

617.9

State Environmental Quality Review (SEQR)  
**Notice of Completion of Draft EIS  
and  
Notice of SEQR Hearing**

**Lead Agency:** Town of Amenia Planning Board

**Address:** PO Box 126  
36B Mechanic St.  
Amenia, NY 12501

**Date:** \_\_\_\_\_

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below. A public hearing on the Draft EIS will be held on November 17, 2007 at 9 AM at the Silo Ridge County Club, Route 22, Amenia, NY 12501. Comments on the Draft EIS are requested and will be accepted by the contact person until December 7, 2007 or 20 days following the close of the public hearing, whichever is later.

**Name of Action:** Silo Ridge Resort Community

**Description of Action:** The Applicant, Higher Ground Country Club, LLC, has proposed the development of a resort community on a 668±-acre site to be known as the Silo Ridge Resort Community. The project site is located west of New York State (NYS) Route 22 in the Town of Amenia, Dutchess County, New York, and is identified as Parcel Numbers 7066-00-732810, 7066-00-860725, 7066-00-742300, 7066-00-670717, 7067-00-709177 and 7066-00-628131 on the Town of Amenia Tax Map. The site is currently developed with a 170-acre 18-hole championship golf course. The actual development area will consist of an approximately 210±-acre portion of the total site.

Construction has been proposed in three phases. The development would consist of 328 townhome units, 41 single-family homes, one resort hotel with a total of up to 320 rooms, banquet space, two restaurants, conference space, and a spa and wellness center. The existing golf course is also proposed to be upgraded and improved.

A portion of the proposed project area has sloping terrain and contains approximately 26.5± acres of State and federal wetlands. The project would have two access points from NYS Route 22, including the existing entrance to the Silo Ridge Country Club, and three access points from US Route 44. The development is proposed to be served by on-site wells and an on-site wastewater treatment plant.

The project site is designated as Rural Agricultural (RA) and Resort Development Overlay (RDO) by the Town of Amenia Zoning Map (July 2007).

**Location:** West side of Route 22, Town of Amenia, Dutchess County, New York

**Potential Environmental Impacts:**

1. Potential soil erosion/soil removal and sedimentation to construction on or near steep slopes;
2. Stormwater runoff from developed areas into streams or wetlands;
3. The potential for increased traffic flow;
4. The potential to adversely affect scenic views in the area, both the immediate surrounding area and from the locations identified more fully in Section 3.6 herein;
5. Potential impacts to community service providers for new residents including police, fire, emergency services;
6. Compatibility of the proposed action with existing community or neighborhood character;
7. Substantial increase in solid waste production;
8. The potential impact of wastewater treatment and disposal;
9. The potential impacts to regulated wetlands, floodplains, streams, and groundwater resources;
10. The potential impact to vegetation and wildlife;
11. The potential impairment of important historic, archaeological, or aesthetic resources;
12. The potential increased need for school district services;
13. The potential impacts on recreation and open space resources.

**A Copy of the Draft EIS may be obtained from:**

Contact                   Lana Anguin  
Person:                   Town of Amenia Planning Board  
Address:                   PO Box 126  
                              36B Mechanic St.  
                              Amenia, NY 12501  
                              845-373-8860 x. 105  
  
Telephone:

Electronic versions of the Draft EIS, in Adobe Reader (PDF) format, are available for downloading or viewing at the Town of Amenia web site at <http://www.ameniany.gov/index.asp>.

**A Copy of this Notice and Draft EIS Filed With:**

Supervisor Janet Reagon

Town Board of the Town of Amenia

Town of Amenia Planning Board (Lead Agency)

New York State Department of Environmental Conservation  
Environmental Notice Bulletin  
email: [enb@gw.dec.state.ny.us](mailto:enb@gw.dec.state.ny.us) (**Notice only**)

Higher Ground Country Club, LLC

**Involved Agencies**

Town of Amenia Town Board

Town of Amenia Water District

Town of Amenia Highway Department

Dutchess County Department of Health

New York State Department of Environmental Conservation

New York State Department of Transportation

Dutchess County Department of Public Works

New York State Health Department

New York State Secretary of State

United States Army Corps of Engineers

**Interested Agencies**

Town of Amenia Town Clerk

Town of Amenia Engineering Consultant - Rhode, Soyka and Andrews

Town of Amenia Planning Consultant - GREENPLAN, Inc.

Town of Amenia Planning Board Attorney - Daniels and Porco, LLP

Town of Amenia Ecological Consultant - Michael Klemens, PhD

Town of Amenia Environmental Conservation Committee

Amenia Fire District #1

Amenia Fire District Commissioners

Webutuck Central School District

Dutchess County Department of Planning

NYS Office of Parks, Recreation and Historic Preservation

Hudson River Valley Greenway Council

Metropolitan Transportation Authority

Town of Amenia Building Inspector/Fire Inspector