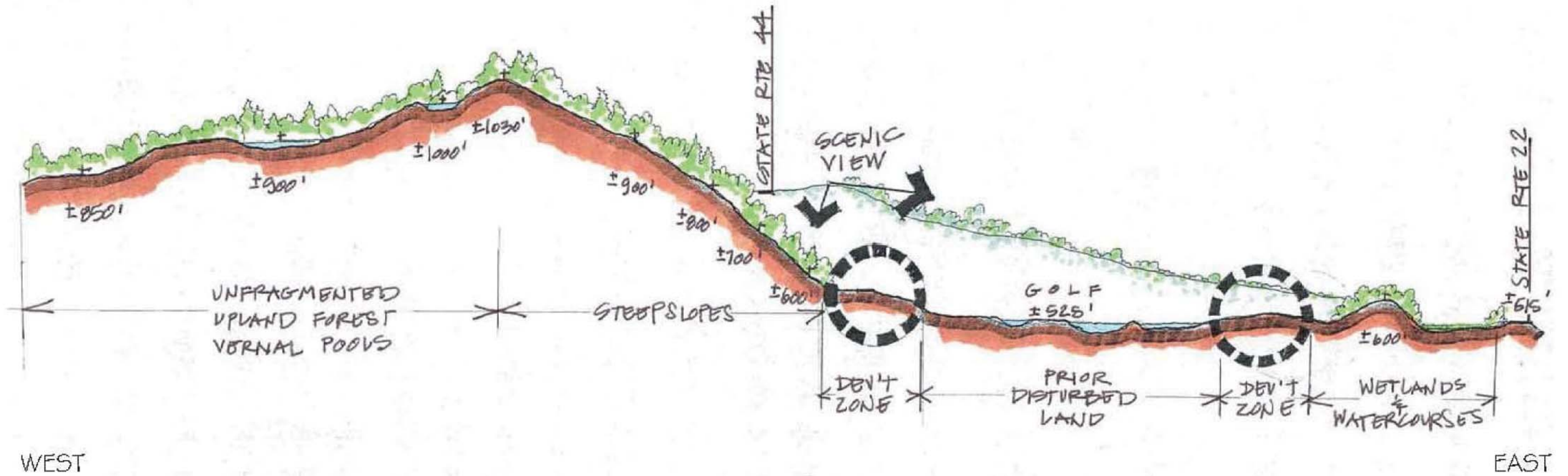
Figure ES-2 is a Generalized Section of the Site looking north towards the Route 44 hairpin turn. This section identifies areas of conservation concern and their general location on the Silo Ridge site.

### VII.1 Site Overview

Starting at Route 22 and moving from east to west, one encounters large wetlands and water courses punctuated by steep, wooded, rocky hills. Continuing west, there is a relatively level but undulating plain interrupted by a few steep and wooded hills, and natural and manmade water bodies, crossed by water courses, mostly now piped, that emanate from the steep slopes further west. The existing golf course and golf clubhouse have been developed on 170 acres of this plain. To the west of the golf course is the toe of a very 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.

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**GENERALIZED SITE SECTION**

NOT TO SCALE

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

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

On the extreme northeast portion of the site, just south of West Lake Amenia Road between Route 22 and Route 44, a cultural resource site containing historic/modern artifacts was identified during the Phase I cultural resources investigation for the proposed development.

For a map illustrating the site's existing conditions, please see Sheet SP-1 of the April 3, 2008 MDP in Appendix M.

## VII.2 Potential Conservation Areas

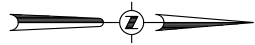
The Silo Ridge site contains many notable physical features. Figure ES-2a illustrates the environmental constraints with the existing conditions of the site shown while Figure ES-2b illustrates the site's environmental constraints overlaid by the development plan (see also Sheet ENV-1 of the MDP). The maps indicate that there are approximately 183 acres on the project site where slopes are greater than 30%.

The development plan is designed to protect what have been identified as four major conservation assets of Town-wide concern:

1. Shaded wetlands and watercourses along Route 22,
2. Steep slopes, ridgeline, unfragmented forest land and vernal pools in the western 230 acres of the site,
3. Scenic viewsheds assessed in Appendix G, and
4. Archaeological site of historic/modern artifacts near West Lake Amenia Road.

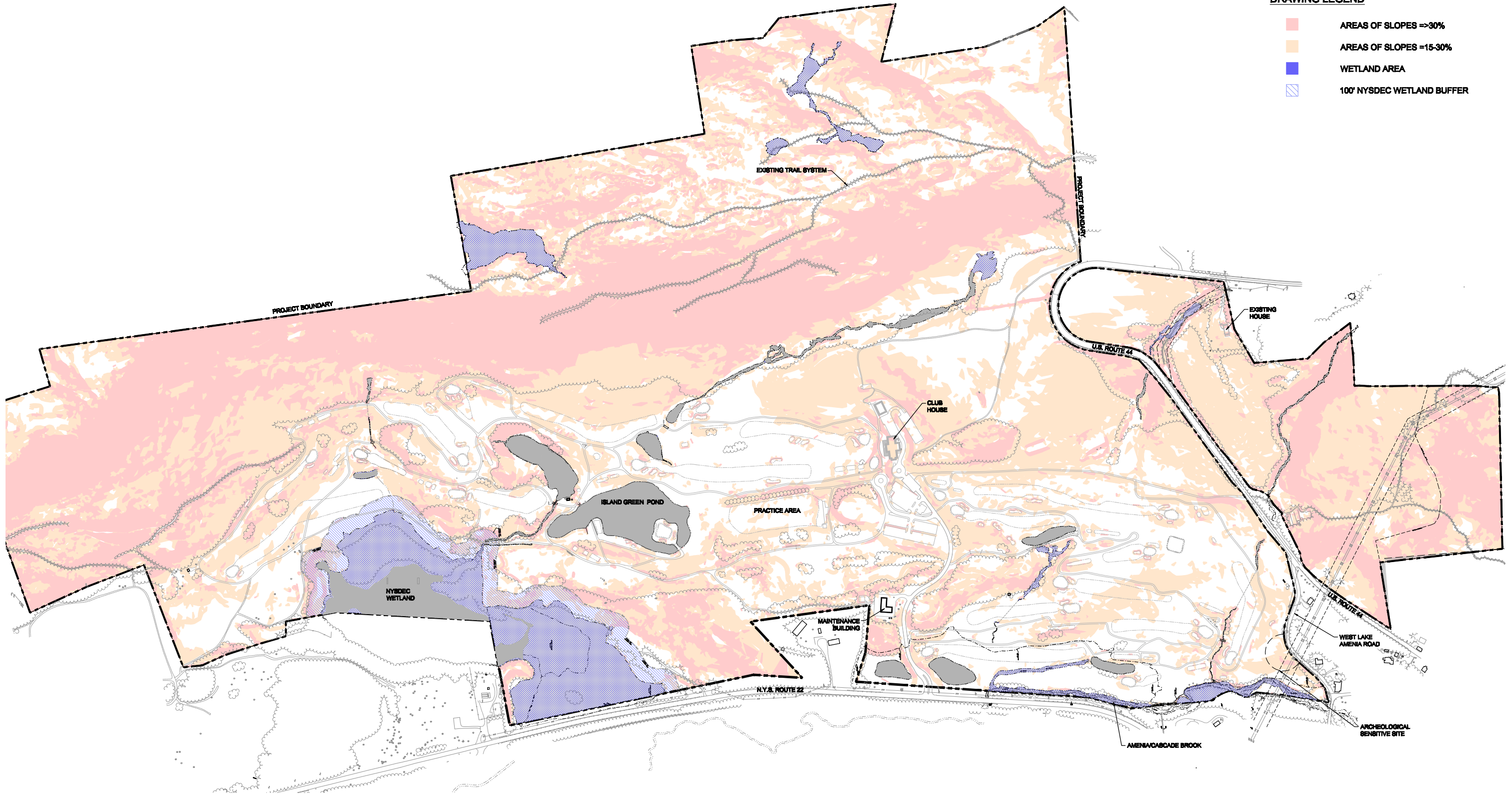
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**DRAWING LEGEND**

- AREAS OF SLOPES  $\geq 30\%$
- AREAS OF SLOPES  $\approx 15-30\%$
- WETLAND AREA
- 100' NYSDEC WETLAND BUFFER



0 200 400 800  
SCALE: 1"=200'

THE  
*Chazen*  
COMPANIES

Silo Ridge Resort Community  
Master Development Plan  
**ENVIRONMENTAL CONSTRAINTS MAP  
OVERLAY WITH EXISTING CONDITIONS**  
Town of Amenia, Dutchess County, New York

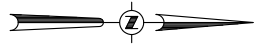
SCALE: 1"=200'

Figure  
ES-2a

JOB NUMBER: 10454.02



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- DRAWING LEGEND**
- AREAS OF SLOPES  $\geq 30\%$
  - AREAS OF SLOPES  $\approx 15-30\%$
  - WETLAND AREA
  - 100' NYSDEC WETLAND BUFFER
  - GOLF COURSE FAIRWAY, TEES, GREENS
  - GOLF COURSE BUNKERS

**NOTE:**  
THE LIMIT OF PROJECT DISTURBANCE LINE SHOWN HEREON DOES NOT INCLUDE THE DISTURBANCE CREATED BY THE REDEVELOPMENT OF THE PROPOSED GOLF COURSE. FOR CONVENIENCE PURPOSES THE LAYOUT OF THE GOLF COURSE IS SHOWN.



0 200 400 800  
SCALE: 1"=200'

THE  
*Chazen*  
COMPANIES

Silo Ridge Resort Community  
Master Development Plan  
**ENVIRONMENTAL CONSTRAINTS MAP  
OVERLAY WITH MASTER DEVELOPMENT PLAN**  
Town of Amenia, Dutchess County, New York

SCALE: 1"=200'

Figure  
ES-2b

JOB NUMBER: 10454.02

### VII.3 Design Considerations Based on Site Features

Notable physical features of the project site include an 18-hole golf course situated between the wetlands and watercourses to the east, the steep slopes, un-fragmented forest land and vernal pools to the west, and the Route 44 vantage point to the north. The development proposal for a Mixed-use Residential Golf-Course Development calls for an upgraded golf-course lengthened for championship play. The most logical location for the championship course expansion was to develop it roughly in the same location as the existing course. The hotel, residential and commercial components of the project were then placed along the edges of the golf-course between the wetland complex and the steep slope complex, and behind and around the intervening wooded hills that separate the golf-course's front 9 from the back 9. The intent of this approach is to protect by avoidance the archaeological site, the major contiguous portions of the wetland/water course and steep slopes/un-fragmented forest complexes, and to use the existing natural topography and vegetation as a screen/buffer to reduce the visual affect of the development from the hairpin turn vantage point.

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

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

### VII.4 Potential Impacts to Conservation Areas

Conservation areas that will be affected by the project are the eastern edge of the steep slopes/un-fragmented forest area and a potential change in viewshed character from the hairpin turn.

Limited development is proposed at the toe of the slope along the eastern edge of the forest area, whereas a permanent conservation easement will protect the substantial un-fragmented forest area of +/-230 acres on the steep slopes, the

ridgeline and the undulating land around the vernal pools. This upland area connects with a contiguous forest patch of more than 1,000 acres that is identified as a major town conservation resource in Significant Habitats in the Town of Amenia (Hudsonia, Ltd.).

Some buildings within the resort development will be visible from the hairpin turn vantage point. Currently, the dominant view to the south extends across the landscape of the golf course, to the natural skyline of folding hills beyond, with the agricultural and rural development patterns forming a middle ground. The most defining aspect of this view is the interface of the dark hues of the hilltops against the bright sky. The ridgeline will remain intact and the views to the distant hills will not be blocked.

#### VII.5 Proposed Mitigations and Enhancements

The project proposes extensive landscaping with native and naturalized species to provide screening, buffering, visual interest, habitat, carbon reduction, erosion control, spatial definition, and shade and cooling, to mitigate effects on conservation areas. The proposed landscaping is designed with viewshed effects in mind, to greatly reduce the apparent mass of the project, screen the development from view and transition the edges of the development into the natural landscape.

Additionally, enhancements are proposed for conservation resources in prior disturbed areas of the site to improve habitat and water quality and re-establish wildlife connectivity between the wetlands and the un-fragmented forest complex. These enhancements are fully identified and discussed in the Habitat Management Plan in Appendix F of this FEIS.

### **VIII. Compliance with Zoning Requirements**

There are several provisions in the Town Zoning Law that require the Planning Board to make findings about the project's impact on scenic resources and steep slopes.

#### Section 121-36(A), Steep Slope Regulations

The project involves approximately 19.7 acres of disturbance to slopes of 30% or more. Section 121-36(A) prohibits disturbance of steep slopes of 30% or more unless one of several criteria can be shown. The criterion that applies to the proposed project is listed in Section 121-36(B)(6), which allows such disturbance "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." The discussion below sets forth the basis for the project's compliance with the above provision.

- Demonstrate that there is no feasible alternative:

According to the Applicant, in order for the project to be financially viable (feasible), the proposed mix of uses and extent of program space as detailed in the marketing study prepared by The Weitzman Group (see Appendix D) and itemized on Sheet SP-4 of the April 3, 2008 MDP (see Appendix M) must be included. Considering this, as well as the conservation goals of the Town as identified in the Zoning Law and the physical constraints of the site, there is no feasible alternative to developing on slopes of 30% or greater.

The site is governed by several environmental overlay districts, which affect the development options on the site. The site is within the Aquifer Overlay District (AO) and the project complies with these provisions. The Scenic Protection Overlay District (SPO) applies to portions of this site and restricts development of the site based on certain objective measures and scenic character and aesthetically compatibility. The Stream Corridor Overlay District (SCO) also applies to portions of the site and restricts development along stream corridors through site plan approval, which can be granted only if the Board finds no degradation of scenic character and aesthetic compatibility with surroundings will result and that the action will not result in erosion or stream pollution. The RDO District (Section 121-18) also contains requirements that are protective of the environment, including that 80% of the site be placed in permanent open space conservation easement and that no more than 15% of the site area is impervious surface cover.

In addition, Section 121-18(C)(5) of the RDO restricts building height to 35' unless the Board grants a waiver under Section 121-18 (C)(10)(b), by determining that no significant views are adversely impacted, that any impacts on views are mitigated to the maximum extent practical, and that buildings are sited to minimize visual impacts by taking advantage of natural topography. (Height waivers are being requested for the Hotel, Spa, Banquet, Clubhouse, CR-1, CR-2, C-3, C-4, C-5, C-6, C-7, C-8, C-16, CR-17, S-2 and S-6 under this provision; this is further described below).

In addition to these regulations, many of the site's physical characteristics restrict suitable locations for development. The site contains a NYSDEC-protected wetland with a 100' buffer requirement and other wetland resources under the protection of ACOE. The site also contains the West Lake Amenia Road Historic Site (A02701.000082) that must be avoided and protected. There are vernal pools in the forested hillside near the top of the ridge on the site, which will be protected by at least a 500-foot buffer as recommended by the Town's ecological consultant. These pools lie within the approximately 230 acres of un-fragmented forest land in the western portion of the site, which is connected to an offsite forest of over 1000 acres. Finally, major portions of the site are visible from the Route 44 hairpin turn on DeLavernne Hill, a recognized visual resource in the Town.



Section VII.3 above, Design Considerations Based on Site Features, discusses the design approach used to arrange the project program within the context of applicable zoning regulations and the site's natural features. To accomplish this concept, approximately 19.7 acres of steep slopes greater than 30% (3% of the project area) distributed throughout the site as shown on Figure 3.1-1 (see Section 3.1 of this FEIS) will be disturbed as a compromise to protecting other valuable site resources and providing a viable project program. Further reduction to steep slope disturbance will either reduce the project program to a point at which it no longer meets the objectives of the Applicant, or it will negatively impact other valuable site resources, such as scenic viewsheds, archaeological sites, or wetlands and watercourses.

To reduce impacts to 30% slopes or greater the Applicant prepared a Mitigation Plan which moves Single Family Homes located along the base of the ridge to areas where slopes are less than 30% further to the south. Please see Figure 3.1-2, "Response Plan – 30% Slopes Alternative". This plan achieves the same program density as the Preferred Action and reduces the impacts to slopes greater than 30%. Tree clearing would also be reduced by approximately 0.9 acres. However, impervious surface coverage increases with this Alternative as the development is spread over greater areas of the site. Impacts to the area along Stream J are also reduced by 800 linear feet with this mitigation plan.

- Demonstrate that the impact of any land disturbance will be fully mitigated by best available engineering, erosion control and visual mitigation practices.

Response 3.1-5-GP33 in this FEIS describes the engineering practices that will be implemented to ensure that there are no adverse impacts resulting from grading and development on slopes of 30% or greater. With respect to visual impacts, the Applicant has prepared photosimulations, renderings, an architectural and landscape character booklet, and a video to demonstrate the potential visibility and visual impact of the project. The Applicant has also illustrated which buildings will be visible from the viewpoints selected by the Planning Board to be analyzed. Please refer to Appendix G for supporting documentation and analysis that has been done since circulation of the DEIS.

#### Section 121-14, Stream Corridor Overlay District

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

will be aesthetically compatible with its surroundings, and will not result in erosion or stream pollution from surface or subsurface runoff.

As discussed above, the Applicant identified several mitigation measures that will be implemented to ensure that erosion and sediment control are adequate to protect water quality. The Applicant has also provided a detailed analysis of the project's potential visual impacts and has incorporated mitigation where necessary to reduce the significance of any impacts. Please see Appendix G.

#### Section 121-14.1, Scenic Protection Overlay District

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

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

Each point is discussed below.

- Will not significantly impair scenic character and will be aesthetically compatible with its surroundings.

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

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

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

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

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

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

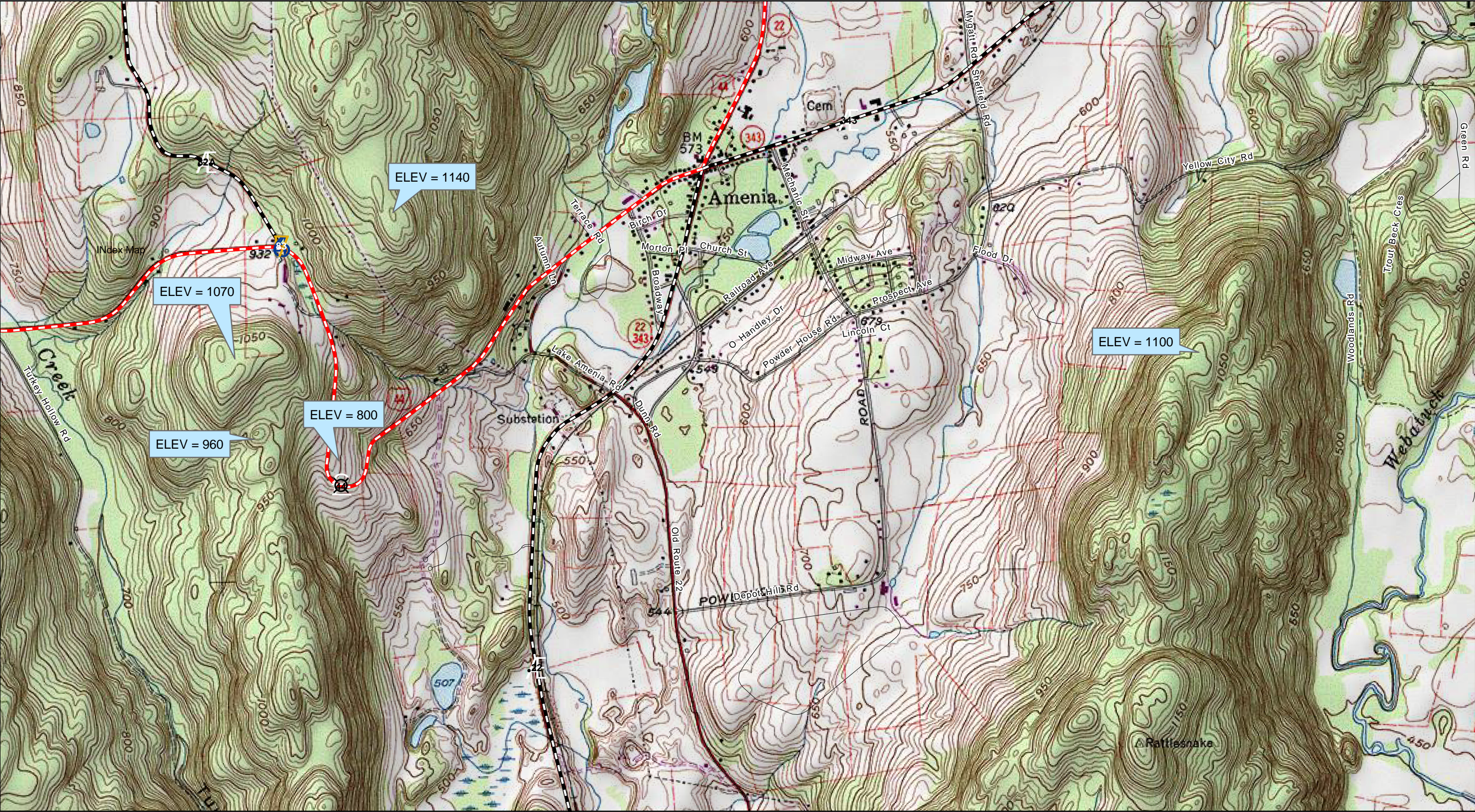
The highest point of any project building is 100'± lower than any crest of any ridge line in the region around the site and therefore the project complies with this requirement of the Zoning Law.

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

The project does not involve such grading activities.

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





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

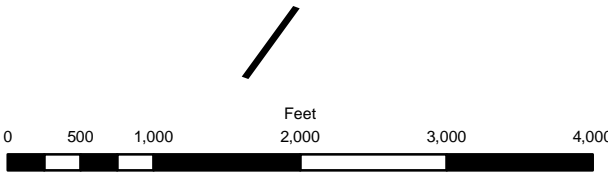
Dutchess County Office:  
21 Fox Street  
Poughkeepsie, New York 12601  
Phone: (845) 454-3980

Orange County Office:  
356 Meadow Avenue  
Newburgh, New York 12550  
Phone: (845) 567-1133

Capital District Office:  
547 River Street  
Troy, New York 12180  
Phone: (518) 237-0055

North Country Office:  
100 Glen Street  
Glens Falls, New York 12801  
Phone: (518) 812-0513

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*Silo Ridge Resort Community*

**Topographic Map of Select Elevations**

Town of Amenia  
Dutchess County, NY

Drawn:	CLO
Date:	07/15/2008
Scale:	1:15,722
Project:	10454.02
Figure:	ES - 3



The SPO outlines architecture, landscaping, and fencing standards which apply to new developments in the SPO District. The project will adhere to these standards as illustrated in the “Silo Ridge Resort Community Architectural and Landscaping Character” document prepared by Robert A.M. Stern Architects (see Appendix M). To eliminate the need for a waiver from the 100-foot vegetated buffer requirement along Routes 22 and 44 the Applicant prepared a revised plan for the Vineyard Cottages development in Block V. Please see Figure ES-3a, “Response Plan – Eliminate SPO Waiver”. This plan removes building from within the 100 foot “Green Buffer” zone along the northwest side of route 44. This revised plan will be incorporated into the MDP during the Special Permit process. The area surrounding the vineyard cottages is proposed to have trees that will not only occur in the 100’ green buffer but will also continue between and around the units so they will be further screened.

#### Section 121-18, Resort Development Overlay District

The project will require a waiver from the 35’ maximum building height limitation in Section 121-18(C)(10)(b). To grant the waiver, the Planning Board must find that:

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

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

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Drawing Name: S:\10400-10499\10454.00\ENG\DWG\410\_MDP\_FIG\_ES3a\_10454-02\_RESPONSE PLAN.dwg Date Printed: Sep 12, 2008, 11:10am



	<b>Silo Ridge Resort Community Master Development Plan</b>	SCALE: AS NOTED
	<b>RESPONSE PLAN - ELIMINATE SPO WAIVER</b> Town of Amenia, Dutchess County, New York	<b>Figure ES-3a</b>



## **IX. Significant Adverse Unavoidable Impacts**

The DEIS Section 4.0 provided a list of unavoidable adverse impacts of the proposed development, which have been further reduced by preferred alternative (Traditional Neighborhood Development). The impacts are briefly summarized here and are also presented later in this FEIS.

The proposed project, like any land development project, will have some adverse impacts on the environment that cannot be avoided if the project is implemented. Some of these are short-term impacts that will occur primarily during construction, most of which arise from the alteration of existing site conditions. There are, however, others that would have permanent or long-term environmental impacts. Most of these are an unavoidable consequence of the development process and are not significant, or have been mitigated as described in the DEIS and this FEIS to a level not considered significant.

The following are adverse impacts that cannot be avoided if the project is implemented:

- Short-term construction-related impacts that will cease after construction is complete, including:
  - Increase in dust particles and minor increases in noise due to construction activity (short-term impact);
  - Increase in construction-related traffic and potential unavoidable delays to the traveling public due to the movement of trucks, machine transport vehicles, supply vehicles, and work crew vehicles (short-term impact); and
  - Replacement or disturbance of onsite soils during the course of development, including disturbance of approximately 105 acres of steep slopes (short-term impact);
- Increase in the amount of impervious surface (a total of approximately 37.5± acres or slightly less than 6% of the site) and alteration of stormwater runoff patterns (long-term impact);
- Loss of wetlands due to filling 0.05 acres of regulated wetlands and 0.06 acres of isolated wetlands (long-term impact);
- Increase in nighttime lighting at the project site (long-term impact);



- Increase in solid waste generation (long-term impact);
- Increase in wastewater generation (long-term impact);
- Increase in water demand (long-term impact);
- Increase in energy usage (long-term impact); and
- Increase in traffic (long-term impact).

## **X. Alternatives Considered**

The DEIS Section 5.0 reviewed alternatives. It is noted that the “Proposed Project,” reviewed in Section 3.0 of the DEIS, was not the Applicant’s preferred alternative. As discussed above, the Applicant’s preferred alternative is the “Traditional Neighborhood Alternative,” discussed in Section 5.2 of the DEIS, and further refined in the MDP provided and analyzed in the FEIS. In accordance with the Final Scoping Document, the following alternatives were considered in the DEIS:

1. No-Build Alternative;
2. Traditional Neighborhood Alternative;
3. Reduced Scale Alternative;
4. Conforming Zoning Alternative;
5. Alternative Energy Option.

## **XI. List of Involved and Interested Agencies and Permits Required**

As noted in DEIS Sections 1.2 and 1.3, the following are the Involved Agencies for the project and the permit or approval authority they possess. A list of Interested Agencies follows<sup>3</sup>. Please note that access is no longer being proposed off of West Lake Amenia Road and therefore, the road access permit identified in the DEIS as being needed from the Town of Amenia Highway Department is no longer needed.

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<sup>3</sup> The Dutchess County Water and Wastewater Authority was inadvertently omitted from the list of Interested Agencies in the DEIS. It is noted here as an Interested Agency and the correction is also noted in Section 2.0, *Errata*, of this FEIS.

**Table ES-7, “Involved Agencies and Permitting Authority”**

<b>Involved Agency</b>	<b>Permit or Approval Authority</b>
Town of Amenia Town Board 36B Mechanic Street Amenia, New York 12501	Authorization of Sewer and Water Transportation Corporations
Town of Amenia Planning Board 36B Mechanic Street Amenia, NY 12501	Special Use Permit for Master Development Plan Site Plan/Subdivision Approval Waiver for relief from RDO building height limit for 16 buildings Waiver for relief from RDO 100-foot buffer at former Miller Property Waiver for relief from gated access restriction of Section 121-12.1
Town of Amenia Water District Washington Court Amenia, NY 12501	Water Connections
Dutchess County Department of Health 387 Main Street Poughkeepsie, NY 12601	Wastewater Treatment Plant and Water Connections
New York State Department of Environmental Conservation Division of Environmental Permits Region 3 Office 21 South Putt Corners Road New Paltz, NY 12561	Stormwater State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity SPDES Permit (Wastewater) Wetland Disturbance Permit (for mitigation work in adjacent area only) Stream Disturbance Permit Water Supply Approval Permit
New York State Department of Transportation Region 8 Office Eleanor Roosevelt Office Building 4 Burnett Boulevard Poughkeepsie, New York 12603	Highway Work Permit(s) Road Access – NYS Route 22 and NYS Route 44
Dutchess County Department of Public Works 38 Dutchess Turnpike Poughkeepsie, NY 12603	Highway Work Permit(s)
Dutchess County Department of Health 387 Main Street Poughkeepsie, NY 12601	Water Treatment Plant Wastewater Treatment Plant
New York State Health Department Bureau of Water Supply Protection Flanigan Square, 547 River Street Troy, NY 12180-2216	Approval of Plans for Community Water Supply Improvement Water Quality and Treatment

**Table ES-7, “Involved Agencies and Permitting Authority”**

<b>Involved Agency</b>	<b>Permit or Approval Authority</b>
New York Secretary of State New York State Department of State 41 State Street Albany, New York 12207	Authorization for Transportation Corporation
United States Army Corps of Engineers New York District – Regulatory Branch 26 Federal Plaza, Room 1937 New York, NY 10278-0090	Nationwide Wetland Permit

The following Agencies have been identified as responsible for reviewing and commenting on all or a portion of the proposed project (Interested Agencies):

Town of Amenia Town Supervisor  
36 Mechanic Street  
Amenia, New York 12501

Town of Amenia Town Clerk  
36 Mechanic Street  
Amenia, New York 12501

Town of Amenia Engineering Consultant  
Rohde, Soyka, Andrews  
40 Garden St # 3  
Poughkeepsie, NY 12601

Town of Amenia Planning Consultant  
Greenplan, Inc.  
302 Pells Road  
Rhinebeck, New York 12572

Town of Amenia Conservation Advisory Commission  
36 Mechanic Street  
Amenia, New York 12501

Town of Amenia Ecological Consultant  
Dr. Michael W. Klemens  
PO Box 432  
Falls Village, CT 06031

Karen Schneller-McDonald  
Hickory Creek Consulting, LLC  
25 Carriage Drive  
Red Hook, NY 12571

Town of Amenia Visual Consultant  
George Janes, AICP  
261 West 35<sup>th</sup> Street, Suite 1408  
New York, NY 10001

Town of Amenia Fiscal Consultant  
The Hudson Group, LLC  
7 Sage Hill Lane  
Menands, NY 12204

Town of Amenia Soil Consultant  
Dr. A. Martin Petrovic  
62 East Seneca Road  
Trumansburg, NY 14886

Amenia Fire Company  
Mechanic Street, P.O. Box 166  
Amenia, New York 12501

Webutuck Central School District  
194 Haight Avenue  
Amenia, New York 12501

Dutchess County Planning Department  
27 High Street  
Poughkeepsie, New York 12601

NYS Office of Parks, Recreation and Historic Preservation  
Field Service Bureau  
Peebles Island, P.O. Box 189  
Waterford, NY 12188-0189

Metropolitan Transportation Authority  
Metro North Customer Service  
420 Lexington Avenue, 9th Floor  
New York, NY 10017

Chairman John Culligan  
Amenia Fire District #1  
Board of Fire Commissioners  
36 Mechanic Street  
Amenia, NY 12501

Mr. Michael Segelken  
Town of Amenia Building Inspector/Fire Inspector  
36B Mechanic Street  
Amenia, NY 12501

Ms. Nancy Brusie  
Town of Amenia Zoning Administrator  
36B Mechanic Street  
Amenia, NY 12501

Hudson River Valley Greenway Communities Council  
Capitol Building  
Capitol Station, Room 254  
Albany, NY 12224

Dutchess County Water and Wastewater Authority  
27 High Street, 2<sup>nd</sup> Floor  
Poughkeepsie, NY 12601

## **XII. Review and Approval Steps remaining prior to Project Construction**

After the FEIS is accepted by the Lead Agency, there are several more review, approval and permitting steps before the project can be constructed. An outline of remaining steps is listed below.

1. The Planning Board prepares and adopts a SEQRA Findings Statement and makes a decision on the proposed project.
2. A SEQRA Findings Statement is made by each Involved Agency.
3. The Planning Board reviews the Special Permit application, which is required for the project under the provisions of the RDO, in conjunction with the MDP submitted for the project.
4. The Planning Board holds a Public Hearing on the Special Permit application associated with the MDP.

5. The Planning Board grants the Special Permit approval, including necessary waivers for proposed building height, RDO open space buffer, and gated access.
6. The Applicant prepares and submits a Site Plan/Subdivision Application for the project to the Planning Board.
7. The Planning Board holds a Public Hearing on the Site Plan/Subdivision Application.
8. The applicant prepares Permit Applications for the project to NYSDOH, NYSDEC, and the ACOE for all activities under their jurisdiction.
9. Permits are obtained from agencies.
10. The Planning Board reviews and approves the Site Plan.

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