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August 6, 2014

By Hand Delivery

Chairman Norm Fontaine
Members of the Planning Board
Town of Amenia
4988 Route 22
Amenia, New York 12501

Re: Silo Ridge Resort Community

Dear Chairman Fontaine and Members of the Planning Board:

On July 3, 2014, Silo Ridge Ventures, LLC ("SRV") submitted a comprehensive set of materials to the Planning Board in support of its applications with respect to the Silo Ridge Resort Community, including applications for special permit approval of the proposed golf course improvements and golf maintenance facility located in the OC District. On behalf of SRV, we respectfully request that the Board consider this letter to be an application by SRV for an additional special permit under Section 121-15E(1)(l) of the Town Code, for storage at the golf maintenance facility (in the Priority Valley Bottom Aquifer area) of more than 500 pounds of fertilizers and pesticides/herbicides. Information supporting this application is provided in the materials previously submitted. In addition, we ask the Planning Board to note that a floodplain development permit under Chapter 67 of the Town Code is also required for the project. Including these permits, the Town discretionary approvals required for the project are as follows:

1. Amended special permit/master development plan approval;
2. Site plan approval (first development phase, including the uses on the Harlem Valley Landfill Corp. parcel);
3. Preliminary and final subdivision approvals;
4. Special permit approval for the golf maintenance facility in the OC District;
5. Special permit approval for the golf course improvements in the OC District;
6. Special permit approval for storage at the golf maintenance facility of more than 500 pounds of fertilizers and pesticides/herbicides;
7. Consent to incorporation of water-works corporation (from the Town Board and Town highway superintendent);
8. Consent to incorporation of sewage-works corporation (from the Town Board); and

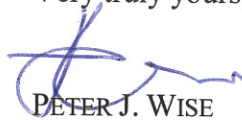
9. Floodplain development permit (from the Town Building Inspector).

In addition to these approvals, the following Planning Board waivers are also required, and are hereby formally requested¹:

1. Waivers of subsections A and F of Section 105-21 of the Town Code, regarding minimum required buildable area and maximum slope of buildable area, and flag lots, respectively;
2. Waivers of subsections E, F, G, H, and L of Section 105-22 of the Town Code, regarding, respectively: (a) intersection angle and grade; (b) maximum number of lots accessed from a cul-de-sac road, maximum length and grade of a cul-de-sac road, and cul-de-sac turnaround design/geometry (proposed "hammerhead"); (c) minimum sight distance; (d) number of lots accessed from a rural road, minimum road pavement width, maximum road grade, minimum curb radius, maximum road grade within 150 feet of an intersection, and intersection angle; and (e) maximum driveway grades;
3. Waivers of subsection F of Section 121-12.1 of the Town Code (in accordance with subsection C(7) of Section 121-18 of the Town Code), regarding private, gated roads, and permanent cul-de-sac roads;
4. Waiver of subsection G of Section 121-14.1 of the Town Code, regarding minimum width of "green" buffer; and
5. Waiver of subsection C of Section 121-18 of the Town Code, regarding minimum width of buffer from any existing residential use not within the RDO District.

We look forward to meeting with the Board on August 7, 2014.

Very truly yours,



PETER J. WISE

Enc.

cc: David R. Everett, Esq.
Pedro Torres
Juan Torres
Michael Dignacco
Amanda DeCesare, P.E.
Nicole Emmons, AIA

¹ The required waivers are described in more detail in the June 26, 2014 "Draft Waiver List" submitted on July 3, 2014.