

- Increase in the number of temporary and permanent jobs, ranging from hourly positions to management and professional level opportunities.
- Local and regional economic activity resulting from the construction of the residential uses and hotel, and the on-going needs of new residents, hotel patrons, guests, and employees.
- Provision of a mix of housing types in a community with few current options other than single-family homes.

5.2 Traditional Neighborhood Alternative

The Final Scoping Document directed the Applicant to consider a “Traditional Neighborhood Alternative,” described in the Scoping Document as:

“An alternative that would create a pedestrian friendly residential and potentially limited mixed-use neighborhood in conjunction with the golf course and spa. Consider the possible introduction of neighborhood retail, such as a small convenience grocer, café, or restaurant at a scale that would not compete with hamlet businesses. Consider off-street parking at the rear of the residences, in garages or parking areas accessed by lanes or alleys, siting the residences so they front directly onto streets or greens (rather than parking areas), plan for sidewalks separated from street curbs by a planting strip planted with shade trees.”

The concept plan for this Alternative was developed over a period of many months. The plan prepared by Robert A. M. Stern Architects and illustrated in Figure 5-2 has now emerged as the Applicant’s preferred development plan. The architects for this plan describe their concept for the design of the project as organized in the manner of a traditional town, with a 300-room hotel and other resort functions, including a spa, a banquet hall, and a small street of shops, set on a village green. 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.

Table 5-2 summarizes the development program. The potential impacts of this Alternative are fully evaluated later in this section of DEIS.

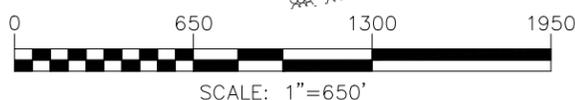
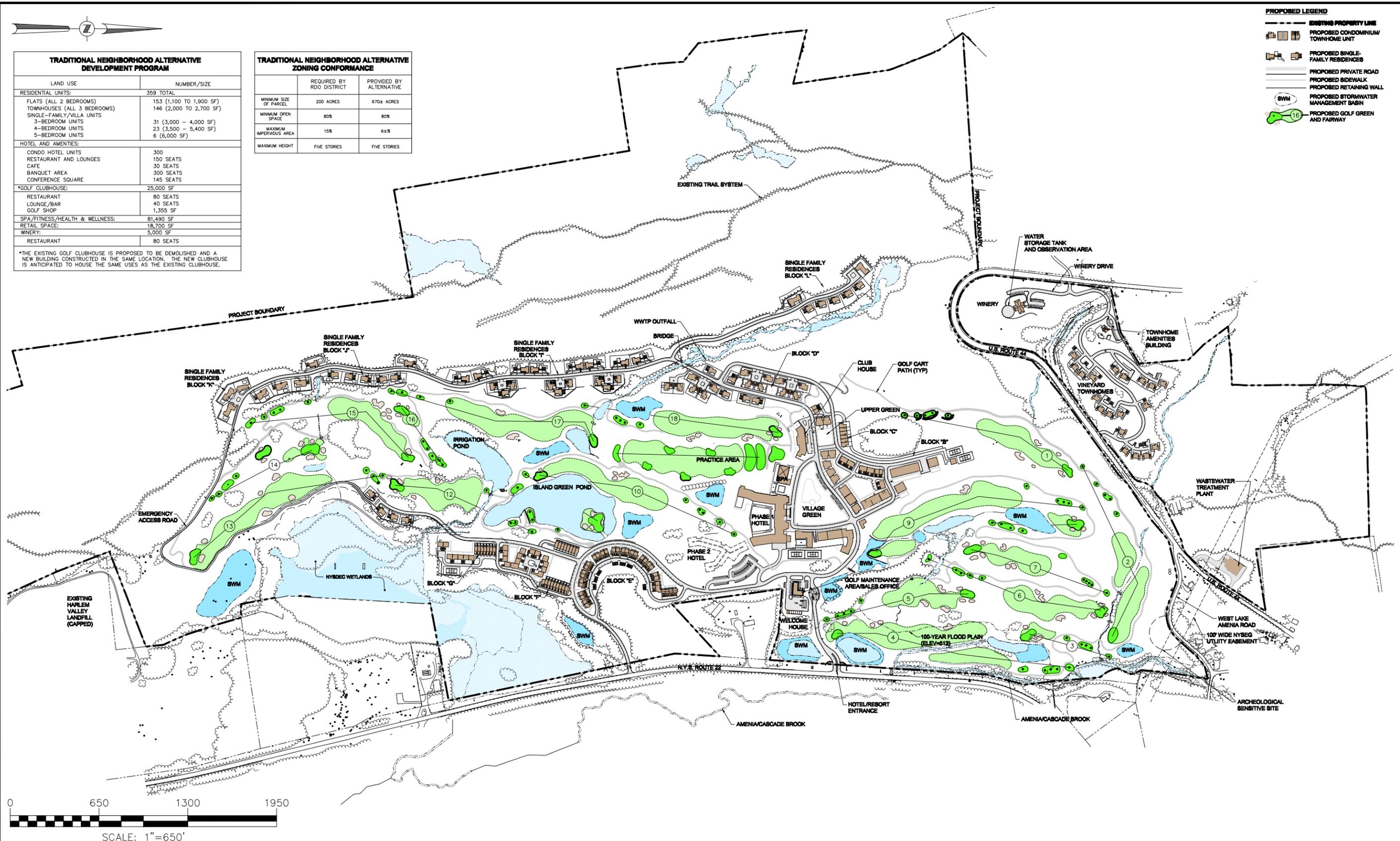
Drawing Name: S:\0400-10499\10454.00\ENGINE\WC\310_TNA_FIG 5-2_10454-02_SITE PLAN - ALT3.dwg Date Printed: Sep 13, 2007, 11:25am

TRADITIONAL NEIGHBORHOOD ALTERNATIVE DEVELOPMENT PROGRAM	
LAND USE	NUMBER/SIZE
RESIDENTIAL UNITS:	359 TOTAL
FLATS (ALL 2 BEDROOMS)	153 (1,100 TO 1,900 SF)
TOWNHOUSES (ALL 3 BEDROOMS)	146 (2,000 TO 2,700 SF)
SINGLE-FAMILY/VILLA UNITS	
3-BEDROOM UNITS	31 (3,000 - 4,000 SF)
4-BEDROOM UNITS	23 (3,500 - 5,400 SF)
5-BEDROOM UNITS	6 (6,000 SF)
HOTEL AND AMENITIES:	
CONDO HOTEL UNITS	300
RESTAURANT AND LOUNGES	150 SEATS
CAFE	30 SEATS
BANQUET AREA	300 SEATS
CONFERENCE SQUARE	145 SEATS
*GOLF CLUBHOUSE:	25,000 SF
RESTAURANT	80 SEATS
LOUNGE/BAR	40 SEATS
GOLF SHOP	1,355 SF
SPA/FITNESS/HEALTH & WELLNESS:	81,490 SF
RETAIL SPACE:	18,700 SF
WINERY:	5,000 SF
RESTAURANT	80 SEATS

*THE EXISTING GOLF CLUBHOUSE IS PROPOSED TO BE DEMOLISHED AND A NEW BUILDING CONSTRUCTED IN THE SAME LOCATION. THE NEW CLUBHOUSE IS ANTICIPATED TO HOUSE THE SAME USES AS THE EXISTING CLUBHOUSE.

TRADITIONAL NEIGHBORHOOD ALTERNATIVE ZONING CONFORMANCE		
	REQUIRED BY RDO DISTRICT	PROVIDED BY ALTERNATIVE
MINIMUM SIZE OF PARCEL	200 ACRES	670+ ACRES
MINIMUM OPEN SPACE	80%	80%
MAXIMUM IMPERVIOUS AREA	15%	6±%
MAXIMUM HEIGHT	FIVE STORIES	FIVE STORIES

- PROPOSED LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED CONDOMINIUM/TOWNHOME UNIT
 - PROPOSED SINGLE-FAMILY RESIDENCES
 - PROPOSED PRIVATE ROAD
 - PROPOSED SIDEWALK
 - PROPOSED RETAINING WALL
 - PROPOSED STORMWATER MANAGEMENT BASIN
 - PROPOSED GOLF GREEN AND FAIRWAY



	<p>Silo Ridge Resort Community</p> <p>TRADITIONAL NEIGHBORHOOD ALTERNATIVE</p> <p>Town of Amenia, Dutchess County, New York</p>	<p>SCALE: 1"=650'</p> <p>Figure 5-2</p> <p>JOB NUMBER: 10454.02</p>
--	---	--

5.2.1 Description of Alternative

Overview

The Applicant’s intention with this Alternative is to create a luxury resort community with a mix of residential uses centered on a golf course and other resort amenities, set within the natural beauty of Amenia and the Harlem Valley, with more emphasis on walkability and the preservation of scenic resources than the Proposed Action. Extensive market research has been done confirming the viability of a project of this type in the proposed location. The Traditional Neighborhood Alternative proposes a 300-unit hotel and a total of 359 homes, or 30 fewer units than the Proposed Action. The golf course is proposed to be renovated, and the existing clubhouse will be demolished and rebuilt in approximately the same location. This Alternative also includes a small winery within the hairpin turn on Route 44, which is intended to serve as a tourist destination and afford an opportunity to enjoy the views from the hill. As in the Proposed Action, the hotel will be operated as a condominium hotel. This Alternative is also intended to 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 for short vacation stays.

**Table 5-2 Traditional Neighborhood Alternative
Development Program**

Land Use	Number/Size
Residential Units:	359 Total
Flats (All 2 Bedrooms)	153 (1,100 to 1,900 sf)
Townhouses (All 3 Bedrooms)	146 (2,000 to 2,700 sf)
Single Family/Villa Units:	
3-Bedroom Units	31 (3,000 – 4,400 sf)
4-Bedroom Units	23 (3,500 – 5,400 sf)
5-Bedroom Units	6 (6,000 sf)
Hotel and Amenities:	
Condo Hotel	300 Units (393 Keys)
Restaurant & Lounge	150 seats
Cafe	30 seats
Banquet Area	300 seats
Conference Space	145 seats
Golf Clubhouse ⁸² :	25,000 sf
Restaurant	80 seats
Lounge/Bar	40 seats
Golf Shop	1,355 sf
Spa/Fitness/Health & Wellness	81,490 sf
Retail Space	18,700 sf
Winery:	5,000 sf
Restaurant	80 seats

⁸² The existing golf clubhouse is proposed to be demolished and a new building of approximately the same size will be constructed in the same location.

A building type key plan is illustrated on Figure 5-3, which shows the locations of the various residential unit types and uses on the project site. It also identifies sections through several of the building groupings; the cross-sections are shown and described below. Larger images of the cross-sections are also included under separate cover.

In accordance with the Final Scoping Document, the Traditional Neighborhood Alternative plan creates a pedestrian-friendly environment by concentrating approximately 60% of the proposed residential units (215 units) and all 300 condo hotel units within a ¼-mile radius or “core area,” which facilitates and encourages comfortable pedestrian travel between the various resort components and amenities. The core area and ¼-mile radius are illustrated on Figure 5-4.

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 facilities. In contrast, the Proposed Action provides only the hotel, retail uses, large areas of above-ground parking, 84 residential units, and the golf clubhouse within this same ¼-mile core area. The Traditional Neighborhood Alternative 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 project’s design contribute to a sense of place and vitality, which are key attributes of a traditional neighborhood concept.

This Alternative 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 streetscape.

The retail uses and restaurants will provide for onsite entertainment and convenience. These uses are not intended to create a new “town center” that would compete with the hamlet of Amenia. In fact, there is intended to be a synergy between the proposed resort and the hamlet, where retail uses in the hamlet would experience positive effects due to the existence of the proposed resort use.



Silo Ridge Resort Community

Building Type - Key Plan

Town of Amenia, Dutchess County, New York

Source: Robert A.M. Stern Architects

Not to Scale

Figure 5-3

For the Traditional Neighborhood Alternative, the Final Scoping Document also directed the Applicant to consider off-street parking at the rear of the residences, in garages or parking areas accessed by lanes or alleys. For many of the residential units, parking has been provided at the rear of buildings and/or in garages. However, characteristics of the project site as well as the nature of the proposed development make it difficult to provide parking off of alleys or lanes for the entire project. First, with a golf course occupying the majority of the central area of the site, many of the residences are tucked within the topography around the perimeter of the golf course, which makes it difficult to incorporate the use of alleys. Second, one of the major draws of a golf-oriented community is for homes to have a view of the golf course; therefore, the development is laid out to maximize views of the golf course from as many homes as possible. Nevertheless, where possible, alleys have been incorporated so that vehicular access to the units is from the rear rather than the front. This allows the fronts of many units to include porches, stairways to the sidewalk, and other pedestrian-friendly features. The Block E townhomes near the knoll on the eastern side of the site is one such location. The Village Green area also provides access from the rear of most units so that the fronts of the buildings face a green space instead of a road or parking area.

For areas where parking could not be located to the rear of buildings, the visual impact of surface parking is minimized by the addition of landscaping, as indicated on the concept landscaping plan shown on Sheet SP6-B (included under separate cover). The concept landscaping plan is also shown on Figure 5-15a and discussed later in this section under “Visual Resources.” Furthermore, this Alternative eliminates the large surface parking area that was proposed for the hotel in the Proposed Action; parking instead has been placed underground, allowing the hotel and formal landscaping to be the visual focus when first entering the project site. This Alternative also takes advantage of shared parking opportunities that result from the mix of uses on the site, as well as from the concentrated layout of many of the site’s amenities and residential uses. Because of the “campus-like” nature of the proposed development, the amount of parking needed for each individual use can be significantly reduced (refer to the “Land Use and Zoning” discussion later in this section for more information on parking).

This Alternative also reduces impacts to wetlands, sensitive archaeological resources, and visual resources compared to the Proposed Action. Impacts to the NYSDEC wetland (Wetland L/LL) and its adjacent area have been eliminated in this Alternative, and several stream, pond, and wetland areas will be enhanced (see Figure 5-12). The wastewater treatment facility is proposed to be relocated to the north side of US Route 44 to avoid impacts to archaeological resources in the previously proposed location along West Lake Amenia Road, which were identified during the course of the Phase I cultural resources investigation of the project site for the Proposed Action (refer to Section 3.5 and the discussion under “Cultural

Resources” below for more information). Visual impacts are reduced by several changes in the site plan for the Traditional Neighborhood Alternative, including the elimination of a portion of the loop road that was originally proposed in the Proposed Action, increased concentration of units in the central core area of the site, and increased use of unit clustering in other locations on the site. Photosimulations of the built environment are presented and potential visual impacts are discussed in the “Visual Resources” section below.

Program Components

Residential Units

This Alternative proposes a mix of 359 townhomes, flats, and single-family detached homes and villas. Images that are characteristic of the desired style and look of the proposed residential units are provided below in the section on visual resources, along with a description of the project architect’s intentions and objectives for the design of the development.

It should be noted that the townhomes and flats will be operated under the condominium form of ownership while the single-family units will be in fee-simple ownership. Regardless of the form of ownership, all units will be governed by an HOA. The different forms of ownership are taken into consideration in the fiscal analysis presented later in this section.

More than half of the townhomes and flats (168 units), consisting of Blocks A, B, and C, are concentrated in the immediate vicinity of the hotel and Village Green, with additional units in the southeastern portion of the site and 38 units located north of Route 44. 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, described below. Care was taken to site the units in groupings to maximize the provision of green space and views.

Block A on the east side of the proposed Village Green consists of 26 flats above ground-floor retail. Two additional flats are proposed above the spa facility, adjacent to and south of Block A. Block B is located north/northwest of the Village Green and is comprised of a mix of 120 flats and townhomes. Of those, 64 flats are arranged in three multi-story buildings west of the 9th hole fairway. The remaining units in Block B are arranged around two smaller green spaces. The south sides of these landscaped greens are bordered by ground-floor retail uses with residential units on the upper floors. The units on the upper floors are either single-level flats or multi-level townhomes. On the east side of the green, one building is comprised of flats while the remaining four buildings in Block B consist of flats on the ground floor with multi-level townhome units above. Block C is located west of Block B. The focal point of Block C is the “Upper Green,” which is bounded by the clubhouse on

the south side and residential buildings on the north and west sides. The north residential building houses eight multi-level townhomes and the two buildings on the west side have flats on the lower level and townhomes above.

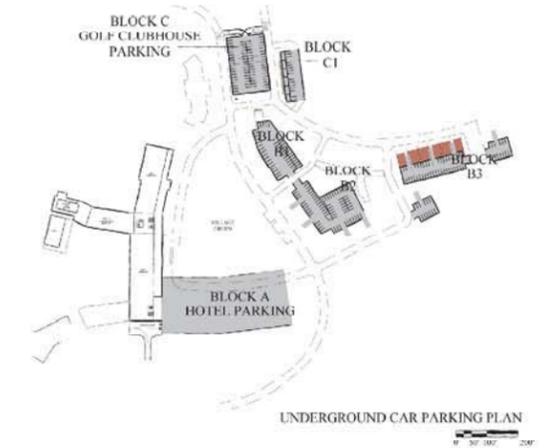
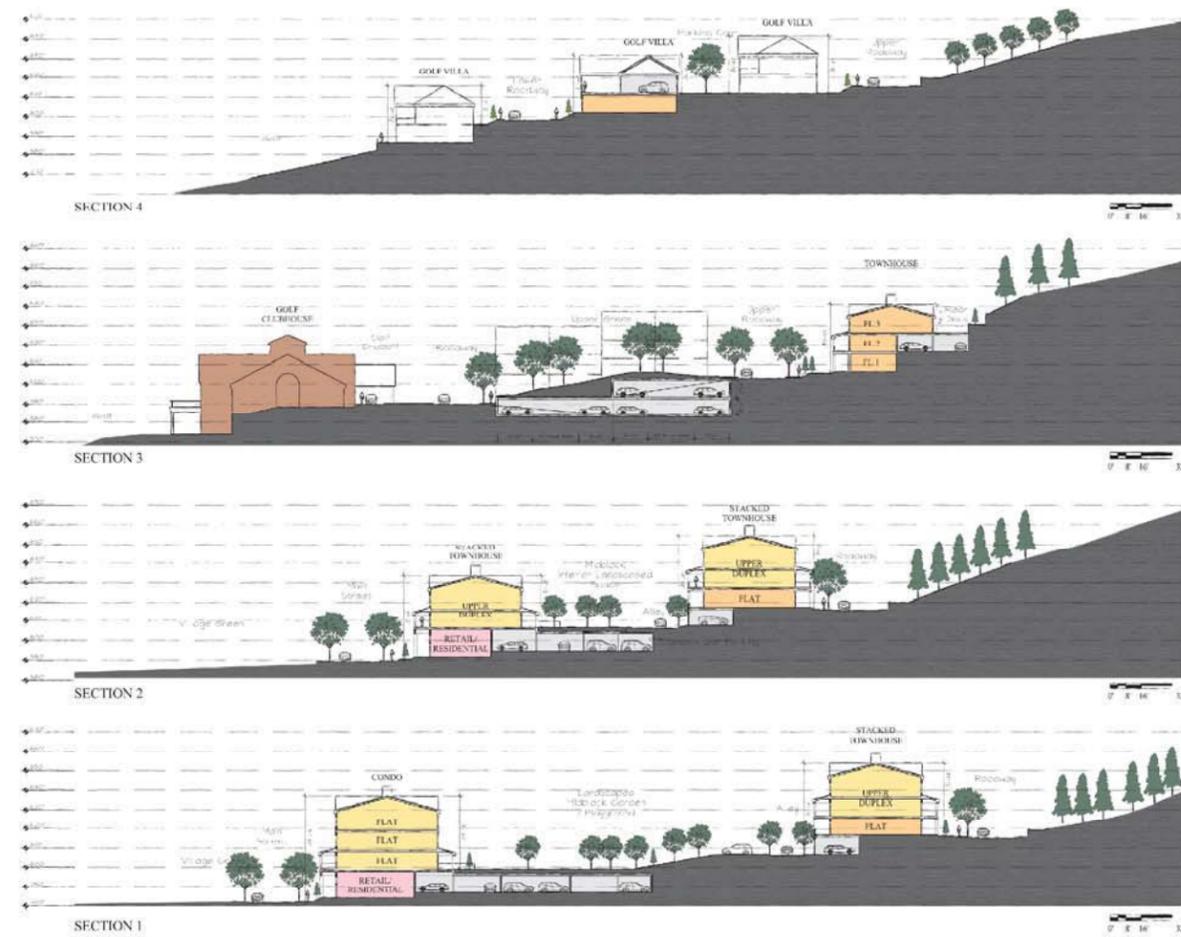
Figure 5-5 shows the Village Core area in detail and provides sections through different areas of the proposed development. Larger images of the cross-sections are included under separate cover. The residential buildings in this area are between 2 ½ and 3 ½ stories, with heights of approximately 48' given the grade change across the site. The hotel buildings will be five stories and approximately 70'.

Townhomes are also concentrated in Block E, around the knoll near the Island Green, and in Blocks F and G, in the vicinity of the 12th tee and fairway, respectively. In Block E, a total of 48 townhomes are arranged along the western side of the base of the knoll, taking advantage of the topography so that each unit has a view of open space – either of the knoll, of the Island Green and 10th hole fairway, or of the “South Lawn,” which is another landscaped green space south of the knoll. The South Lawn in Block F is bounded on the east and west sides by townhomes and on the south side by 14 townhomes in smaller groupings of two or four units. These smaller groupings are centered on either a green space or a courtyard. An additional 14 townhomes are proposed further south near the 12th fairway in Block G. In total, the area near the Island Green and the 12th tee and fairway includes 93 townhomes.

The remaining 38 flats and townhomes are located north of Route 44 on DeLavernge Hill (Block V/Vineyard Townhomes). Nineteen buildings are proposed in this area, each with two units - a flat on the lower level and a multi-level townhome above. The buildings are arranged in three clusters along the hillside.

The single-family homes and villas, 60 in all, 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 impressive views of the golf course. Most of the singles are located west of the golf course near the base of the wooded hillside. The 19 proposed villas (Block D) are located southwest of the clubhouse and Upper Green. These units are generally grouped around one of three central courtyards, although some are accessed directly off the street. Blocks I, J, and K consist of 29 single-family homes located in groupings along the base of the hill on the west side of the golf course, south of Block D. Block L is a group of seven single-family homes tucked into the wooded area at the bottom of the slope south of the hairpin turn. The five remaining single-family homes (Block H) are located east of the 12th hole.

This page intentionally left blank.



PLAN DETAIL OF VILLAGE BLOCKS (BLOCKS A, B AND C)

Hotel, Spa, Retail and Amenities

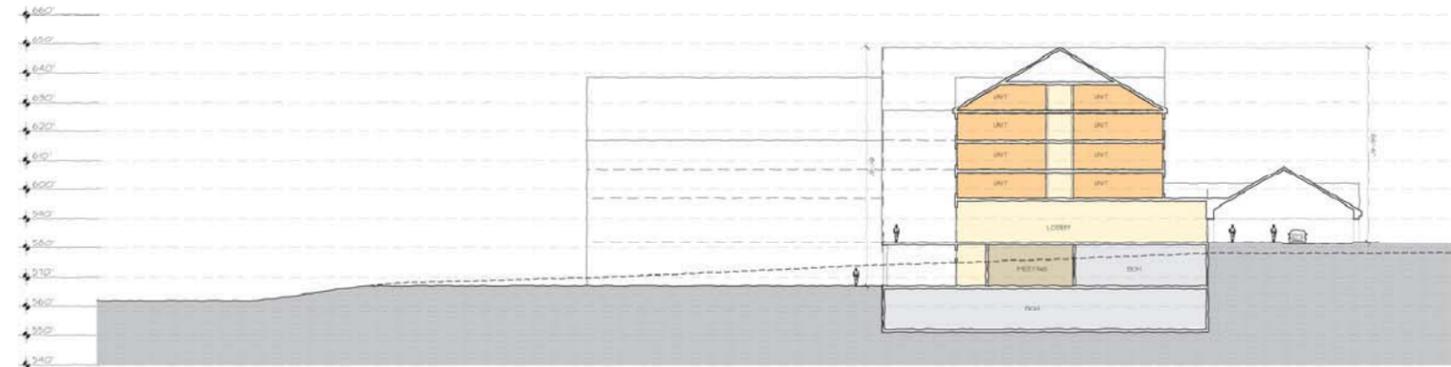
The hotel in this Alternative is proposed to have 300 units (as opposed to 320 in the Proposed Action), and will be constructed in two phases. The hotel is proposed on the south side of the Village Green and is one of the key components of the “village core” that is envisioned for this area. As noted in Table 5-2 above, the hotel also 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 five stories from the front, with the fifth floor contained entirely within the roof. The ground level of the hotel will contain the lobby and service areas. The upper four 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 to contribute to the vitality of this central area. A total of about 18,700 square feet is proposed, with residential units on the upper floors. These mixed-use buildings are intended to provide onsite convenience and shopping opportunities for project residents and visitors.

The two-story spa facility is located adjacent to the hotel on the east side of the Village Green center. As previously mentioned, two residential units are proposed above the spa. 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.

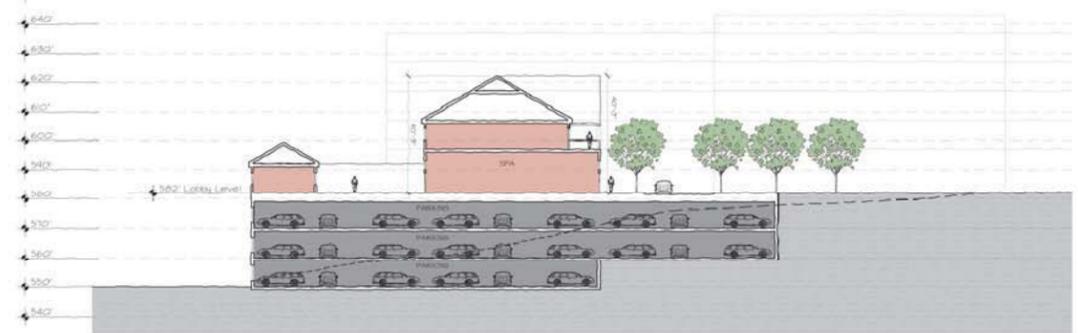
Figure 5-6 shows a detail sheet of the hotel and spa area and cross-sections through the proposed development (refer to the larger image of the detail sheet provided under separate cover). The spa facility is two stories, or about 40’ in height. The hotel will appear as four stories from the front (north side) and five from the golf course side, taking advantage of the grade change in this area of the site. The hotel is an average of 70’ tall measured from ground level at the front of the building to the midpoint of the highest roof ridge. To illustrate the types of architectural styles that might be used for the hotel and village area, several character images of hotel buildings and a description of the project architect’s intentions and objectives are provided later in this section under “Visual Resources.”

This page intentionally left blank.



SECTION 1

0' 8' 16' 32'



SECTION 2

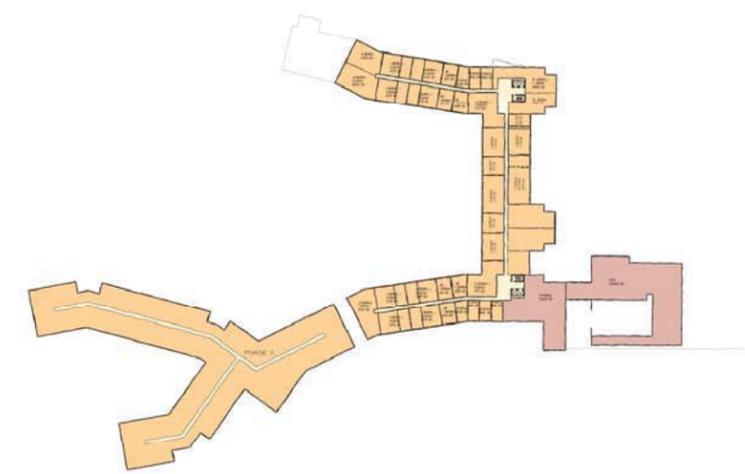
0' 8' 16' 32'

LEGEND

 GUEST UNIT	 BACK OF HOUSE/SERVICE
 HOTEL CIRCULATION	 SPA/FITNESS
 HOTEL AMENITIES	 GOLF CLUB HOUSE

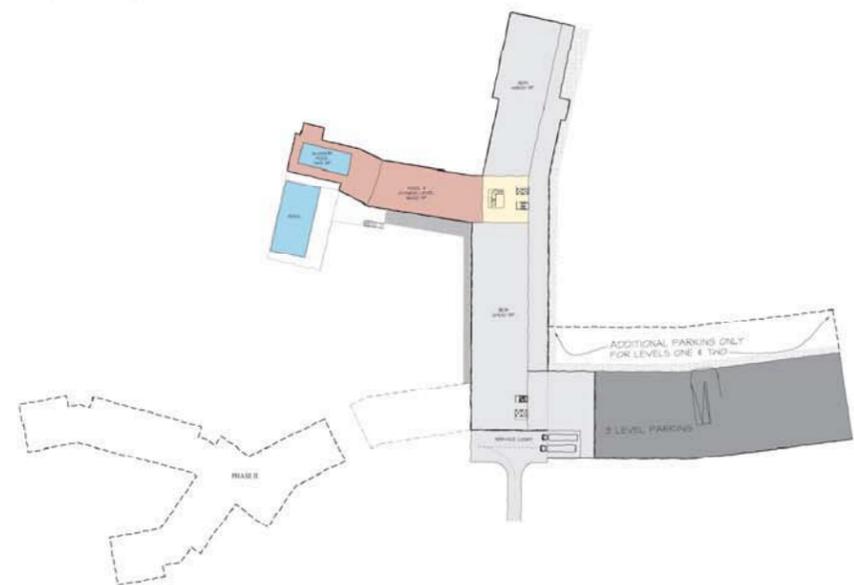
AREA CALCULATIONS

HOTEL GUEST ROOMS, B.O.H., CIRCULATION		RAMSA
PHASE 2: 210 K	PHASE 1: 254 K	
TOTAL HOTEL: 464 K (MINUS SPA/MEETING)		
SPA & INDOOR POOL/FITNESS	48 K	
BANQUET & MEETING	38.2 K	
GOLF CLUB HOUSE	25.4 K	
HOTEL PARKING	172 K	



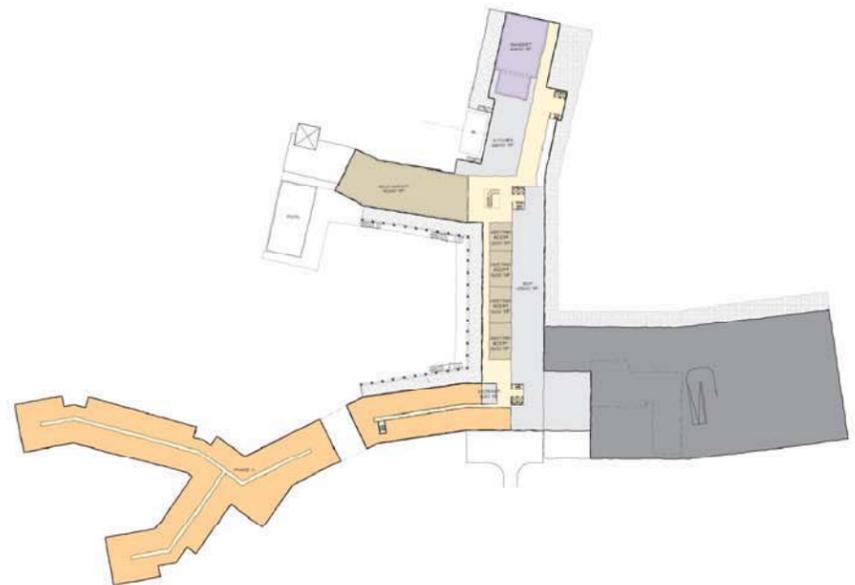
2ND FLOOR / TYPICAL LEVEL @ + 597'

0' 16' 64' 128'



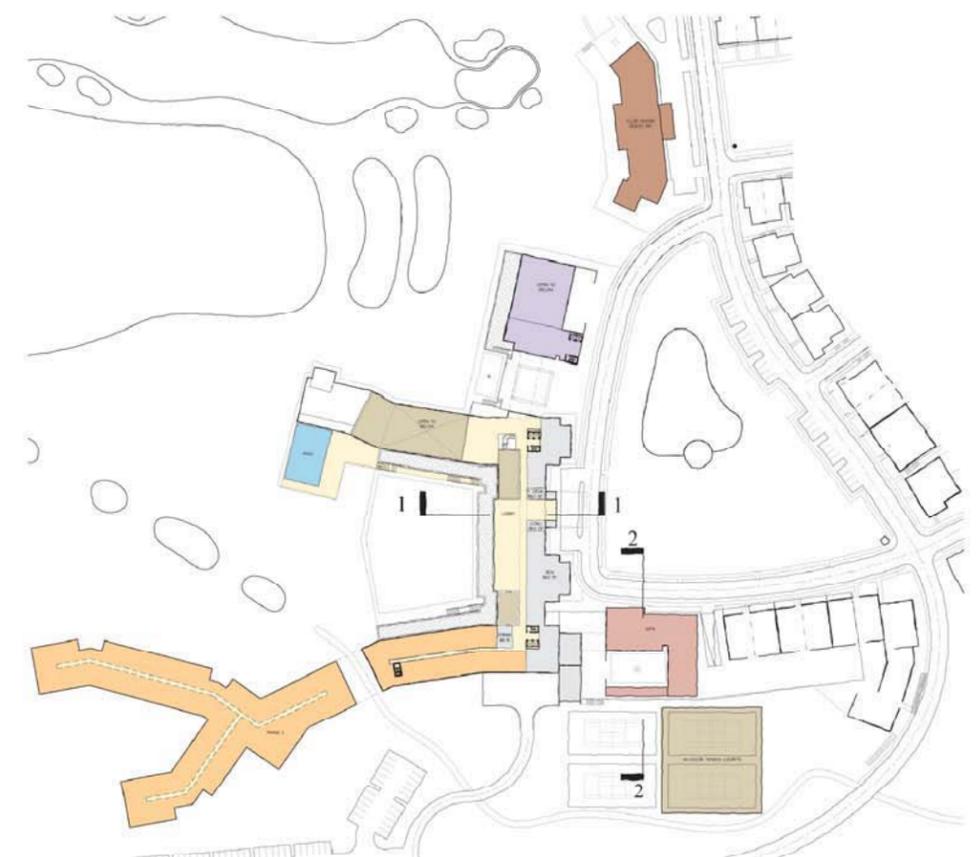
SERVICE LEVEL @ +552'

0' 16' 64' 128'



RESTAURANT LEVEL @ +567'

0' 16' 64' 128'



LOBBY/ENTRY LEVEL @ + 582'

0' 16' 64' 128'

HOTEL DETAIL SHEET
SILO RIDGE GOLF VILLAGE
AMENIA, NY
ROBERT A.M. STERN ARCHITECTS



Silo Ridge Resort Community
Hotel Detail Sheet
Town of Amenia, Dutchess County, New York

Not to Scale
Figure 5-6

Source: Robert A.M. Stern Architects

Golf Clubhouse

This Alternative includes demolition of the existing golf clubhouse and construction of a new clubhouse in approximately the same location. 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

One significant difference between the Traditional Neighborhood Alternative and the Proposed Action is the development of a winery within the hairpin turn on Route 44. It replaces several townhome units that were originally proposed in this location to reduce the visual impact of the development on the hill. The winery is also intended to serve as an additional tourist destination in Amenia and a place from which visitors can enjoy the views over the golf course and down through the valley.

Site Access and Circulation

The Traditional Neighborhood Alternative development will differ in some ways from the Proposed Action in terms of its access points and circulation pattern. The current entrance to the golf course will remain and will serve the Village Green core area, including the hotel and flats and townhomes in Blocks A, B, and C. That entrance will also serve as the main entry point for the Block D villas and the single-family units at the base of the western hillside. The second main entrance will be further south on Route 22 and will provide access to the townhomes and single-family homes on the east side of the golf course in the vicinity of the 12th hole.

Unlike the Proposed Action, however, there will no longer be a continuous loop road around the perimeter of the golf course that allowed for vehicular connection to the east and west sides of the site along the south end. Eliminating this vehicular connection, along with removing the homes that were originally proposed at the south end of the golf course, serves to preserve the open view from DeLavernge Hill across the golf course and down the valley, without the intrusion of structures at the far end of the viewshed. A connection between the east and west roadways will be maintained for emergency access and will also be used as a pedestrian path. The Traditional Neighborhood Alternative also eliminates the access point off of eastbound Route 44 in the Proposed Action that was originally intended to serve the northern portion of the golf course (formerly Areas "J" and "K"). Given the nature of Route 44 in this area, eliminating this entry also eliminates a potential safety concern.

The northern portion of the project site, north of Route 44, will have two entry points for access to the winery and to the flats and townhomes. The first entrance heading east on Route 44 will be at the top of DeLavergne Hill and will provide access to the winery, the vineyard amenities building, and the vineyard flats and townhomes (Block V). The road continues eastward through the clusters of residential units and meets up again with Route 44, providing a secondary access point to this interior roadway.

Generalized Construction Phasing

Construction of this Alternative layout is expected to begin in late 2007 and end in 2012. The construction phasing that is currently anticipated is presented below and is illustrated conceptually on Figure 5-7; however, the exact order and timeframe for each of the residential components will depend on market demand. A flow chart depicting construction phasing schedule is shown on Figure 5-8.

PHASE I: Late 2007 – 2010

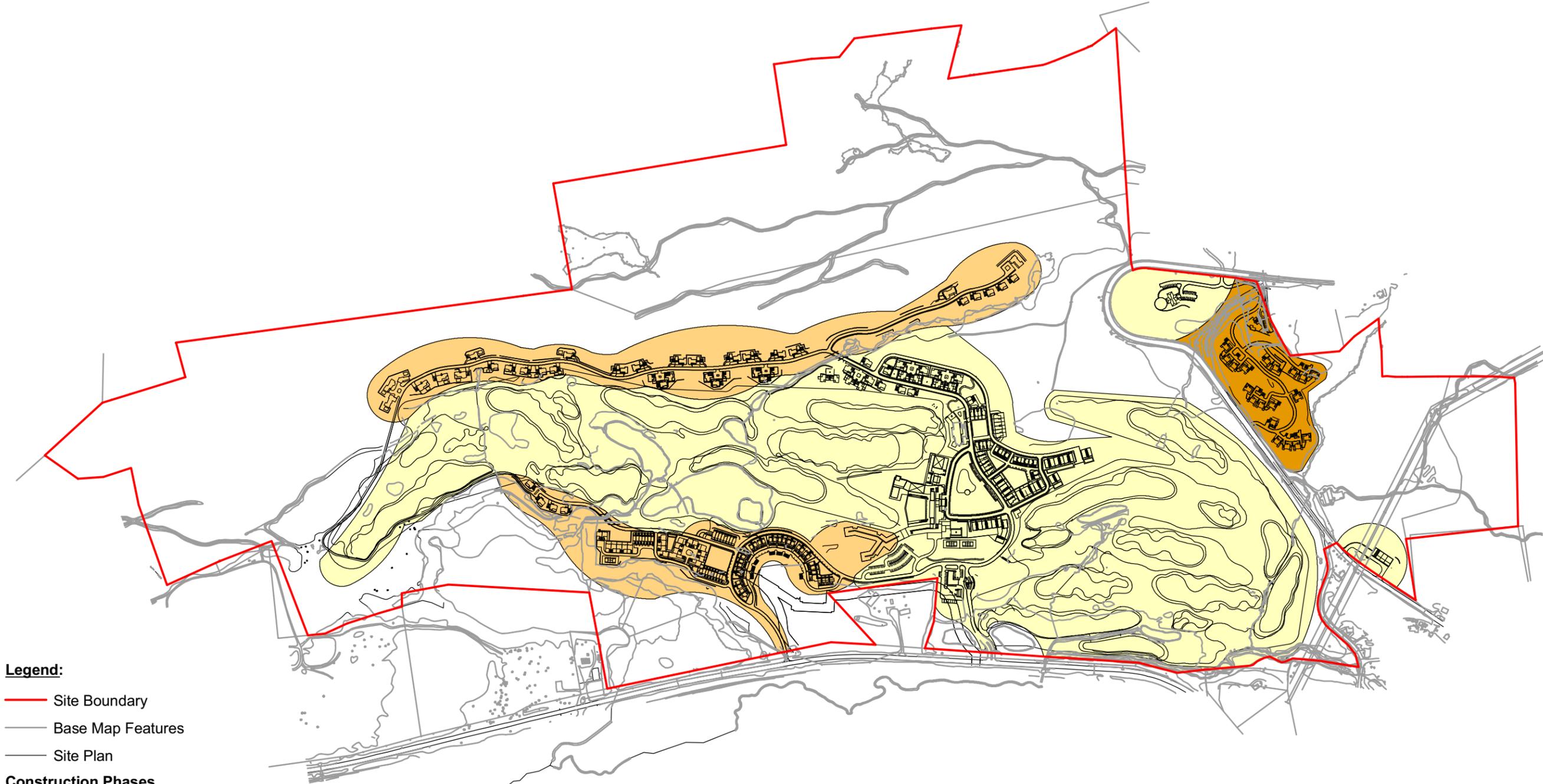
- Sales Office
- Clear, Grub and Rough Grade the site
- Golf Course
- Water and Wastewater Treatment Plants
- Infrastructure
- Phase I Hotel/Spa
- Winery
- Blocks A, B, C, D (187 units)

PHASE II: 2010 – 2011

- Clear, Grub, Rough Grade
- Infrastructure
- Phase II Hotel/Spa
- Blocks E, F, G, H, I, J, K, L (134 units)

PHASE III: 2011 – 2012

- Clear, Grub, Rough Grade
- Infrastructure
- Block V (19 units)



Legend:

- Site Boundary
- Base Map Features
- Site Plan

Construction Phases

- Phase 1
- Phase 2
- Phase 3

Map Document: (R:\110400-10499\10454\00\GIS\maps\10454_00_ConstructionPhases_11x17.mxd) 6/14/2007 -- 2:39:35 PM



Silo Ridge Resort Community

Construction Phasing Plan

Town of Amenia, Dutchess County, New York

1 inch equals 800 feet

**Figure
5-7**

Source:

Drawn by: CLC

As with the Proposed Action, it is anticipated that site construction activities will be performed during regular daylight hours and that typical safety measures, such as the use of orange construction fencing, signage, designated material storage areas, etc., will be utilized throughout the duration of construction. Depending on the project component to be constructed, detailed area-specific safety, materials staging and maintenance and traffic protection plans will be developed and submitted to the Town as part of the site plan approval process.

5.2.2 Discussion of Impacts and Mitigation Measures

For the most part, the Traditional Neighborhood Alternative has fewer environmental impacts than the Proposed Action. A summary comparison of the Alternative's impacts to those of the Proposed Action is provided below, followed by an analysis of each impact area of the DEIS and a description of the potential impacts of the preferred Traditional Neighborhood Alternative. The existing conditions of each impact area are the same as those described in the main body of the DEIS; therefore, the reader is referred to each respective section (3.1 through 3.19) for a discussion of existing conditions. In any impact area where the impacts would be generally similar to the Proposed Action plan as evaluated in the main body of the DEIS, the impacts are noted as such and the reader is referred to the appropriate section for more information. The analysis provided below therefore focuses on ways in which the impacts of the Traditional Neighborhood Alternative differ from those of the Proposed Action. Where possible, impacts are quantified and a comparison between the two development plans is described.

Impact Summary

Compared to the Proposed Action, the Traditional Neighborhood Alternative site layout has been modified to reduce environmental impacts and improve pedestrian connections and circulation, and the visual impact is lessened due to the enhanced clustering of units and variety of building masses, heights, rooflines, and architectural features. This Alternative preserves more open space (a total of 80% or approximately 536 acres) than the Proposed Action, including the 230-acre wooded hillside and ridge in the western portion of the site, and there is less impervious coverage (approximately 6% or 39 acres, compared to approximately 17% or 115 acres). Figure 5-9 shows a conceptual open space plan for the Alternative.

This page intentionally left blank.



LEGEND:
 _____ PROJECT BOUNDARY
 - - - - - LIMITS OPEN SPACE
 [Green Box] OPEN SPACE

OPEN SPACE CALCULATION:
 PARCEL ACRAGE = 670 +/- AC.
 OPEN SPACE = 536 +/- AC.
 OPEN SPACE % = 80%

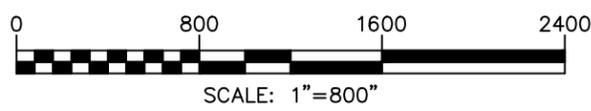
OPEN SPACE-1 AREA=397 AC.

OPEN SPACE-5 AREA=86 AC.

OPEN SPACE-3 AREA=7 AC.

OPEN SPACE-4 AREA=42 AC.

OPEN SPACE-2 AREA=4 AC.



Drawing Name: S:\10400-10499\10454.00\ENG\DWG\310_TNA_FIG 5-9_10454-02_Open Space.dwg Date Printed: Jun 20, 2007, 11:56am



Silo Ridge Resort Community
 Traditional Neighborhood Alternative
CONCEPTUAL OPEN SPACE PLAN
 Town of Amenia, Dutchess County, New York

1"=800'
Figure 5-9

JOB NUMBER: 10454.02

As previously discussed, a conscious effort has been made to move buildings and other improvements away from environmental, visual, and archeological resources. Townhouses on DeLavernge Hill have been removed from the plan and replaced with a small winery and observation area. This reduces potential visual impacts on top of the hill and takes advantage of an opportunity to provide a tourist destination in addition to allowing public views across the valley. The proposed wastewater treatment facility has been relocated to the north side of US Route 44 to avoid impacts to archeological resources, which were identified during the course of the Phase I cultural resources investigation of the project site. The “village center” (formerly Area “J” in the Proposed Action) that was located on the slope beneath the hairpin turn has been eliminated from this Alternative to reduce impacts to steep slopes. Visual impacts are also reduced by this change, and also with the greater use of building clustering and the use of more varied heights, roof lines, and architectural features so that buildings do not appear to be as large.

This Alternative is also intended to be a vacation-oriented community and therefore, any permanent resident population would be expected to be very small. Nonetheless, even conservatively assuming a worst-case scenario that all homes are occupied on a year-round basis, this Alternative would generate 178 fewer residents and 37 fewer school children than the Proposed Action, and would in turn generate less solid waste, wastewater, and water demand. It would also generate approximately \$860,000 and \$3.6 Million more in annual surplus revenue to the Town of Amenia and Webutuck Central School District, respectively, than the Proposed Action, as the fewer residents and school children place less cost burden on the Town and School District and the golf course amenities and luxury resort hotel significantly increase the market value of the residential homes.

Soils and Geology

Section 3.1 of the DEIS describes existing soil and geology conditions on the project site.

The Alternative is expected to have similar impacts with respect to soils and geology as the Proposed Action, although disturbance to steep slopes and overall site disturbance are less. Grading and construction activities onsite are expected to disturb approximately 248 acres of soil compared to 274 acres in the Proposed Action. Approximately 126 acres of the total disturbance would be due to modification of the golf course while the remaining 122 acres of disturbance would be related to construction of the resort development.

Of the 126 acres of golf course disturbance, all but 2.75 acres have been previously disturbed by past construction activities. All but 35 acres of the resort-related disturbance are areas that have been disturbed in the past. Approximately 22 of

these previously undisturbed acres are located at the base of the hillside in the western portion of the site.

Figure 5-9a illustrates the amount of slope disturbance that will occur on 0-10% slopes, 10-15% slopes, and >15% slopes. Table 5-3 summarizes the disturbances.

**Table 5-3 Traditional Neighborhood
Alternative Estimated Slope Disturbance**

Slope Category	Acres Disturbed	Percent of Disturbed Area
0-10%	98±	40%
10-15%	42±	17%
> 15%	108±	43%
TOTAL	248±	100%

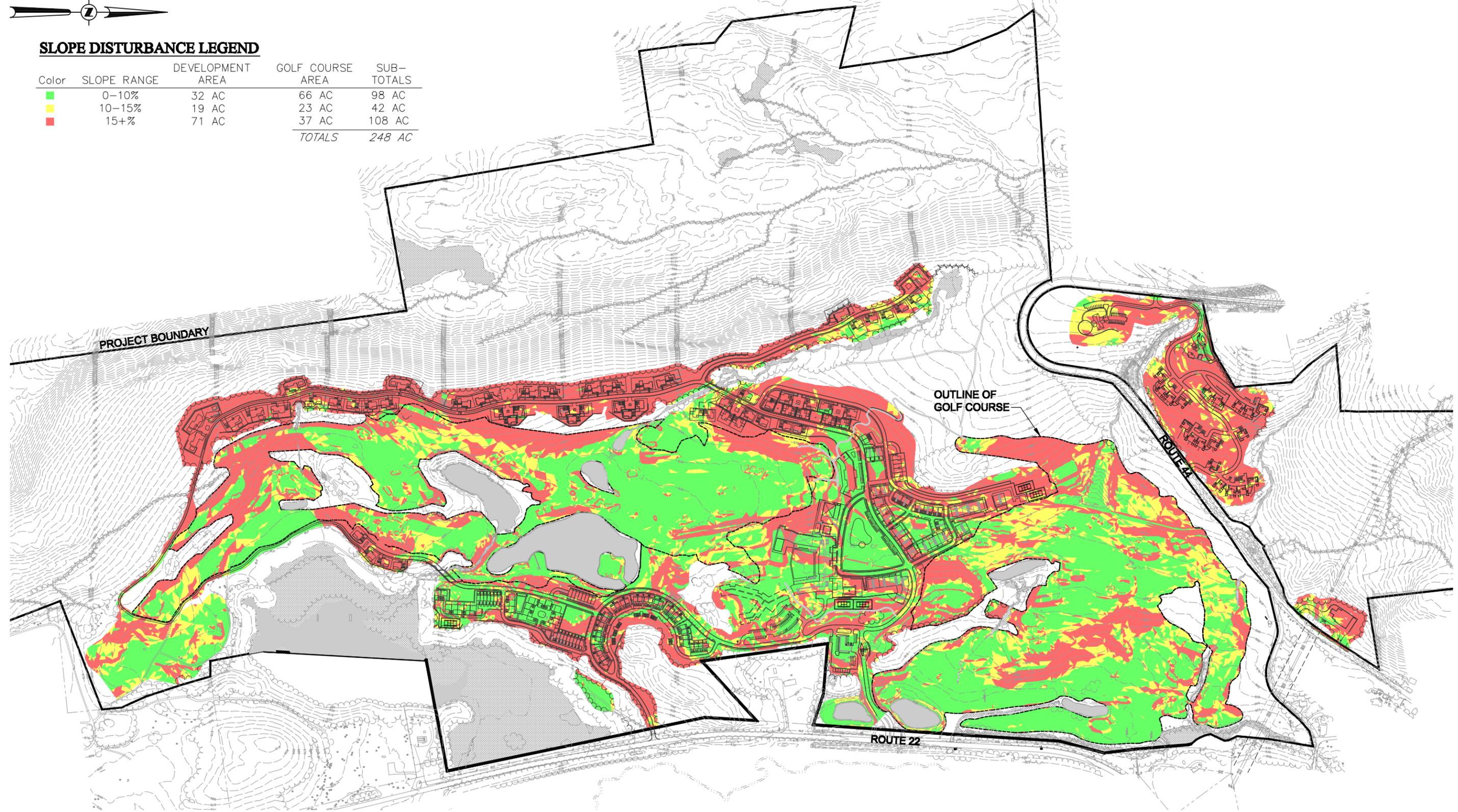
It is estimated that approximately 950,000 cubic yards of cut and fill will be required for the Traditional Neighborhood Alternative. The cut and fill will be balanced onsite, so offsite transport of soil will not be necessary. Erosion control measures will be in place during grading activities and grading will occur in accordance with NYSDEC requirements.

As described in Section 3.1, rock excavation will be minimized as much as possible by developing engineering alternatives to avoid rock wherever possible. For areas of the site needing rock excavation, many areas will be excavated through mechanical means other than blasting. Nevertheless, where blasting may be required, all blasting operations will adhere to New York State ordinances governing the use of explosives. Proper program guidelines will be established between the State, Town, and Blasting Contractor prior to the undertaking of any blasting activity. The project will obtain applicable blasting certifications and comply with all blasting safety requirements. Appendix 9.13 contains the SEQR Rock Excavation Concept for the development and Appendices 9.14.1 and 9.14.2 contain preliminary geotechnical investigations. The same erosion and sediment control measures and general procedures for rock excavation would apply to this Alternative. See Section 3.1 for details.



SLOPE DISTURBANCE LEGEND

Color	SLOPE RANGE	DEVELOPMENT AREA	GOLF COURSE AREA	SUB-TOTALS
Green	0-10%	32 AC	66 AC	98 AC
Yellow	10-15%	19 AC	23 AC	42 AC
Red	15+%	71 AC	37 AC	108 AC
		<i>TOTALS</i>	<i>TOTALS</i>	<i>248 AC</i>



Drawing Name: S:\0400-10499\0454.00\ENGD\WB10_TNA_FIG 5-9A_10454-02_SLOPES.dwg Date Printed: Sep 13, 2007, 5:35pm



Silo Ridge Resort Community
Traditional Neighborhood Alternative
SLOPE DISTURBANCE MAP
Town of Amenia, Dutchess County, New York

Figure 5.9.A

Water Resources

The existing conditions for streams, ponds, wetlands, floodplains, stormwater, and groundwater remain the same as described in Section 3.2, “Water Resources.” Potential impacts relating to the Traditional Neighborhood Alternative for each of those resources are described below.

Streams and Wetlands

Wetland impacts for the Alternative are illustrated on Figure 5-10, “Overall Wetland and Impact Map” and Figure 5-11, “Wetland Crossings Map.” Mitigation measures are illustrated on Figure 5-12, “Stream, Pond, and Wetland Enhancement Map.” These impacts are summarized in Table 5-4 below.

Table 5-4 Wetland Impacts

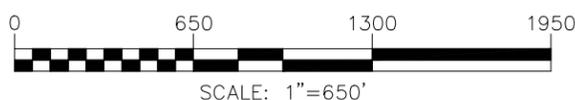
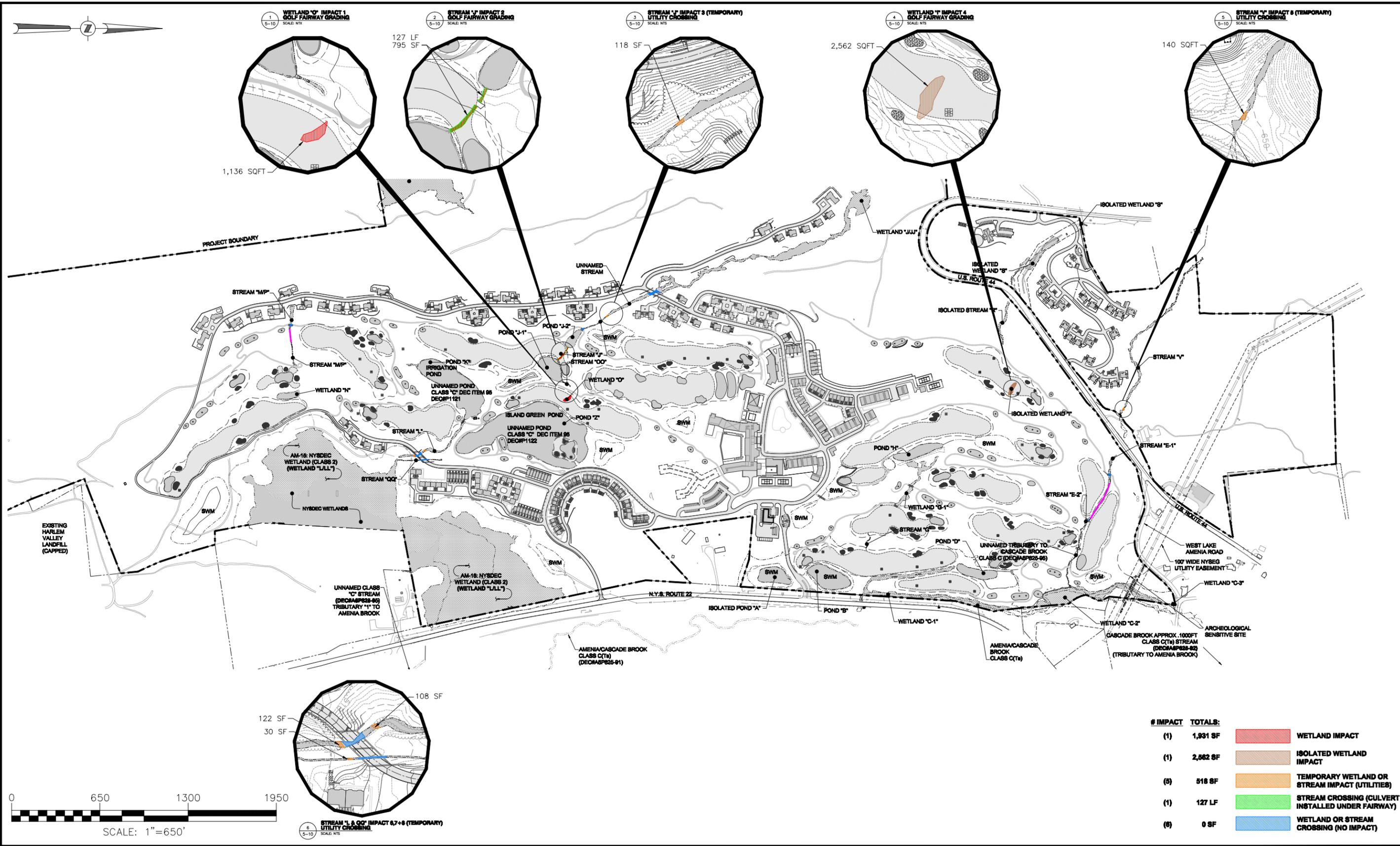
Impact Location	Activity	NYSDEC / ACOE Wetland		NYSDEC 100 Foot Adjacent Area		ACOE Wetland Only		ACOE Wetland Only Temporary Impact		Isolated Wetland	
		Acre	SF	Acre	SF	Acre	SF	Acre	SF	Acre	SF
Wetland O	Fairway Hole 10					0.03	1,136				
Wetland J (stream)	Fairway Hole 17					0.02	795 (127 LF)				
Wetland J (stream)	Utility installation Open trench (Temporary impact)							0.003	118		
Wetland I	Fairway Hole 1									0.06	2,562
Wetland V (stream)	Utility Installation Open Trench (Temporary impact)							0.003	140		
Wetland L/QQ (stream)	Utility Installation Open Trench (Temporary impact)							0.006	260		
TOTAL		0		0		0.05 Acre	1,931 SF	0.012 Acre	518 SF	0.06 Acre	2,562 SF

Streams

In the Traditional Neighborhood Alternative layout, the proposed wastewater treatment plant (WWTP) has been relocated across Route 44, which now brings it outside of the 50-foot buffer of Amenia/Cascade Brook. Therefore, there will be no grading within streams or wetlands associated with the WWTP.

This page intentionally left blank.

Drawing Name: S:\1\10400-10499\10454.00\ENG\DWG\310_TNA_FIG 5-10_10454-02_WETLANDS.dwg Date Printed: Jun 20, 2007, 11:58am



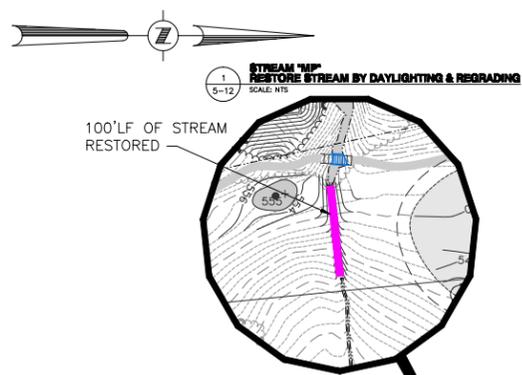
Silo Ridge Resort Community
 Traditional Neighborhood Alternative
OVERALL WETLAND IMPACT MAP
 Town of Amenia, Dutchess County, New York

SCALE: 1"=650'

Figure
 5-10

JOB NUMBER: 10454.02

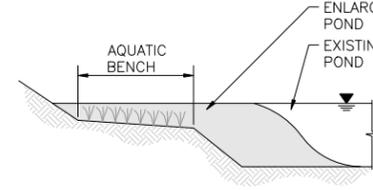
Drawing Name: S:\1\10400-10499\10454.00\ENG\DWG\310_TNA_FIG 5-12_10454-02_WETLANDS.dwg Date Printed: Jun 20, 2007, 12:01pm



EXAMPLE POND MARINE WALL



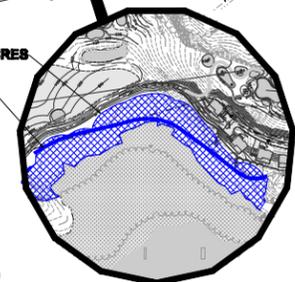
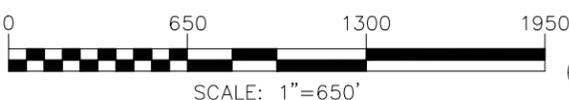
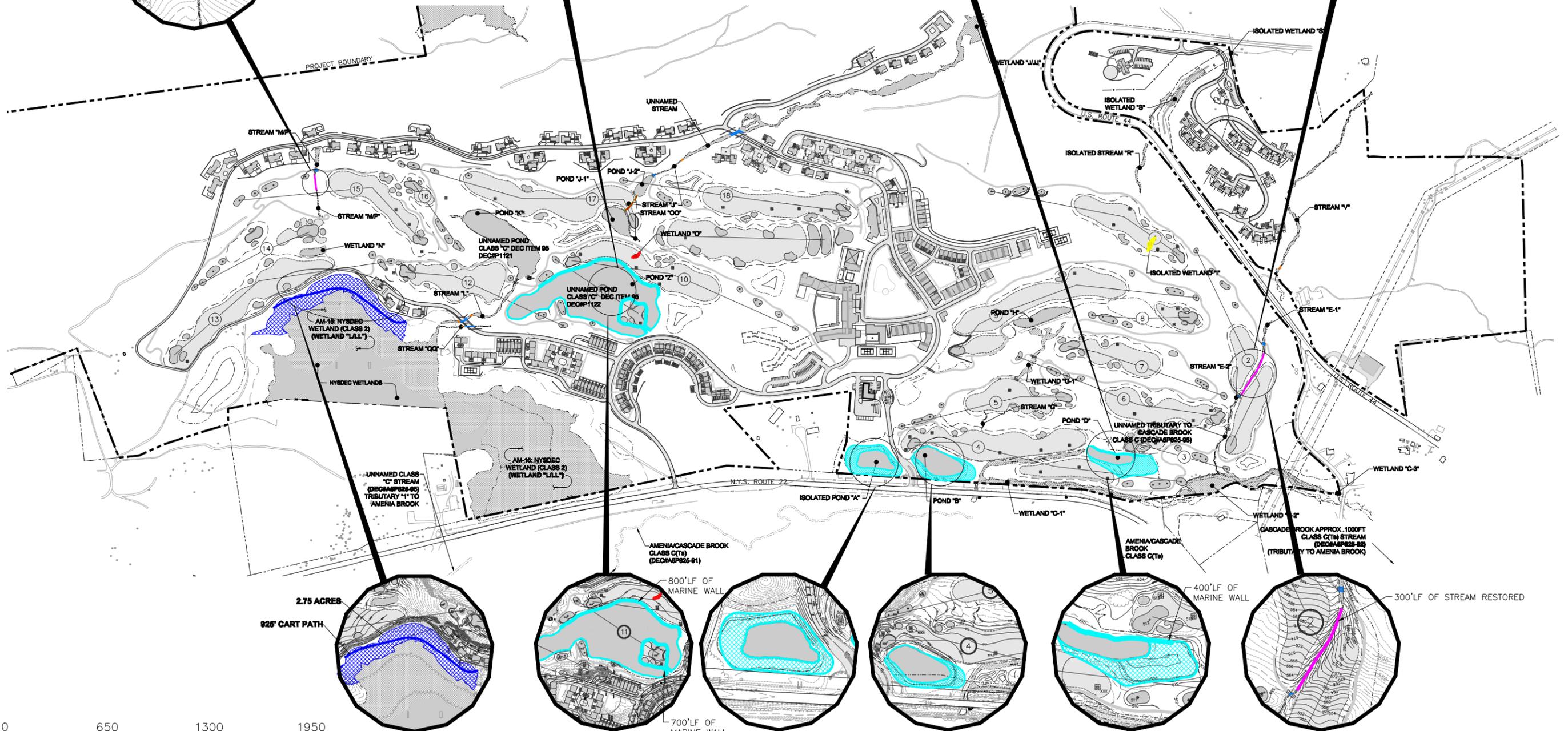
EXAMPLE POND



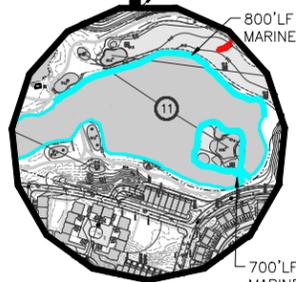
POND ENHANCEMENT



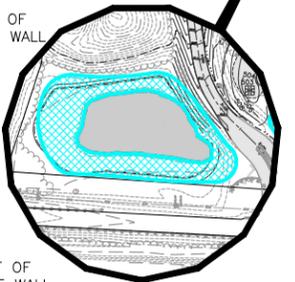
EXAMPLE STREAM RESTORATION



2 5-12 SCALE: NTS
NYSDEC 107 ADJACENT AREA REMOVE EXISTING CART PATH ENHANCE ADJACENT AREA



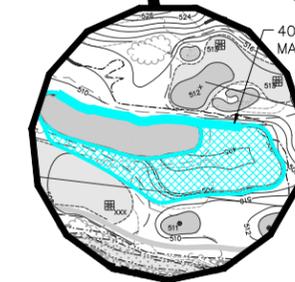
3 5-12 SCALE: NTS
UNNAMED POND - MODIFY EDGE OF EXISTING POND



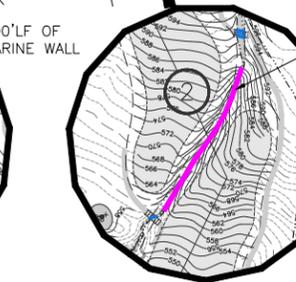
4 5-12 SCALE: NTS
POND 'A' - ENLARGE & ENHANCE EDGE OF EXISTING POND



5 5-12 SCALE: NTS
POND 'B' - ENLARGE & ENHANCE EDGE OF EXISTING POND



6 5-12 SCALE: NTS
POND 'D' - ENLARGE & ENHANCE EDGE OF EXISTING POND



7 5-12 SCALE: NTS
STREAM 'E-1 + E-2' RESTORE STREAM BY DAYLIGHTING & REGRADING



Silo Ridge Resort Community
Traditional Neighborhood Alternative
**STREAM, POND &
WETLAND ENHANCEMENT PLAN**
Town of Amenia, Dutchess County, New York

SCALE: 1"=650'

Figure 5-12

JOB NUMBER: 10454.02

This Alternative will require some grading within the 50-foot buffer of Amenia/Cascade Brook for the redevelopment of the golf course. Currently, the area to be graded is maintained as secondary rough; it will be modified to create the 4th fairway. The work will involve grading and smoothing this area and reseeding with turf species. The plans will avoid any encroachment into existing shrub or tree riparian vegetation along Amenia/Cascade Brook and all efforts will be made to balance the overall cut and fill within this floodplain.

This Alternative will have temporary impacts to Stream V and Stream L/QQ for utility crossings, which were not identified in the Proposed Action. It will also disturb 795 SF (127 linear feet (LF)) of Wetland J for the creation and grading of the 17th fairway. This impact is unavoidable due to the need to create a landing area in front of the 17th green.

State Regulated Wetlands

Contrary to the Proposed Action, this Alternative will not have any impacts on the State-regulated Wetland L/LL (AM-15) or its adjacent area. Enhancement and wetland mitigation are proposed within approximately 2.75 acres, a majority of which contains existing golf course fairway and 925 LF of cart path. These activities will be discussed with the NYSDEC, but may include cart path removal and planting of shrub or tree vegetation to enhance the buffer's habitat values.

Isolated Wetlands

As in the Proposed Action, this Alternative will result in the filling of isolated Wetland I. This activity will not be regulated by the ACOE as Wetland I is not regulated under the Clean Water Act. Impacts to Wetland I are associated with the grading of the 1st fairway. Additionally, the project would cause temporary impacts to Wetland S for utility trench installation. This is an isolated wetland, and thus these impacts will not be regulated under the Clean Water Act. There may be additional impacts to Wetland S associated with the grading for the road through the vineyard townhomes where it crosses Wetland S.

Regulated Federal Wetlands

There will be 0.03 acres of impact to Wetland O for the grading of the 10th fairway. There will also be impacts, previously discussed, to Stream J for the grading of the 17th fairway.

Federal wetland regulations do not regulate adjacent areas. The project does propose a number of stream and wetland crossings for roads and cart paths but

these will either be spanned or have footings located outside of the limits of wetlands and waters. As such, they will not be regulated by the ACOE.

Federal wetland regulations also do not regulate excavation of uplands to expand wetland or open water areas. An existing onsite pond, with a Class C water quality classification, currently contains an island green and significant areas of riprap. The project proposes to install approximately 700 LF of marine seawall landward of the ordinary high water mark (as well as upslope of the existing riprap) around the island green. There are no plans to expand the area of the island green, so as to avoid filling any open waters of this pond. Once the marine seawall is installed, the riprap will be removed from around the island green. Approximately 800 LF of marine seawall will also be installed landward of the ordinary high water mark along a grassy slope on the west side of the island green pond. The 10th fairway will be constructed landward of the seawall. Because of the proposed location of the marine seawall and excess riprap subsequently to be removed by excavation, it is the Applicant's opinion that this activity is non-jurisdictional under Section 404 of the Clean Water Act.

Similarly, 400 LF of seawall will be installed on the west side of Pond D (Class C water quality standard) adjacent to the 3rd green and the 4th fairway. Because the seawall will be installed landward of the ordinary high water mark, this activity should also be non-jurisdictional under Section 404 of the Clean Water Act.

With regard to mitigation, three types of stream and wetland enhancement activities are proposed. These include: Enhancement of NYSDEC Adjacent Area, Stream Restoration, and Pond Enhancement. These activities are illustrated on Figure 5-12, "Stream, Pond & Wetland Enhancement Plan" and described below.

NYSDEC Adjacent Area Enhancement: Currently, a portion of the NYSDEC wetland (Wetland L/LL) buffer has been impacted by the presence of a golf cart path and the golf course fairways. As mitigation for wetland impacts on the project site, the NYSDEC buffer area may be enhanced. Such activities may include the removal of the golf cart path and restoration of this area and plantings of additional vegetation as a visual and physical buffer. The Applicant will be coordinating with the NYSDEC to discuss these modifications to the 100-foot adjacent area that would improve the overall function and value of the NYSDEC wetland.

Stream Restoration: Two areas of stream restoration have been identified. The first location is in the southwest corner of the project site (Stream P) and is approximately 100 feet in length. The second location is in the northeast portion of the project site and is approximately 300 feet in length. In both of these locations, drainage is currently piped underground through a culvert pipe. The project proposes to "daylight" these sections of streams so as to allow them to flow at the ground surface. In the northeast location, the restored stream would be located

across the 2nd fairway, and as such, incorporated into the playability of this hole. The Applicant is proposing to coordinate with the ACOE to discuss the restoration of these two stream areas.

Pond Aquatic Bench Development: The project site currently has no formal NYSDEC Phase 2 stormwater management facilities, but it is likely that some of the existing onsite ponds are currently functioning to provide stormwater quality and quantity control. The ponds have limited fringe vegetation and are maintained through mowing and fertilization to the water's edge. The project proposes to enlarge three man-made ponds (of which, Pond A is identified as isolated and thus is not regulated by the ACOE), in order to develop enhanced edges of these ponds. The enlargement would involve excavation of mowed lawn upland areas around the ponds to create aquatic benches that could then be planted with aquatic vegetation. The Applicant will be coordinating with the ACOE and the NYSDEC to determine whether these modified ponds could then be used for either stormwater volume or quality control for the project. Given that this activity involves excavation of upland areas, this activity should not be regulated by the ACOE.

The permitting process discussed in Section 3.2.3 as mitigation will continue for this Alternative. The only modification to permitting is that a Stream Disturbance Permit for Amenia/Cascade Brook will be required for fairway grading rather than for installation of the WWTP. Additionally, there are no impacts to the NYSDEC wetland or adjacent area under this Alternative, except for the enhancements and improvements in the buffer area, described above.

In summary, wetland impacts under this Alternative are less for the NYSDEC wetland and slightly higher for the ACOE wetlands. Nonetheless, the project still falls within the thresholds of the ACOE Nationwide Permit program.

Vernal Pools

This Alternative would maintain the 500-foot buffer between proposed development and Wetland U, the vernal pool on top of the ridge. Although no development is proposed on the ridge, the buffer would help to ensure that important breeding habitat for amphibians is undisturbed. Consequently, no impacts to the vernal pool would occur.

Floodplains

As noted in Section 3.2, approximately 11.6 acres of the project site are located within the 100-year floodplain of Amenia/Cascade Brook. The Traditional Neighborhood Alternative involves grading activities in the floodplain that are associated with redevelopment of the 4th fairway of the golf course. Grading will be

balanced in this location and thus will not result in an increase in fill volumes within the floodplain.

Stormwater

This Alternative would have similar impacts to stormwater as the Proposed Action, although there would be significantly less impervious surface area (approximately 39 acres compared to 115 acres). A Preliminary Master SWPPP for the Alternative has been prepared and is included as Appendix 9.5.2 of the DEIS.

There will be numerous stormwater management facilities throughout the site that will capture, treat, and attenuate the additional stormwater runoff generated by the proposed development. Stormwater management ponds have been relocated and reshaped to better accommodate the proposed development. The water quality, volume, and design point attenuation requirements discussed in Section 3.2 will still be met, and all recommended mitigation measures for the Proposed Action will apply and will be implemented.

Several managed areas of proposed golf course are located such that the topography or adjacent constraints make it impractical to incorporate stormwater quality facilities. Based on TCC's experience with similar development projects, the NYSDEC will likely require that this project obtain coverage under NYSDEC SPDES Permit NY-2C for Industrial Activities. In support of this associated SPDES permit, the NYSDEC will most likely require that an Integrated Pest Management Plan, Risk Assessment and Water Quality Monitoring Program be developed in support of the proposed development, inclusive of the golf course, the protocol of which is outlined in the Natural Resource Management Plan (NRMP) (see Appendix 9.11).

The "*NYS Standards and Specifications for Erosion and Sediment Control*" identifies that no more than five acres of soil may be disturbed at any given time. The major developmental components of this project will include renovation of the golf course, a village center with a hotel and spa, clustered residential developments, and single-family residential dwellings with roadways in excess of a mile long. As such, it is anticipated that site construction will need to proceed with greater than five acres of soil disturbed at a given time. As the development plan is refined during the site plan review and permitting process, a waiver to disturb greater than five acres of soil will be requested from the NYSDEC. Typically, NYSDEC will grant such a waiver provided that engineering cut and fill models justify each sequence of construction, and that every attempt is made to minimize erosion and establish vegetation as quickly as possible.

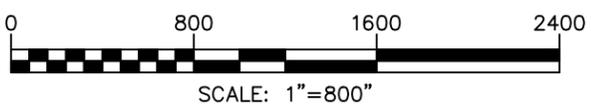
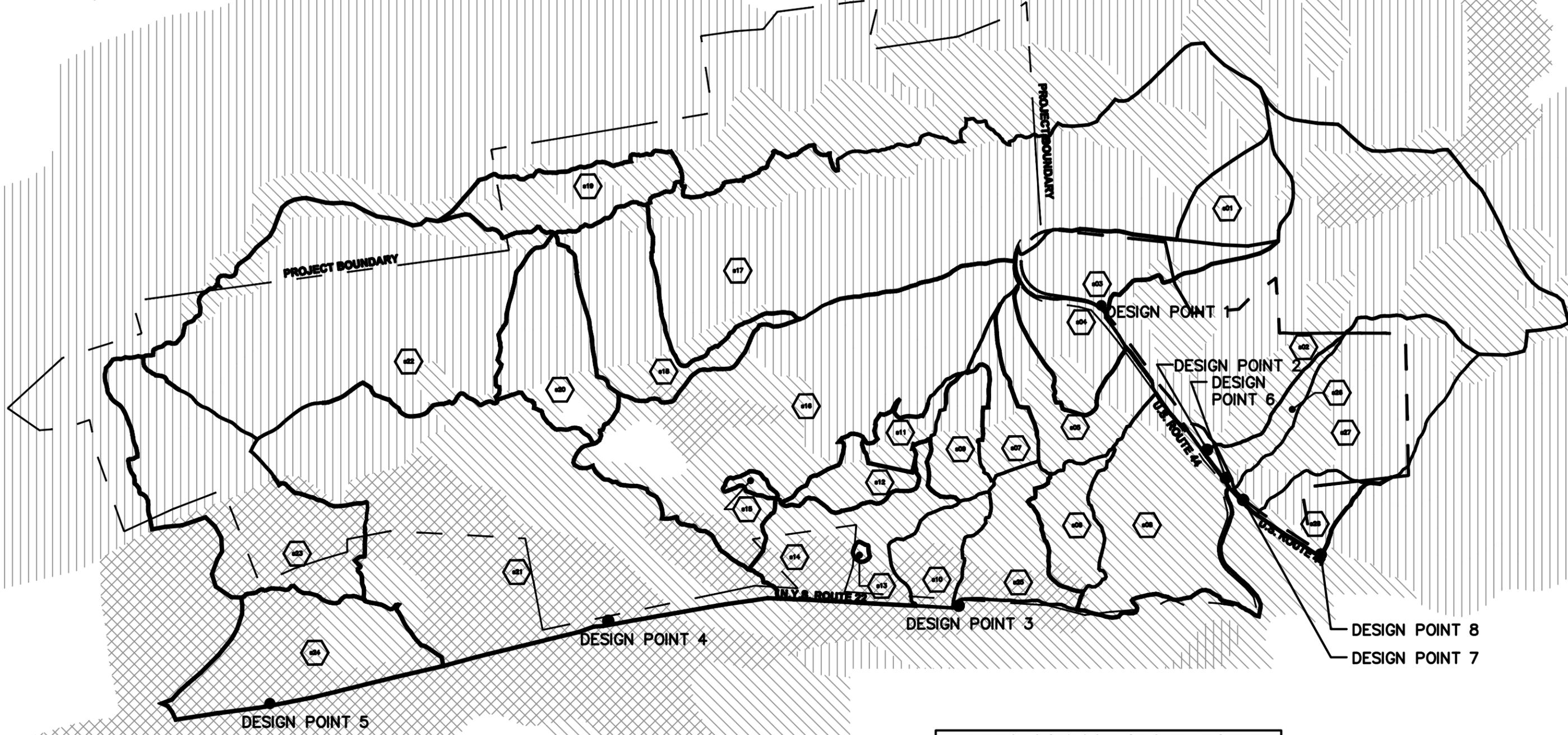
The development plan, for the most part, still allows for the maintenance of existing drainage patterns while continuing the conveyance of upland watershed areas. The

same 776±-acre watershed was again broken down into smaller watersheds, or subcatchments to model stormwater flow on the site. However, the proposed development dictated the designation of three additional design points as illustrated on Figure 5-13, “Pre-Development Watershed Delineation Map” and Figure 5-14, “Post-Development Watershed Delineation Map.” Descriptions of each of the selected design points are provided below.

- Design Point 1: This design point is a low area located within the US Route 44 R.O.W. (north side of Route 44) adjacent to a utility easement. This low area is drained by a 36-inch Corrugated Metal Pipe (CMP) which passes beneath Route 44 and discharges back onto the project site south of Route 44.
- Design Point 2: This design point is a low area located within the US Route 44 R.O.W. (north side of Route 44). This low area receives the waters from a NYSDEC Class “C” stream and is drained by a 24-inch reinforced concrete pipe (RCP). This 24-inch RCP passes beneath Route 44 and discharges back onto the project site south of Route 44.
- Design Point 3: This design point is located at the entrance of a 12-foot by 12-foot box culvert which is located within NYS Route 22 R.O.W. just north of the main entrance to the existing golf course. This box culvert conveys the Amenia/Cascade Brook off of the project site beneath NYS Route 22.
- Design Point 4: This design point is located at the outlet of Wetland “L/LL” located within the NYS Route 22 R.O.W. The outlet associated with this wetland is a 30-inch CMP which passes beneath NYS Route 22 and discharges easterly to the Amenia/Cascade Brook.
- Design Point 5: This design point is a low area located within the NYS Route 22 R.O.W. This area is located off site near the southeast corner of the project property and is drained by a culvert pipe, which passes beneath NYS Route 22 and discharges easterly to Amenia/Cascade Brook.
- Design Point 6: This design point is a low area located within the US Route 44 R.O.W. (north side of Route 44) approximately 20-feet west of the intersection of Route 44 and West Lake Amenia Road. This low area is drained by a 36-inch CMP which passed beneath Route 44 and discharges back onto the project site south of Route 44.

This page intentionally left blank.

Drawing Name: S:\10400-10499\10454.00\ENG\DWG\310_TNA_FIG 5-13_10454-02_PRE-WATERSHED.dwg Date Printed: Jun 20, 2007, 12:02pm



HYDROLOGIC SOIL GROUP LEGEND	
	-GROUP B SOIL
	-GROUP C SOIL
	-GROUP D SOIL

NOTE: SEE APPENDIX L OF THIS REPORT FOR CHARACTERISTICS OF EACH SUBCATCHMENT

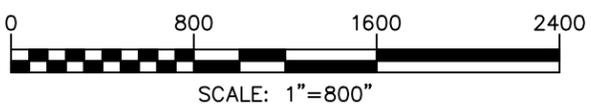
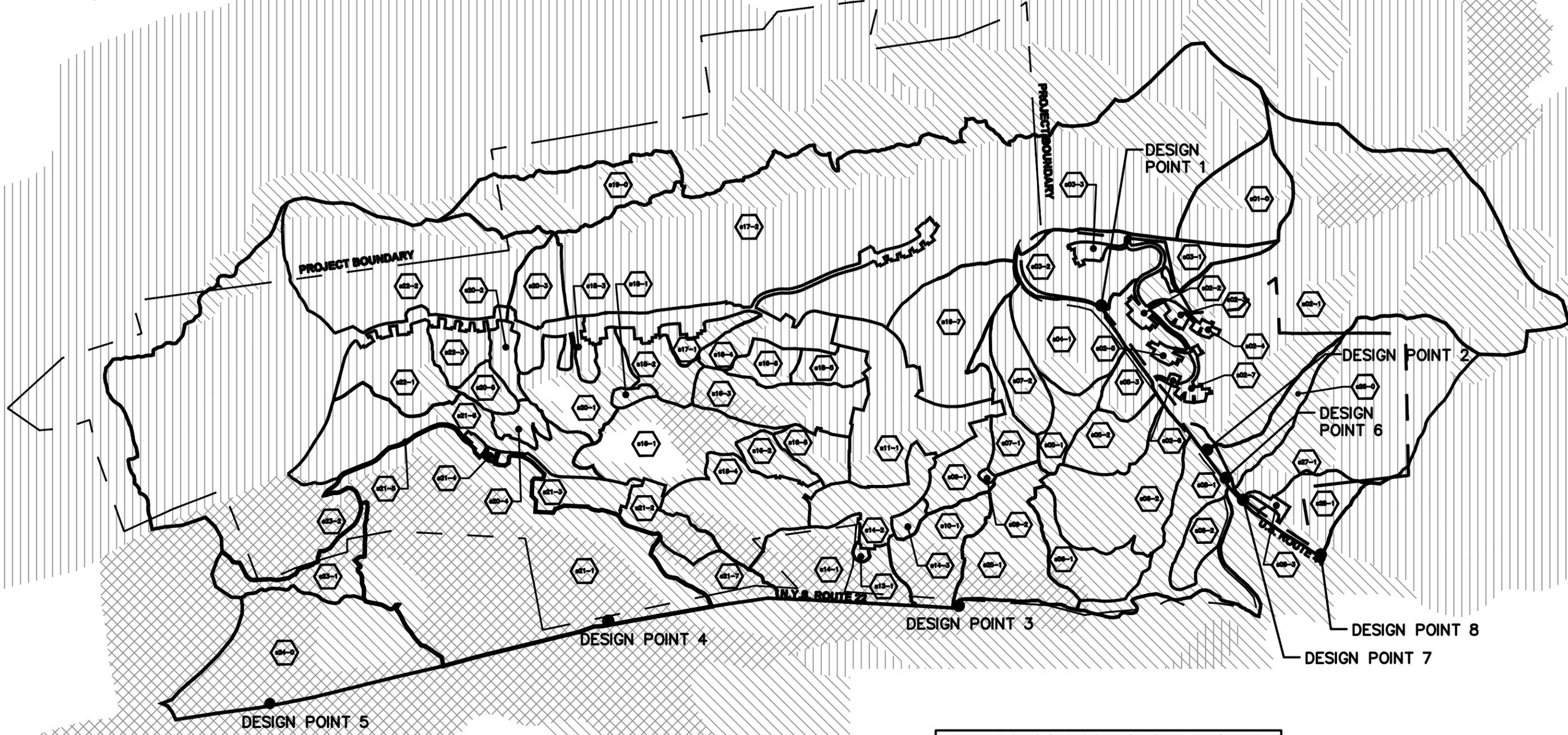


Silo Ridge Resort Community
Traditional Neighborhood Alternative
PRE-DEVELOPMENT
WATERSHED DELINEATION MAP
Town of Amenia, Dutchess County, New York

1"=800'

Figure
5-13

Drawing Name: S:\10400-10499\10454.00\ENG\DWG\310_TNA_FIG 5-14_10454-02_POST-WATERSHED.dwg Date Printed: Jun 20, 2007, 1:13pm



HYDROLOGIC SOIL GROUP LEGEND	
	-GROUP B SOIL
	-GROUP C SOIL
	-GROUP D SOIL

NOTE: SEE APPENDIX L OF THIS REPORT FOR CHARACTERISTICS OF EACH SUBCATCHMENT



Silo Ridge Resort Community
Traditional Neighborhood Alternative
POST-DEVELOPMENT
WATERSHED DELINEATION MAP
Town of Amenia, Dutchess County, New York

1" = 800'

Figure
5-14

- Design Point 7: This design point is a low area located within the US Route 44 R.O.W. (north side of Route 44) approximately 130-feet east of the intersection of Route 44 and West Lake Amenia Road. This low area is drained by a 24-inch RCP which passes beneath Route 44 and discharges onto an adjacent property north of West Lake Amenia Road.
- Design Point 8: This design point is a low area located within the US Route 44 R.O.W. (north side of Route 44) approximately 870-feet east of the intersection of Route 44 and West Lake Amenia Road. This low area is drained by a culvert pipe which passes beneath Route 44 and discharges onto an adjacent property north of West Lake Amenia Road.

Stormwater Quantity

There are numerous locations and methods for providing controls of off-site discharge of stormwater. Although the project site, inclusive of the golf course, has no "formal" NYSDEC Phase 2 stormwater management facilities, as discussed above it is likely that some of the existing ponds and NYSDEC regulated wetland are currently functioning to provide some type of stormwater quality and quantity control. It is likely that the NYSDEC will encourage the continued use of the existing NYSDEC regulated wetland (Wetland L/LL) for quantity control purposes, provided that there are no modifications to the current configuration and that there is no significant change to the overall wetland hydrology.

The proposed stormwater management system has been designed to attenuate stormwater runoff generated during the 2-, 10-, 25-, 50- and 100-year storm events such that the peak rates realized at the designated design points will not exceed the rates that existed prior to development of the project. Therefore, the proposed project will not pose a significant adverse impact to the adjacent or downstream properties or receiving water courses. Table 5-5 provides a summary of pre- and post-development discharge rates in cubic feet per second (cfs), taken from Section 7.5 of the associated Master SWPPP in Appendix 9.5.2.

Each proposed stormwater management basin has been designed in general conformance with NYSDEC SPDES General Permit GP-02-01 by providing the applicable quantity controls. These basins and the on-site NYSDEC Wetland "L/LL" attenuate stormwater runoff to ensure that the discharge rate at each design point is equal to or less than the rate that existed prior to development of the site.

Table 5-5 Summary of Pre- vs. Post-Development Discharge Rate (cfs)

Design Point (DP)	2 year		10 year		25 year		50 year		100 year	
	24 hr storm event		24 hr storm event		24 hr storm event		24 hr storm event		24 hr storm event	
	Pre	Post								
1	12.96	12.61	29.17	28.01	41.36	39.54	54.23	51.89	67.55	66.60
2	27.89	27.89	69.51	68.34	101.79	99.58	136.27	132.92	172.31	167.75
3	125.08	118.84	203.16	190.59	271.37	257.61	345.55	333.85	422.23	416.80
4	14.63	11.88	26.57	24.86	34.08	33.11	38.50	38.22	42.70	42.67
5	17.23	17.23	37.09	37.09	51.75	51.75	67.08	67.08	82.83	82.83
6	0.77	0.77	3.01	3.01	4.99	4.99	7.23	7.23	9.65	9.65
7	11.44	11.36	27.39	27.21	39.68	39.42	52.75	52.40	66.38	65.94
8	5.79	5.51	13.19	12.51	18.75	17.76	24.61	23.30	30.67	30.52

It should be noted that the watercourse that ultimately receives all stormwater runoff from the project site is the Amenia/Cascade Brook. This watercourse is identified as a NYSDEC Class “C(Ts)” stream. Detention of stormwater can cause an increase in water temperature. Thermal impacts are a concern in trout waters, where cold temperatures are critical for species survival. According to the NYSDEC Design Manual, trout waters may be exempted from the 24-hour extended detention requirement, with only 12 hours of extended detention required; therefore, a 12 hour extended detention time was provided. Also, the channel protection volume (CPv) is not required if the resulting diameter of the orifice is too small to prevent clogging – a minimum 3” orifice protected by a trash rack, or 1” orifice if protected by a standpipe. For these reasons, a minimum 3” diameter orifice was used for the discharge of the 1- year, 24-hour storm event.

Stormwater Quality

The proposed water quality volume controls have been sized based on the 90% rule methodology as described in Table 4.1, “New York Stormwater Sizing Criteria,” of the *NYS Stormwater Management Design Manual* (August 2003). Each of the stormwater management basins have been sized accordingly to provide as a minimum, the required water quality volume (WQ_v) for its contributing drainage area.

A pollutant loading analysis was prepared for this Alternative, as summarized in Section 7.7 of the associated Master SWPPP in Appendix 9.5.2. This pollutant load analysis will be used to compare the overall project site pollutant export under pre- and post-development conditions. The analysis provides an indication of the magnitude of the pollutant loads that could potentially leave the project site if stormwater management and erosion and sediment control measures are not properly designed, constructed, and maintained.

The project’s potential pollutant loading impact on downstream properties will be mitigated by treating stormwater run-off through the utilization of multiple on-site stormwater management ponds described above. As stated in the *Design Manual*, it is presumed that the associated stormwater management ponds meet NYSDEC’s water quality requirements if designed in accordance with the performance criteria set forth in the *Design Manual*.

The intent of the pollutant load analysis is to serve as the baseline for a final pollutant load analysis that may be requested during the site plan review and approval process. This analysis follows the guidelines set forth in the “*NYSDEC Reducing the Impacts of Stormwater Runoff from New Development*”, dated April 1992. The “Simple Method” was used to estimate loads for phosphorous, nitrogen, biochemical and chemical oxygen demand (BOD and COD, respectively) and total suspended solids (TSS). This method is considered precise enough to make reasonable and reliable pollutant management decisions at the EIS planning level.

There are approximately 12 acres (or 2% of the entire site) of existing impervious cover on the project site. Using the Simple Method, the existing annual stormwater pollutant exports from the project site were calculated. Table 5-6 provides a summary of the existing annual stormwater pollutant exports from the project site as taken from Section 7.6.1 of the associated Master SWPPP in Appendix 9.5.2.

Table 5-6 Existing Conditions Annual Stormwater Pollutant Exports

Constituent	Concentration (lbs/yr)		
	12-Acre Impervious	658-Acre Non-Impervious	Total
Total Phosphorous	26.2	75.6	101.8
Total Nitrogen	201.4	581.2	782.6
Total Suspended Solids (TSS)	54.88	15,838.4	21,326.5
Biological Oxygen Demand (BOD)	1,158.0	3,342.0	4,500.00
Chemical Oxygen Demand (COD)	4,501.0	12,990.4	17,491.6

Under proposed conditions in the Traditional Neighborhood Alternative, approximately 39 acres of the project site will be developed into impervious area, as a combination of residential and hotel buildings including associated roadway and parking areas.

Due to the physical characteristics and environmental constraints of some areas of the project site, stormwater mitigation measures will be utilized on approximately 90% (approximately 35 acres) of the proposed impervious area and will consist primarily of extended detention basins and underground stormwater filters. The remaining contributing watershed will continue as undeveloped wooded/grassed and “managed” and “unmanaged” golf course areas.

Using runoff coefficient values equal to 0.95 for the 35-acre impervious area that will be conveyed through mitigation measures, 0.95 for the 4-acre impervious area that will not be conveyed through a mitigation measure, and 0.05 for the remaining undeveloped/non-impervious areas, the proposed conditions stormwater pollutant loads were calculated prior to receiving treatment from the stormwater treatment system. Table 5-7 provides a summary of post development annual stormwater pollutant exports prior to treatment from the project site as taken from Section 7.6.2 of the associated Master SWPPP in Appendix 9.5.2.

**Table 5-7 Post-Development Annual Stormwater Pollutant Exports
(Prior to Treatment)**

Constituent	Concentration (lbs/yr)			
	35-Acre Impervious*	4-Acre Impervious	658-Acre Non-Impervious	Total
Total Phosphorous	76.3	18.4	72.5	167.2
Total Nitrogen	586.7	141.8	557.1	1,285.6
Total Suspended Solids (TSS)	15,986.7	3,862.9	15,198.1	3,5047.7
Biological Oxygen Demand (BOD)	3,373.3	815.1	3,206.9	7,395.3
Chemical Oxygen Demand (COD)	13,112.1	3,168.3	12,465.2	28,745.6

* This area of impervious surface will be mitigated primarily through the use of stormwater management ponds.

Under post-development conditions, proposed stormwater management facilities include numerous extended detention ponds and underground stormwater filters. For the purpose of this analysis, it is conservatively assumed that only extended detention ponds and stormwater filters will contribute to effective pollutant removal. Please note that it is anticipated that supplemental proprietary stormwater management devices may be incorporated into the stormwater collection and conveyance system. NYSDEC does not recognize specific pollutant removal efficiencies for these types of structures; however, it is intuitively obvious that some pollutant load removal capabilities will be achieved by these measures.

According to the NYSDEC extended detention ponds generally remove 60 to 80% of total phosphorus, 40 to 60% of total nitrogen, 80 to 100% of total suspended solids, 40 to 60% of biological oxygen demand, and 40 to 60% of chemical oxygen demand. Conservatively, stormwater filters were assumed to have the same removal efficiencies as extended detention ponds for the purposes of this report. Therefore, while an increase in the concentration of some pollutants is likely to occur, with the use of appropriately designed stormwater management basins, the proposed project is not expected to have significant adverse effects on the quality of on- or off-site receiving waters.

Primary extended detention ponds have been designed to enhance stormwater quality, while attenuating to pre-development run-off rates prior to discharge. Stormwater filters have also been incorporated to enhance stormwater quality. “Low”, “Middle”, and “High” removal values have been utilized to estimate “best management practice” pollutant load export.

The pollutant loading analysis indicates that best management practices and the utilization of multiple stormwater quality management facilities are effective in reducing post-development stormwater pollutant discharges. Post-development stormwater pollutant concentrations are significantly reduced through the use of stormwater extended detention ponds.

In addition to the recommended BMP identified in the analysis, stormwater quality will also be enhanced through the implementation of erosion control measures and maintenance practices outlined in the SWPPP. Therefore, while some pollutant levels would increase post-development, with the use of appropriately designed measures recommended by the NYSDEC, this is not expected to result in significant adverse impacts to on- and off-site receiving water quality.

As taken from Section 7.6.4 of the associated SWPPP, Table 5-8 provides a summary of the post-development annual stormwater pollutant exports based on the implementation of the “best management practices” identified in the SWPPP.

Table 5-8 Post-Development Annual Stormwater Pollutant Load Exports (Following Treatment)

CONSTITUENT	CONCENTRATION (lbs/yr)							
	631-Acre Non-Impervious	4-Acre Impervious (unmitigated)	35-Acre Impervious (mitigated)			Total Pollutant Export		
			Low	Middle	High	Low	Middle	High
Total Phosphorous	72.5	18.4	30.5	22.9	15.3	121.4	113.8	106.2
Total Nitrogen	557.7	141.8	352.0	293.3	234.7	1051.5	993.8	934.2
Total Suspended Solids (TSS)	15,198.1	3,862.9	3,197.3	1,598.7	0.0	22,258.3	20,659.7	19,061.0
Biological Oxygen Demand (BOD)	3,206.9	815.1	2,024.0	1,686.7	1,349.3	6,046.0	5,708.7	5,371.3
Chemical Oxygen Demand (COD)	12,465.2	3,168.3	7,867.2	6,556.0	5,244.8	23,500.7	22,189.5	20,878.3

The proposed micropool extended detention ponds have been designed as stand-alone stormwater management facilities in accordance with the *Design Manual*. Incorporated in this design is a sediment forebay, an aquatic bench, and a micropool, which allows for standing water within the basin. Consistent with NYSDEC stormwater regulations, no other stormwater management facilities

would be required to ensure that the post-development stormwater run-off quality and quantity is not substantially altered from pre-development conditions.

The pollutant loading analysis indicates that best management practices and the utilization of multiple storm water quality management facilities are effective in reducing post development storm water pollutant discharges. As taken from Section 7.6.5 of the associated SWPPP, Table 5-9 compares the annual stormwater pollutant exports originating under pre- and post-developed conditions.

Table 5-9 Summary of Pre- & Post-Development Annual Stormwater Pollutant Load Exports

Constituent	Concentration (lbs/year)				
	Existing Site	Developed Pollutant Export w/out Stormwater Treatment	Developed Pollutant Export with Stormwater Treatment		
			Low	Middle	High
Total Phosphorus	101.8	167.2	121.4	113.8	106.2
Total Nitrogen	782.6	1,285.6	1051.5	993.8	934.2
Total Suspended Solids (TSS)	21,326.5	35,047.7	22,258.3	20,659.7	19,061.0
Biological Oxygen Demand (BOD)	4,500.0	7,395.3	6,046.0	5,708.7	5,371.3
Chemical Oxygen Demand (COD)	17,491.6	28,745.6	23,500.7	22,189.5	20,878.3

In addition to the “best management practices” (i.e. stormwater extended detention pond) identified above, stormwater quality will be enhanced through the implementation of erosion control measures and suggested maintenance practices outlined in the associated Master SWPPP. Therefore, the proposed development will not significantly adversely affect adjacent or downstream properties provided that stormwater management facilities are properly constructed and maintained in accordance with the requirements outlined with the associated Master SWPPP.

The Alternative proposes less impervious surface area than the Proposed Action (6±% compared to 17± %), so the potential impact to water quality would intuitively be less. Again, it should be noted that the Master SWPPP for the Alternative (Appendix 9.5.2) is not intended to be a final engineering design, as certain detailed aspects of the project are subject to change during the review process. Portions of the design were advanced to substantiate regulatory compliance determinations and to provide input pertinent to the environmental assessment of potential impacts of the proposed project. Final stormwater design, in accordance with NYSDEC specifications, will be advanced in support of and during the site plan review process.

Groundwater

The Traditional Neighborhood Alternative would have a similar or slightly less impact on groundwater resources than the Proposed Action. Because the Alternative plan involves less impervious surface area, impacts with respect to groundwater quality and recharge will be less than in the Proposed Action. In addition, the anticipated water demand for this Alternative is approximately 10% less than that for the Proposed Action, resulting in less demand for groundwater supplies.

The recommendations of the Natural Resource Management Plan (NRMP) included in Appendix 9.11 will be adhered to throughout project construction and operation. These recommendations ensure proper use and application of pesticides and fertilizers, promote water conservation, and include monitoring provisions, among others, which will help to protect surface and groundwater quality. Significant impacts are not anticipated.

Vegetation

The existing conditions for vegetation are described in Section 3.3 of the DEIS.

The Traditional Neighborhood Alternative would have less impact to onsite vegetation as the Proposed Action. Approximately 248 acres of overall site disturbance would occur under this Alternative, which is less than would occur with the Proposed Action, resulting in less potential impact to existing habitats and vegetative communities. In addition, less impervious surface area is proposed. In this Alternative, approximately 38 acres of previously undisturbed areas, including 22 acres of the wooded hillside in the western portion of the site, will be disturbed for grading and construction activities. This is less than that estimated for the Proposed Action. Also, the botanical survey conducted in this location at the base of the hillside identified no ETR plant species. The remaining 210 acres of disturbance area have already been disturbed during past construction activities or during creation of the golf course. Furthermore, this Alternative would preserve more open space than the Proposed Action (approximately 80%), including the contiguous 230±-acre hillside in the western portion of the site that adjoins the Tamarack Preserve.

As described in Section 3.3.3, erosion and sediment control practices and compliance with permitting requirements for all onsite wetland disturbances would serve to reduce secondary impacts to vegetative communities. In addition, as described in the NRMP (see Appendix 9.11), native plants will be used wherever possible to revegetate disturbed areas, which will provide additional food sources and potential habitat for wildlife species, including birds. Sheet SP6-B (under separate cover) and Figure 5-15a show a schematic landscaping plan, which depicts the overall

landscaping concept for the site. A specific landscaping plan will be developed later in the design phase of the project. Development was arranged onsite to utilize existing tree masses for screening and softening and to limit clearing of woodland habitat. Trees will be provided at varying intervals along roads and sidewalks for shade and cadence. New landscaping around structures will focus views and provide pedestrian scale, color and ornamental interest. Shade, flowering and evergreen tree plantings combined with shrub masses and herbaceous layer plantings will help to screen the development.

All mitigation measures identified in Section 3.3 for the Proposed Action would apply to this Alternative and no additional mitigation is required.

Wildlife

Existing wildlife conditions for the project site are described in Section 3.4 of the DEIS.

Potential wildlife impacts of the Traditional Neighborhood Alternative would be less than those of the Proposed Action, since the overall amount and areas of site disturbance would be less. This Alternative will also preserve more open space than the Proposed Action, with a better layout and less fragmentation. The southern portion of the loop road that was originally planned in the Proposed Action is eliminated in the Traditional Neighborhood Alternative and replaced with an emergency access connection. The homes originally proposed along the south end of the site have also been removed. The layout also maintains a connection between Wetland L/LL and the ponds toward the western side of the golf course and ultimately the hillside and ridge beyond. These changes to the site plan are considered beneficial with respect to wildlife, as there would be fewer barriers to potential wildlife movement from one end of the site to the other.

As described in Section 3.4, the site layout in this Alternative is also designed to minimize permanent disturbance to sensitive habitats and preserve natural open space and wildlife habitat. The steep hillsides surrounding the valley will not be developed beyond the base of the hillside and less disturbance to steep slopes and to previously undisturbed habitat will occur under this Alternative. Permanent impacts to wetlands will be minimized to the extent possible. Overall, the layout of the development will leave approximately 80% of the site as open space, including approximately 230± acres along the hillsides and the entire length of the ridge, which would continue to allow for wildlife movements along the ridge. The habitats that will be most disturbed are the mowed lawn habitat and the successional old field habitat.

As noted in Section 3.4, based upon the wildlife studies conducted at the project site, no ETR species were found within the property. Construction activities could

cause temporary displacement of wildlife species, as they seek other locations to avoid the noise and activity. Some species may return to the site following construction, but others may permanently relocate. However, the species that would be lost are common species throughout New York and the loss of these species would not pose any significant threat to the overall population in the area. Furthermore, the mitigation measures discussed in Section 3.4.3 would apply to the Alternative plan and no additional measures are required.

Cultural Resources

Existing conditions for cultural resources are described in Section 3.5 of the DEIS.

The Traditional Neighborhood Alternative would have approximately the same potential impacts to Temporary Site 3622-01 (the charcoal hearths generally along the base of the western hillside) as the Proposed Action, since both plans include residential development along the base of the hill. As noted in Section 3.5, the Applicant conducted a Phase II investigation of Temporary Site 3662-01, which included mapping and photographic documentation of features as well as background research. The Phase II archaeological fieldwork consisted of extensive field reconnaissance and subsurface testing through the excavation of two test units (slot/silt trenches) designed to characterize the structure of the charcoal production features. The test units produced no prehistoric or historic artifacts. However, the wide-ranging field reconnaissance documented and mapped three additional historic charcoal production features. Site-specific background research was conducted to develop a historic context describing the importance of charcoal production to the region. No evidence suggestive of remains of the of the Peekskill Iron Company was identified, other than the pond labeled Wetland K, which does appear to be a flooded mine pit.

In light of the numerous artifacts found during the Phase I archeological survey in the vicinity of the originally proposed WWTP location near West Lake Amenia Road (see Section 3.5 for details), the Applicant selected another suitable location for the WWTP to avoid impacts to these archeological resources; this new location is included as part of the Traditional Neighborhood Alternative. The WWTP is now proposed to be located on the north side of US Route 44, just north of the existing NYSEG easement on the project site. The Traditional Neighborhood Alternative would therefore not affect Temporary Site 3662-02.

Because the revised area of potential effect (APE), including the new WWTP location north of Route 44, lies within portions of the site that were not evaluated during the initial Phase I study, additional archaeological surveys were necessary. During August and September of 2006, the Louis Berger Group investigated the proposed WWTP location. This work consisted of the excavation of 24 shovel tests. These shovel tests failed to produce any prehistoric or historic artifacts.

In May of 2007, minor revisions to the project plans were issued. After reviewing the new plan, a few small areas necessitated further field inspection. Additional field reconnaissance was completed in June 2007, with the excavation of three additional shovel tests in the area of the Maintenance Building. No cultural deposits were encountered.

The comprehensive Phase I survey findings together with the site-specific documentary research and Phase II site evaluation of the charcoal hearth features demonstrate that Temporary Site 3662-01 is not eligible for listing on the National Register of Historic Places. Furthermore, additional archaeological surveys at the alternative WWTP site north of Route 44 yielded no significant prehistoric or historic artifacts. Therefore, based on the proposed Traditional Neighborhood Alternative plan and the Phase I and Phase II survey findings, no impact to cultural resources is expected to occur and no further archaeological work is required.

Visual Resources

Please refer to Section 3.6 of the DEIS for a narrative description of existing visual conditions. For ease of reference, photographs of the existing conditions at each viewpoint location are repeated in this section before the photosimulation of developed conditions for each location.

The analysis below evaluates the potential visual impacts of the Traditional Neighborhood Alternative based on visual field tests, photographs, photosimulations, and architectural drawings including plans, sections, elevations and other graphic representations of existing and proposed conditions. It also describes potential lighting impacts. This analysis compares the Alternative to the Proposed Action.

Description of Site Design and Architectural Character

The architects for the Traditional Neighborhood Alternative, Robert A. M. Stern Architects (RAMSA), describe their general concept for the design of the project as follows:

“Our master plan for an all-season resort in the Harlem Valley town of Amenia, New York, is organized in the manner of a traditional town, with a 300-room hotel and other resort functions—including a spa, a banquet hall, and a street of shops—set on a village green with a skating pond, and a golf clubhouse centered on a smaller square nearby. Winding country lanes lead to more intimate neighborhoods of golf villas and clusters of single-family houses that run along the hillsides and townhouses with front and rear gardens face private mews.

All of the villages and roads respond to the gently rolling topography and capture views across the golf courses and down the long valley. Our approach favors pockets of density 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 offer the character of Dutchess County's nineteenth-century towns and farmsteads.”

The architects provided the following insert consisting of residential and hotel character images and narrative text to conceptually illustrate the probable types of architectural styles that will be used in the project, as well as to further describe the goals and objectives for the site design. Please note that these images show representative architectural themes and that the project's architecture will not be finalized until the site plan approval process.

Statement of Design Principles and Architectural Character for the Silo Ridge Resort

AMENIA, NEW YORK



Aerial of Existing Conditions



Clay Model of Proposed Village Center

A. The Village Setting:

Upon entry to the Silo Ridge Golf Resort, visitors will curve past a small welcome-house and enter the Village along a heavily treed and landscaped Village Green. Marking the edge of the Green along the Main Street, buildings with ground level shops and cafes, gardens and residences, provide activity and interaction with the Green. To the south, directly across from the green, a prominent five-story hotel rises as a landmark and major public icon for the Village. The corners of the green are marked by small brick structures and edged in simple wood rail fences, and the Green will be used year-round for summer and winter activities, including ice skating.



1. *Conceptual Rendering of Main Street and Village Green*

The Village Green is the organizational and functional center of the Silo Ridge Resort. Public green spaces are key to the design of the Master Plan, bolstering the concept of a shared community domain, clearly marking important addresses such as the hotel and golf club, and providing landmarks for easier way-finding.

B. The Hotel:

The Hotel will address the Village Green and will be the grand landmark or icon of the Village. It may be a prominent clapboard building with stone detail, porches, colonnades, inset and projecting balconies, garden spaces and out-buildings front and back. All building masses and roofs will be designed to carefully step down and provide a smooth, feathered transition from the level of the Village Green to the level of the golf course below. The Spa will also front the Green, and has been conceptually laid out as a separate building with a different but complimentary character to the Hotel.



2. *Claremont Hotel and Spa, Berkeley, California*

The use of a steep roof line shows how rooms can be accommodated in upper floors while allowing the massing of the building to become less imposing, with various parts broken down to achieve a more human scale. The relationship of this hotel to the hillside behind it is significant in its similarity to conditions at Silo Ridge.

Statement of Design Principles and Architectural Character

Silo Ridge Resort

AMENIA, NEW YORK



3. *Silver Bay Inn, Silver Bay, New York*

The sloping terrain to the rear of this hotel also emulates site conditions at Silo Ridge. This building features occupied attic stories and generous porches. The golden hued color scheme may also be appropriate for Silo Ridge.



4. *Silver Bay Inn, Silver Bay, New York*

An older view of the Silver Bay Inn shows how the massing of the hotel carefully steps down to meet the scale of surrounding structures.



5. *Conceptual Rendering of Hotel as seen from the golf course. While the Hotel is conceived of as an icon, the Townhouses in the foreground have an earthier quality.*

Statement of Design Principles and Architectural Character

Silo Ridge Resort

AMENIA, NEW YORK

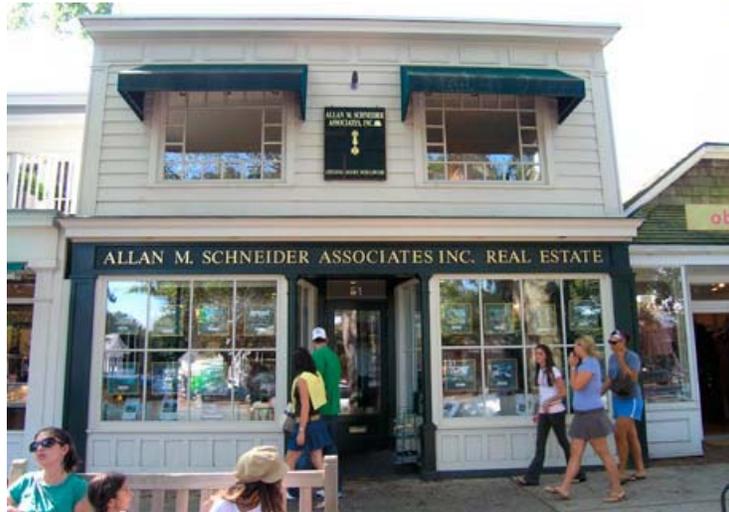
C. Main Street:

The character of Main Street is varied in style, friendly in tone, and should convey the feel of a small Hudson River Valley town. These buildings will provide the opportunity for small resort-oriented shops and cafes -- as well as residential uses -- to share in the activities and beauty of the Green.



1. Main Street, Stockbridge, Massachusetts

Buildings in Stockbridge, Massachusetts, shown above and on the next few pages, provide an interesting case study, and feature an eclectic mix of styles, window types, materials and details. Adjacent buildings in differing styles work comfortably together to create a whole, and many of them seem adapted over time to different street level /public uses. The stone building above features rhythmic roof dormers, projecting bay windows, awnings, potted plants, shutters and signage, all of which provide activity and detail to the experience of Main Street. In keeping with a small village center, buildings along Main Street may in some cases be brighter hued, with greater stylistic and material contrast than buildings farther out from the green, which will tend toward earthier tones and will seek to blend more closely to the landscape and to each other.



2. Main Street, Stockbridge, Massachusetts

Large storefront windows and an inset entry, clapboard siding, large awnings on the second story, and a dark painted frame with simple gold lettering enhance the simplicity of this small building.

Statement of Design Principles and Architectural Character

Silo Ridge Resort

AMENIA, NEW YORK



*3. Main Street, Stockbridge, Massachusetts
Painted white brick provides an interesting exception to the cedar shingles and white trim characteristic of other buildings featured in these pages.*

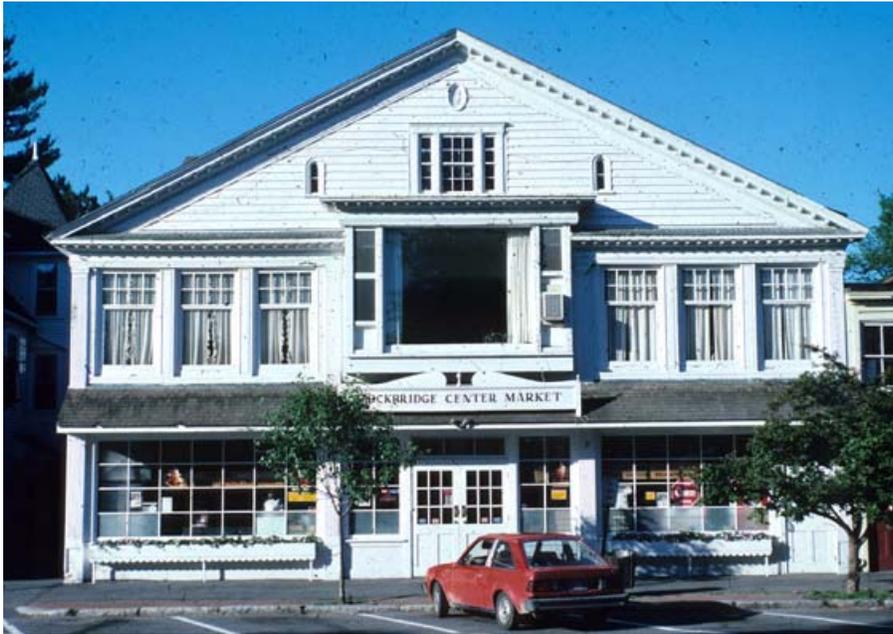


*4. Main Street, Stockbridge, Massachusetts
Typical of main streets in small villages, this single family house has been adapted to serve as a store.*

Statement of Design Principles and Architectural Character

Silo Ridge Resort

AMENIA, NEW YORK



5. Main Street, Stockbridge, Massachusetts

This is a fine example of a building that houses both shopping and residential components. The large windows in both shop and residential section above are desirable.



6. Main Street, Stockbridge, Massachusetts

The playfulness of this building's architectural elements may be appropriate in Silo Ridge.

Statement of Design Principles and Architectural Character

Silo Ridge Resort

AMENIA, NEW YORK



7. Cornish, Maine

This simple building is characterized by its interesting retrofit use of large, divided plate glass windows at the ground floor; an inset entryway; painted clapboard siding that contrasts with simple white trim, and a strong upper pediment.



8. York, South Carolina

The simple detailing of this building, enhanced by a careful combination of materials, conveys a subtle character which would be appropriate to Silo Ridge. The various window types and groupings also provide visual interest in the façade, and work to communicate the function of each of the building's levels. Signage and lighting are discreet and appropriate.

Statement of Design Principles and Architectural Character

Silo Ridge Resort

AMENIA, NEW YORK

D. The Golf Club:

Continuing past the Village Green, visitors encounter a smaller Upper Green, a formal square which will serve as the main address for the golf club. The Golf Club will be a formal building, clad in shingles, stucco or stone. While a portion of it will face the Village Green, its address will be the Upper Green, and it will command dramatic views to and from the golf course. The Club will have a formal entry on the green, and will blend into the descending grade of the golf course as pictured below:

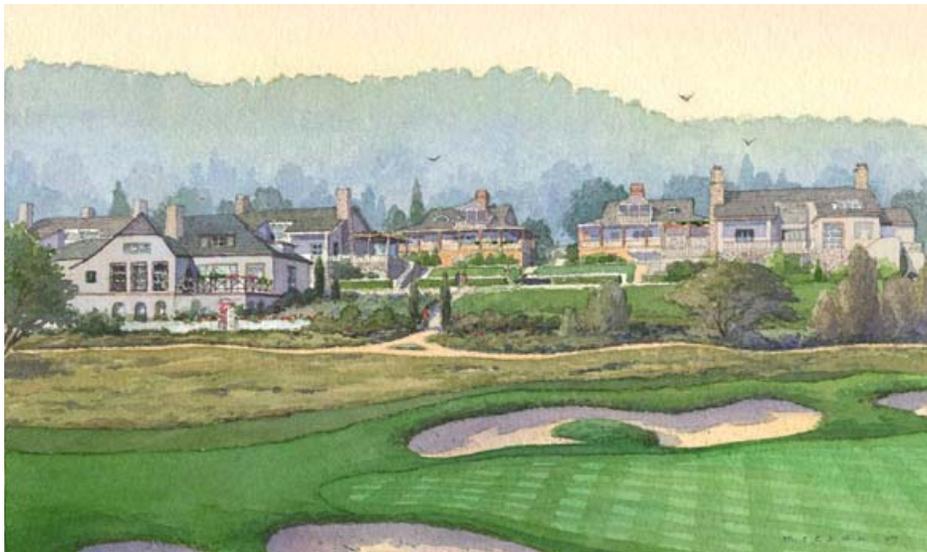


1. The Maidenstone Club, East Hampton, L.I.

This Golf Clubhouse uses strong roof lines to transition between the building and the landscape. Detailing and scale also play an important role in permitting the structure to gracefully interact with its surroundings.

E. Residential Character:

As the Main Road continues past golf villas, entry courts and single family houses, buildings meld into the topography, and the general material and massing character of the buildings becomes earthier -- utilizing naturally weathering materials such as shingles, stone and brick to blend into their surroundings. All buildings will be designed to respect and integrate with the character of the Hudson River Valley vernacular.



1. Conceptual Rendering of Golf Villas as seen from the golf course

The villa shown at the level of the course blends naturally with the course edge, while those above the road create a shared landscape between them. Many of the architectural principles pictured on the following pages apply.

Statement of Design Principles and Architectural Character

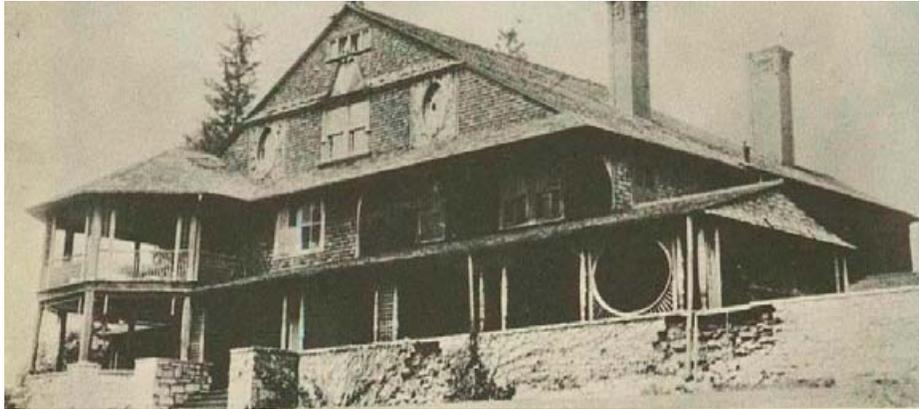
Silo Ridge Resort

AMENIA, NEW YORK

(Residential Character Continued...)

Houses and villas will be composed of one, two and three-story masses, feathered carefully into the grade, with lower and upper level porches, gardens and terraces. They will often be linked along roadways and paths with stone and stucco walls and fences. Houses and villas will feature sculptural, carefully articulated massing that fully utilizes the shape of the roof as an upper level, creating interesting spaces within.

The houses on this and the following pages, which range in size, are characterized by: generous porches; strong and simple roof-lines with prominent chimneys and unique dormers; roofs that can provide enough steepness to gracefully accommodate a fully occupied attic story; plastic forms that gracefully step down into the landscape; generous eaves; careful eave details; a reliance on natural materials and painted trim; and in many cases, a blending of the roof and walls to provide a seamless whole to the form of the building.



1. McKim, Mead and White



2. McKim, Mead and White

Occupied roofs will help to keep building masses lower to the ground. Dormers in a variety of configurations will provide interest and soften roof profiles. Careful attention will be paid to eaves and overhangs, which create shadow, interest and detail.

Statement of Design Principles and Architectural Character

Silo Ridge Resort

AMENIA, NEW YORK



3. *McKim, Mead and White*



4. *McKim, Mead and White*



5. *McKim, Mead and White*

Statement of Design Principles and Architectural Character

Silo Ridge Resort

AMENIA, NEW YORK



6. McKim, Mead and White

A stately row of white columns, symmetrically placed chimneys and a prominent widow's walk provide a formal organization for a larger house, while the shingled roof ties it in with the natural landscape.



7. East Hampton, New York



8. Wingate Crossing, Cape Cod

These smaller, simpler houses are appropriate as further examples for small-scale residential buildings such as the Vinyard Townhouses.

Statement of Design Principles and Architectural Character

Silo Ridge Resort

AMENIA, NEW YORK

F. 12th Hole Golf Hamlet:

South of the main entry, a secondary entry leads to a residential hamlet, organized around a square green. The defining character of this hamlet, which is carefully integrated into the 12th and 13th holes of the golf course, is that it is primarily composed of two to three story townhouses which utilize paths and intimate garden mews as formal addresses for the front of each house. All townhouses, whether-single family or duplex, utilize the grade in ways unique to the topography, and take advantage of views east to the wetlands or west to the golf.



Bruges, Belgium

The image above shows the use of landscape to create a formal address on a tight residential mews.

Statement of Design Principles and Architectural Character

Silo Ridge Resort

AMENIA, NEW YORK

G. Statement of Planning Principles:

1. The building development respects existing topography:

The project was designed through the close use of topographic models. All buildings and roads are designed to fit within the existing landscape and to compliment it.

2. The building development is shielded from protected view-sheds:

The natural topography of the site dictated the physical boundaries of the development, thus protecting vital north-south view-sheds.

3. Public greens and squares provide a focus for community:

The project has been organized around a series of greens and squares. These public spaces bolster the concept of a shared community domain, clearly marking important addresses such as the hotel and golf club, and provide landmarks for easier way-finding.

4. Buildings create spaces:

Buildings have been carefully arranged to structure and shape clearly defined spaces. Public greens, pedestrian mews, and shared entry courts for houses and villas are examples of this.

5. Buildings frame views:

All roads, buildings and open spaces are carefully arranged so that pedestrians and roadway users experience an unfolding and framing of the landscape in the most picturesque way possible, from roads, public greens, and private gardens.

6. The plan maintains a clear hierarchy of front and rear:

Buildings are clearly arranged so that their fronts face streets and walks, and their rears face alleys, treed landscapes, or the golf. In some cases, buildings utilize a parking court, which creates a formal space for parking visible from the roadway, but minimizes the negative impact of garage doors on roadways and creates further semi-public spaces between buildings.

7. The buildings are massed and their types varied to fit specific locations:

The plan proposes a wide variety of residential types ranging in height and width. The goal is for a natural arrangement of buildings that reflects a thoughtful village design, arrived at over time. Repetition is used sparingly – though when it is, it is often employed formally, to reinforce symmetry around a common space or green. Building types will vary with careful attention paid to roof shapes, details, materials and massing.

8. Single family houses are grouped together:

Most single-family residences are grouped together in clusters that share common parking and entry courts. This strategy preserves the open landscape, and provides views from the road to the golf course, as well as up towards the ridge.

9. Curb-Cuts are reduced:

Shared parking courts, as well as alleys, reduce the number of curb-cuts which interrupt roadway and sidewalk traffic.

10. Balancing the Unit with the Whole:

Multi-family buildings will take great care to balance the identity of an individual unit with the identity of a building as a whole.

11. Attention to the Ground Level and the Streetscape:

Each unit will have individual entries, porches, gardens and /or terraces front and rear. End-units will feature side-entries and side-porches, and will typically be laid out differently than middle units. All buildings will be linked along roadways and paths with stone and stucco walls and fences, and will often feature a terrace level raised slightly above the level of the sidewalk.

Statement of Design Principles and Architectural Character

Silo Ridge Resort

AMENIA, NEW YORK

The Traditional Neighborhood Alternative layout removes residential structures from two identified visually sensitive areas: the area within the hairpin turn and the area adjacent to and south of Route 44. This Alternative also provides a pedestrian-oriented core of development that is centered on a Village Green. In addition to the 300-room hotel and all of the resort amenities, this core area includes 215 residential units within a ¼-mile radius, allowing guests to walk from their unit to the golf course, spa, shops, and other amenities. Parking for the hotel and many residential units has been placed underground in this Alternative, allowing the Village Green, which is defined by the clubhouse, hotel, spa and street level shops with residential units above, to be the visual focus of this center of activity on the site.

Additionally, this Alternative provides access to parking and garages from rear alleys or court yards for a majority of the units. A system of sidewalks and golf cart paths is planned to connect all major components of the development. The walks and paths will be separated from street curbs by planting strips and planting areas, at places following the street alignment and at other locations deviating from the street alignment to adjust to natural vegetation and topography.

The site layout is more sensitive to environmental and pedestrian concerns than the Proposed Action, and the visual impacts are lessened due to the increased clustering of units, variety of building masses, heights, rooflines and architectural features, and the elimination of the southern connection of the loop road and houses that were proposed along it. The layout of the Traditional Neighborhood Alternative will allow a large portion of the site to remain undeveloped. The conservation of large swaths of wooded areas and open fields ensures the preservation of existing visual qualities of the site.

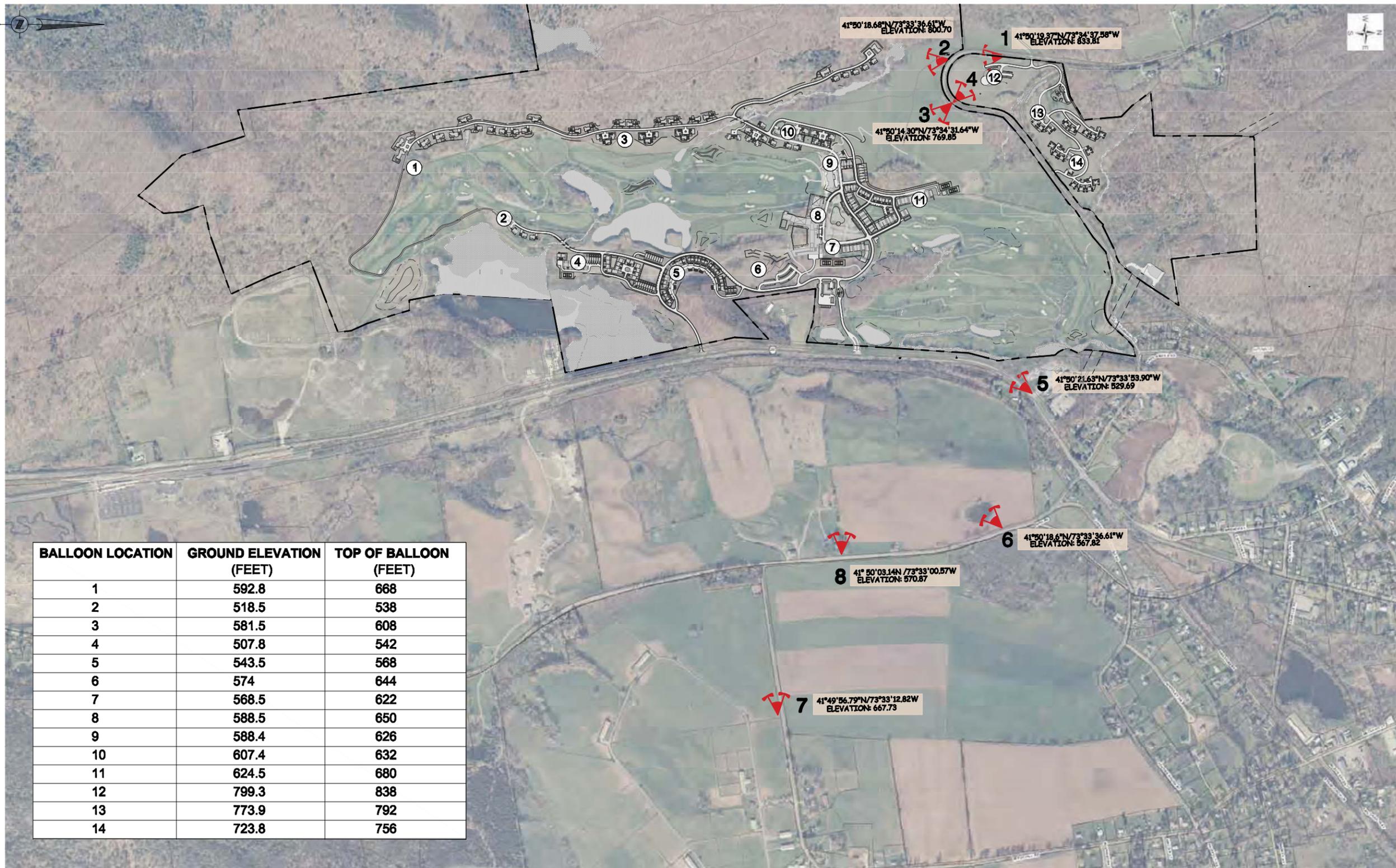
Visual Impact Analysis

A visual impact analysis was conducted for the Traditional Neighborhood Alternative layout using the same methodology described in Section 3.6 for the Proposed Action. The analysis used the same 8 visual receptor locations that were used in the Proposed Action, as presented to the Town of Amenia Planning Board (refer to Figure 5-15, "Viewpoint/Reference Balloon Locations"). It is these locations which were photographically documented in the field and which are represented in the proposed development conditions.

The existing conditions photographs for each viewpoint location are provided below, followed by the resulting photo-simulations of the built conditions and a description of the potential visual impacts from each viewpoint location.

This page intentionally left blank.

Drawing Name: S:\1\10400-10499\10454.00\ENG\DWG\310_TNA_FIG 5-15_10454-02_VIEW.dwg Date Printed: Sep 13, 2007, 11:46am



BALLOON LOCATION	GROUND ELEVATION (FEET)	TOP OF BALLOON (FEET)
1	592.8	668
2	518.5	538
3	581.5	608
4	507.8	542
5	543.5	568
6	574	644
7	568.5	622
8	588.5	650
9	588.4	626
10	607.4	632
11	624.5	680
12	799.3	838
13	773.9	792
14	723.8	756

41°50'18.66"N/73°33'36.61"W
ELEVATION: 800.70

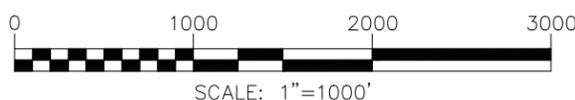
41°50'14.30"N/73°34'31.64"W
ELEVATION: 769.85

41°50'21.63"N/73°33'53.90"W
ELEVATION: 829.69

41°50'18.61"N/73°33'36.61"W
ELEVATION: 867.82

41° 50'03.14N /73°33'00.57W
ELEVATION: 570.87

41°49'56.79"N/73°33'12.82W
ELEVATION: 667.73



VIEWPOINT LOCATION BALLOON LOCATION



Silo Ridge Resort Community
Traditional Neighborhood Alternative
VIEWPOINT/ REFERENCE BALLOON LOCATIONS
Town of Amenia, Dutchess County, New York

SCALE: 1"=1000'

Figure 5-15

JOB NUMBER: 10454.02



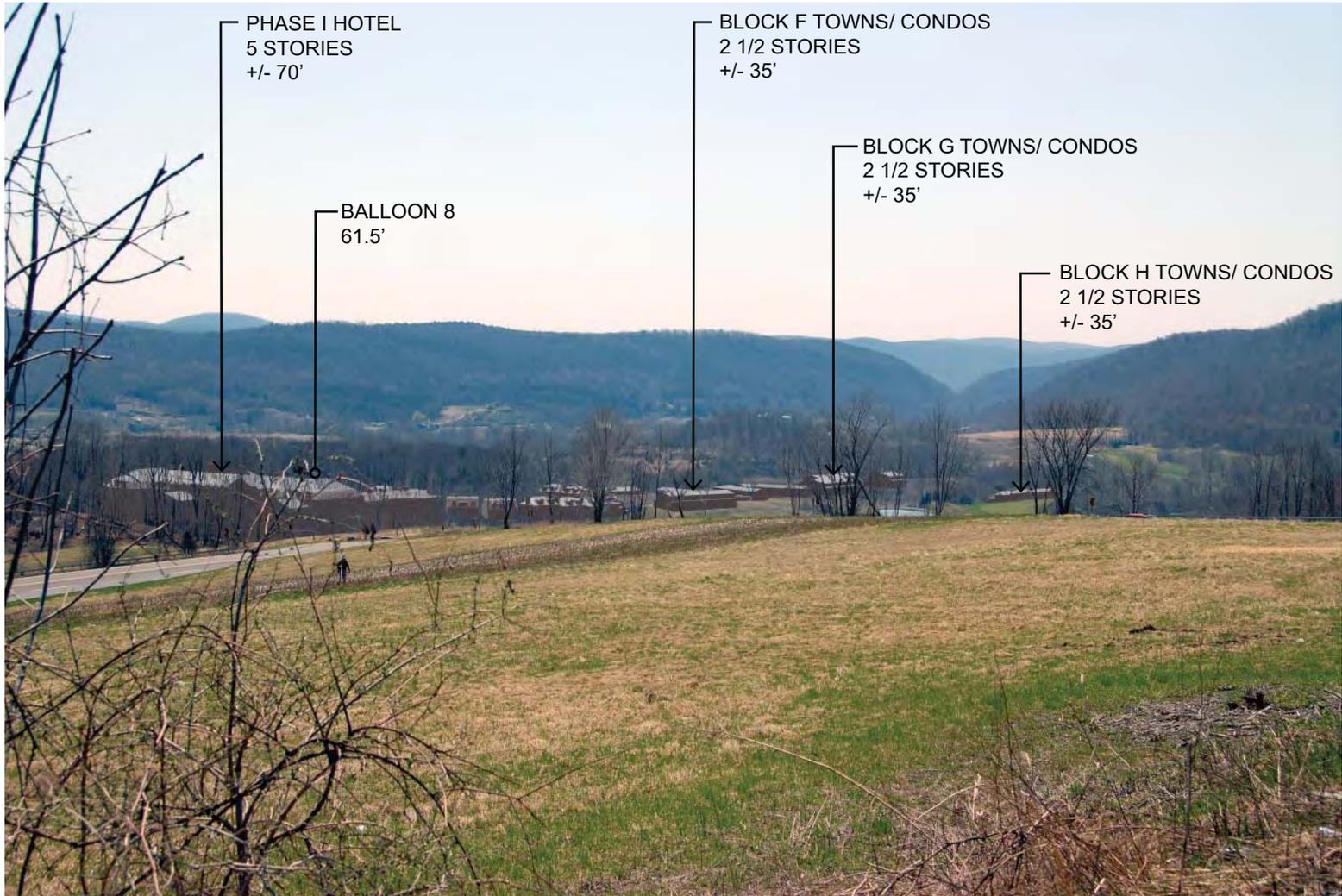
Existing Conditions Photograph

Viewpoint 1 (Left): Located at Route 44 at DeLavernge Hill facing south (just north of hairpin turn).



Existing Conditions Photograph

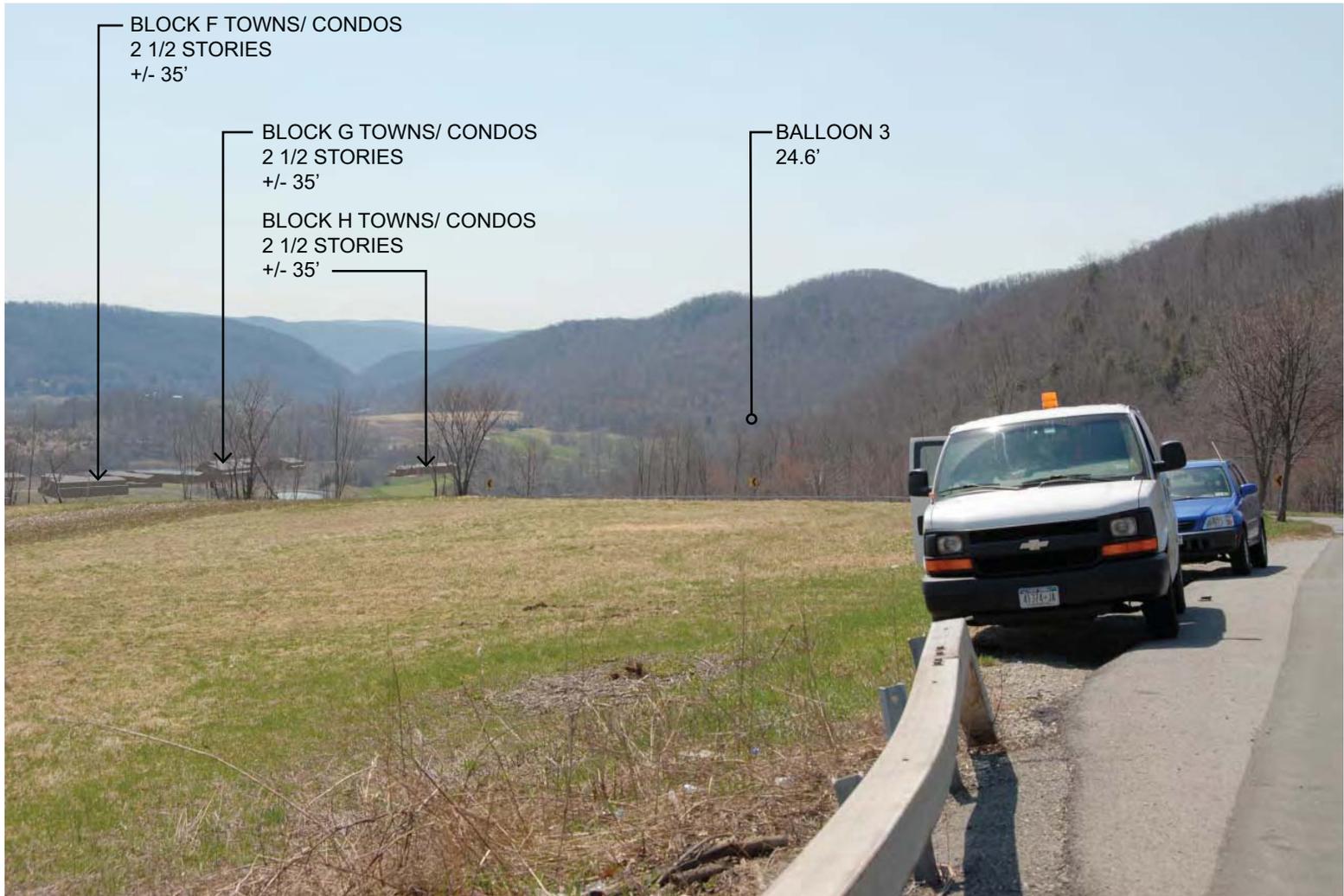
Viewpoint 1 (Right): Located at Route 44 at DeLavernge Hill facing south (just north of hairpin turn).



Traditional Neighborhood Alternative Simulation

Viewpoint 1 (Left): Located at Route 44 at DeLavernge Hill facing south (just north of hairpin turn).

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Traditional Neighborhood Alternative Simulation

Viewpoint 1 (Right): Located at Route 44 at DeLavernge Hill facing south (just north of hairpin turn).

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



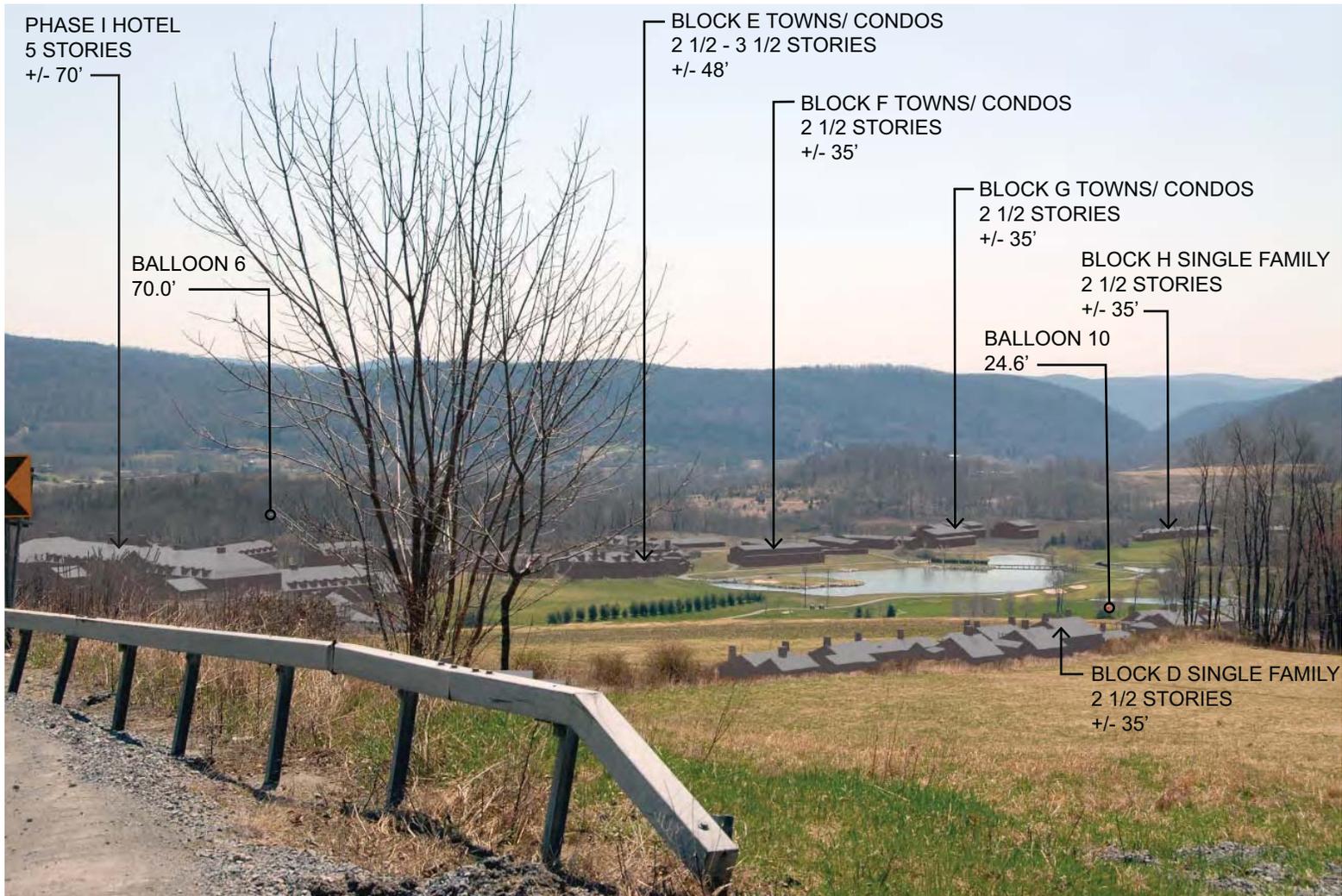
Existing Conditions Photograph

Viewpoint 2 (Left): Located at Route 44 at DeLavernge Hill facing south (western end of hairpin turn).



Existing Conditions Photograph

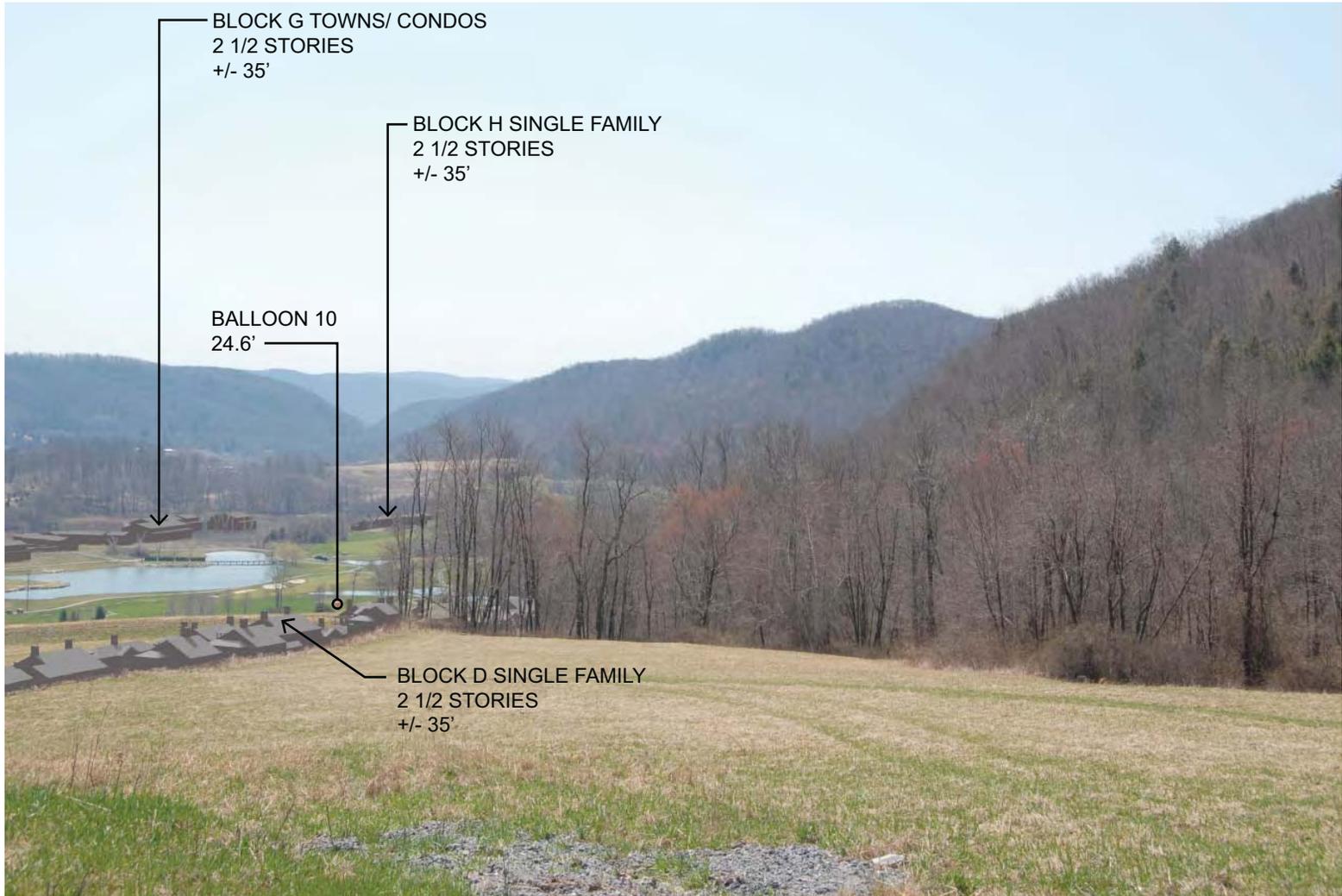
Viewpoint 2 (Right): Located at Route 44 at DeLavernne Hill facing south (western end of hairpin turn).



Traditional Neighborhood Alternative Simulation

Viewpoint 2 (Left): Located at Route 44 at DeLavernge Hill facing south (western end of hairpin turn).

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Traditional Neighborhood Alternative Simulation

Viewpoint 2 (Right): Located at Route 44 at DeLavernge Hill facing south (western end of hairpin turn).

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Existing Conditions Photograph

Viewpoint 3 (Left): Located at Route 44 at DeLavernge Hill facing south (eastern end of hairpin turn).



Existing Conditions Photograph

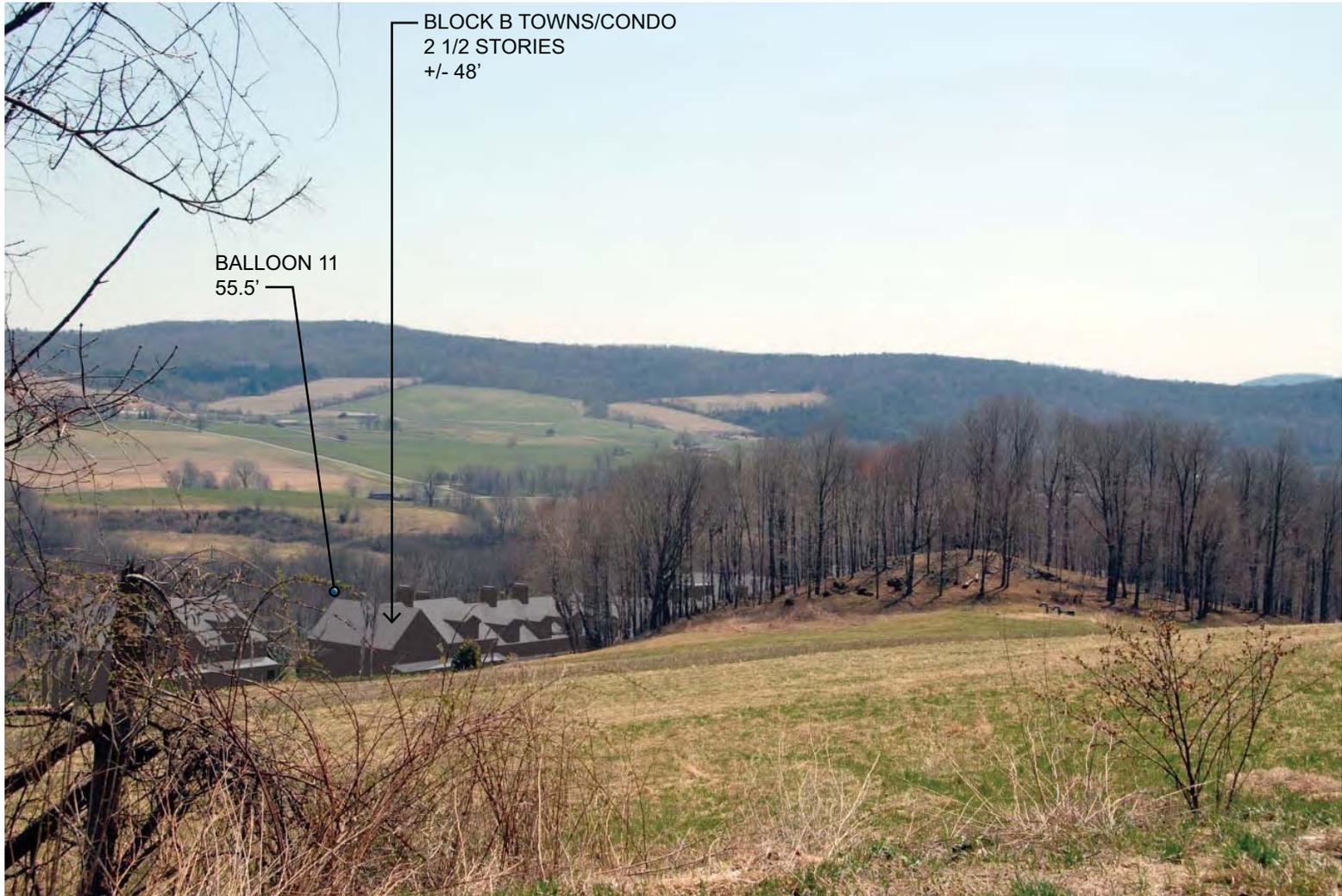
Viewpoint 3 (Right): Located at Route 44 at DeLavernge Hill facing south (eastern end of hairpin turn).



Traditional Neighborhood Alternative Simulation

Viewpoint 3 (Left): Located at Route 44 at DeLavernge Hill facing south (eastern end of hairpin turn).

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Traditional Neighborhood Alternative Simulation

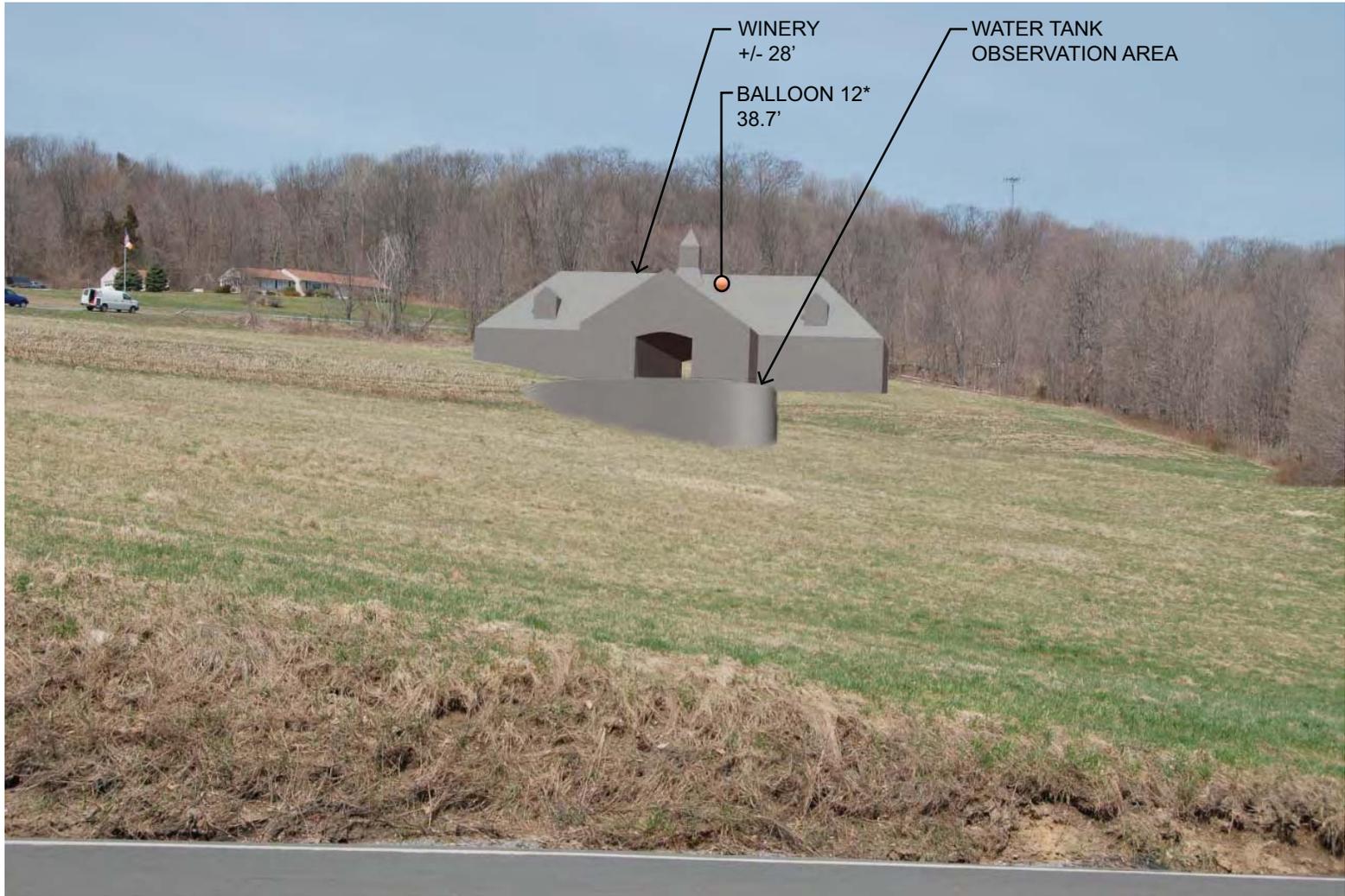
Viewpoint 3 (Right): Located at Route 44 at DeLavernge Hill facing south (eastern end of hairpin turn).

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Existing Conditions Photograph

Viewpoint 4: Located at Route 44 at DeLavernge Hill facing north (further eastern end of hairpin turn).



Traditional Neighborhood Alternative Simulation

Viewpoint 4: Located at Route 44 at DeLavernge Hill facing north (further eastern end of hairpin turn).

For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge. Balloon height is measured from existing ground elevation.

** Balloon location and elevation distorted by wind.*



Existing Conditions Photograph

Viewpoint 5 (Left): Located at Route 22 near the Dutchess County Sheriff's Office Amenia substation facing southwest.



Existing Conditions Photograph

Viewpoint 5 (Right): Located at Route 22 near the Dutchess County Sheriff's Office Amenia substation facing southwest.



Traditional Neighborhood Alternative Simulation

Viewpoint 5 (Left): Located at Route 22 near the Dutchess County Sheriff's Office Amenia substation.

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Traditional Neighborhood Alternative Simulation

Viewpoint 5 (Right): Located at Route 22 near the Dutchess County Sheriff's Office Amenia substation.

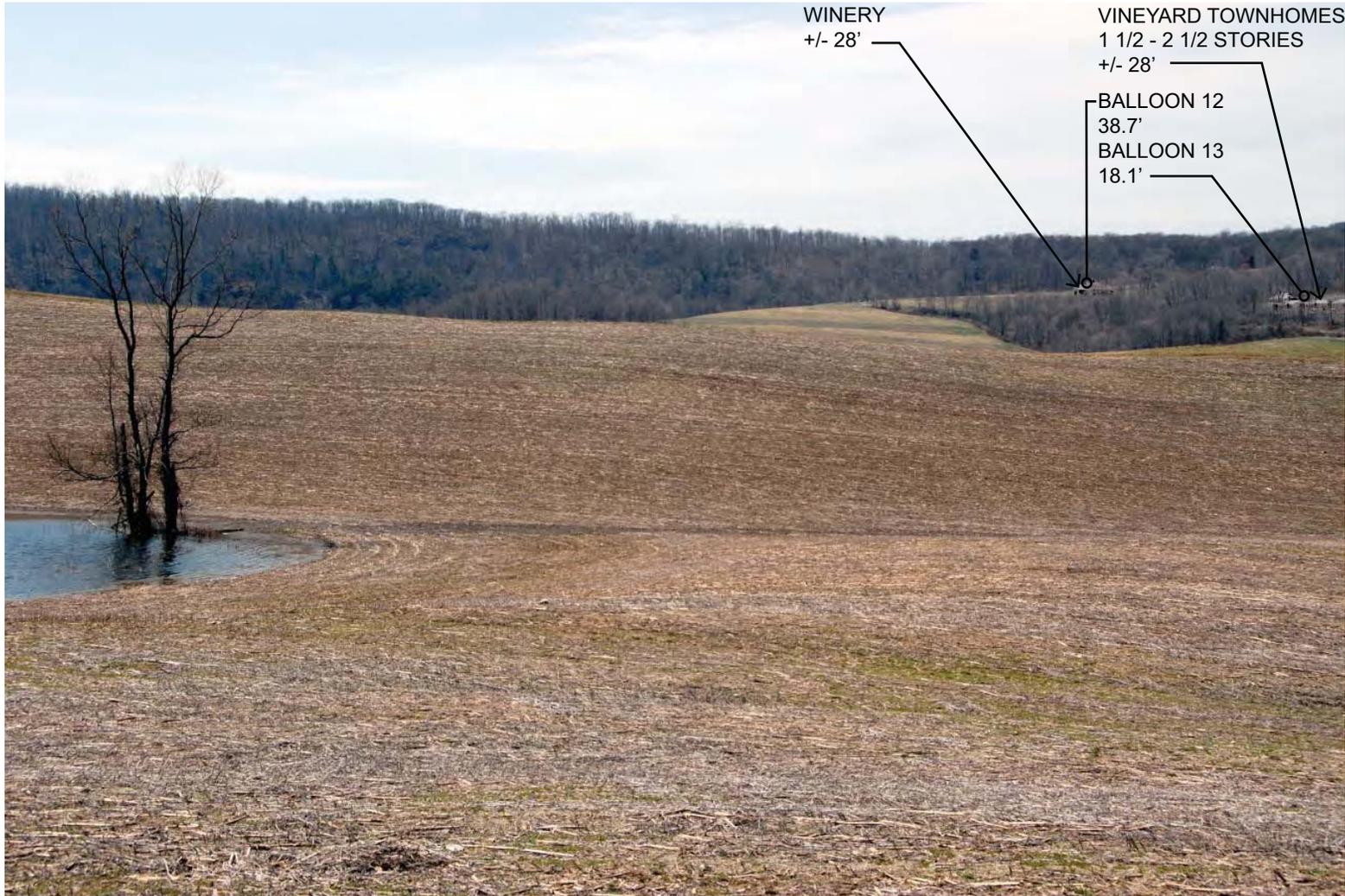
*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Existing Conditions Photograph
Viewpoint 6 (Left): Located at Route 81 facing west.



Existing Conditions Photograph
Viewpoint 6 (Right): Located at Route 81 facing west.



Traditional Neighborhood Alternative Simulation

Viewpoint 6 (Left): Located at Route 81 facing west.

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Viewpoint 6 (Right): Located at Route 81 facing west.

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Existing Conditions Photograph

Viewpoint 7 (Left): Located at Depot Hill Road from a higher elevation facing west.



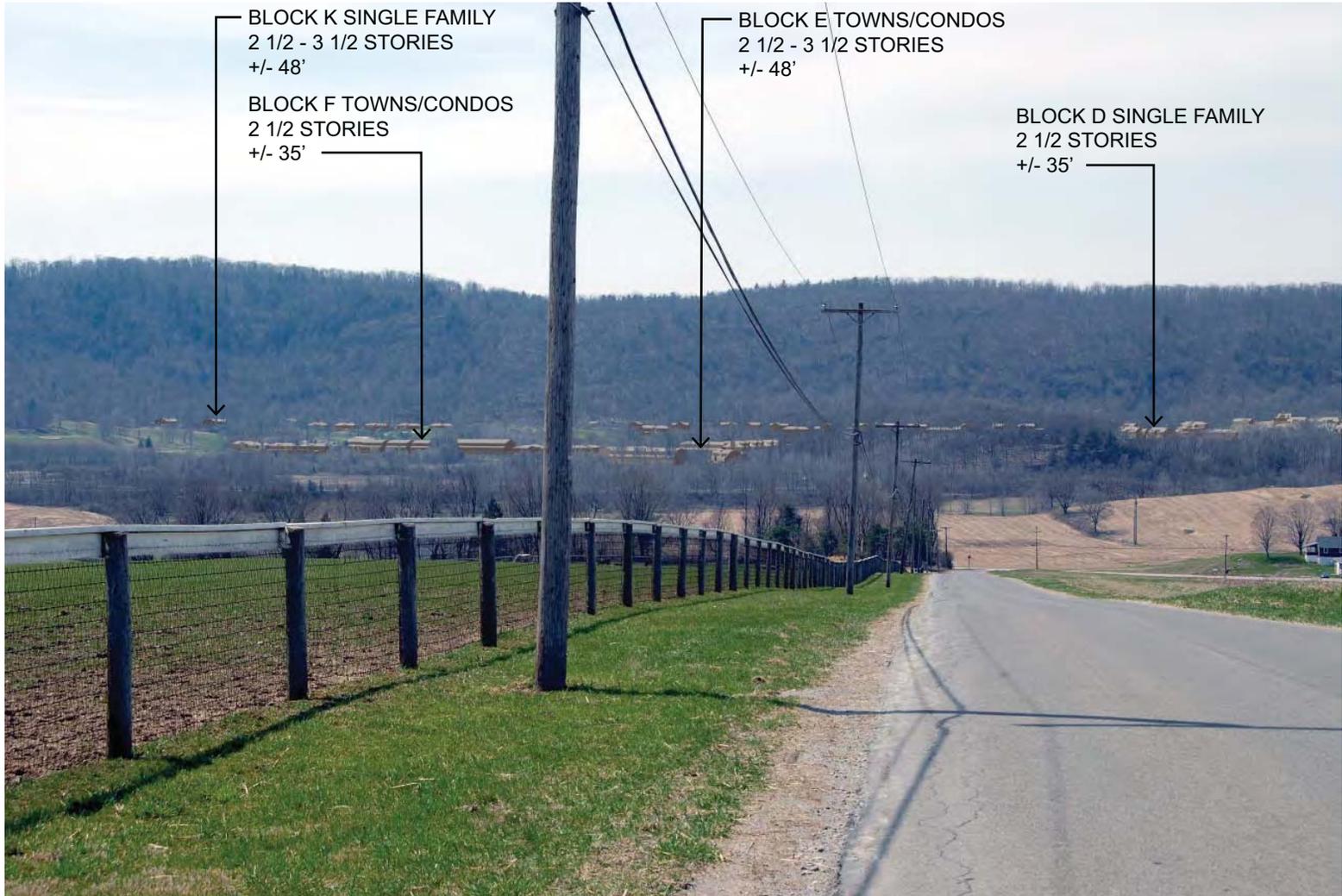
Existing Conditions Photograph

Viewpoint 7 (Center): Located at Depot Hill Road from a higher elevation facing west.



Existing Conditions Photograph

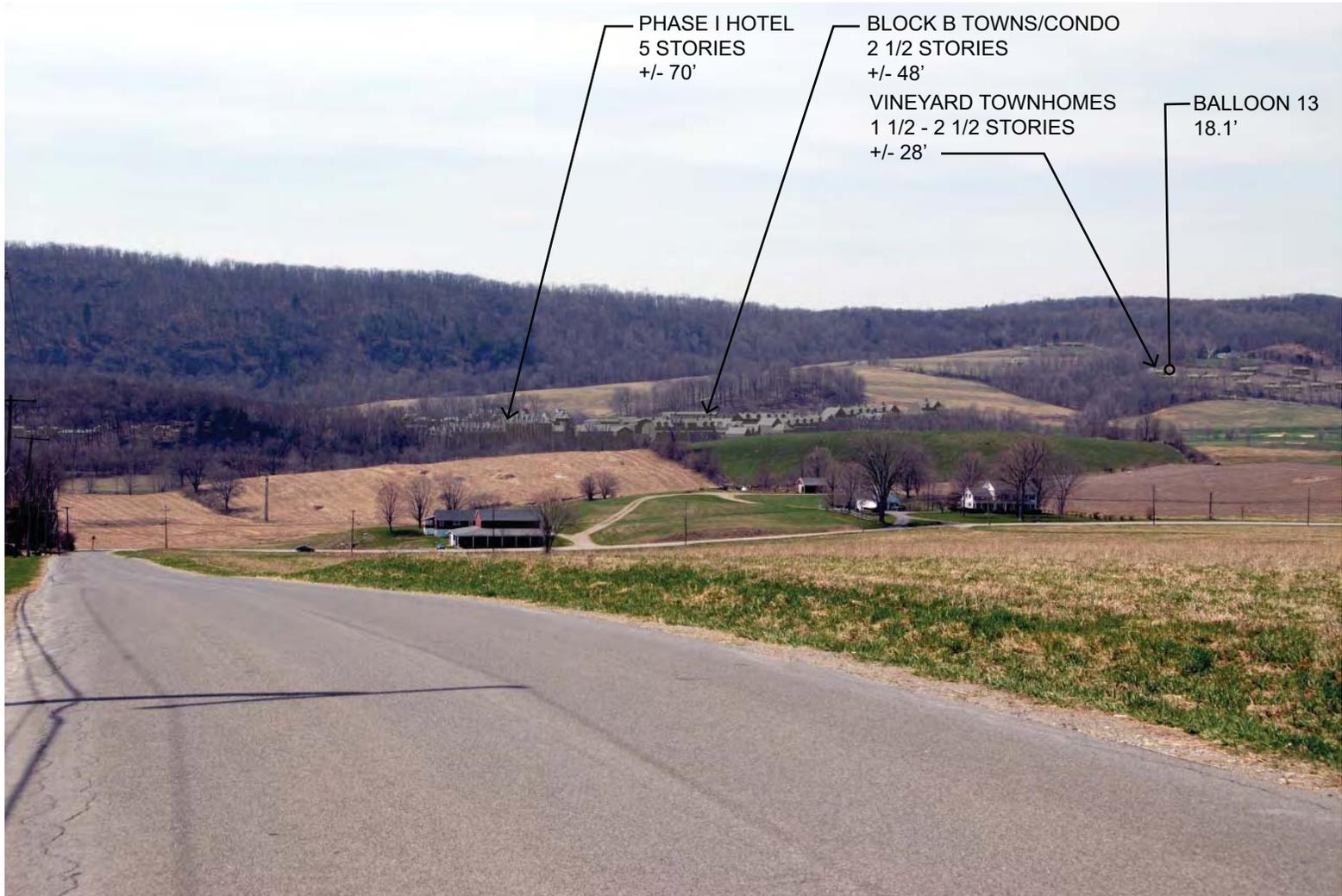
Viewpoint 7 (Right): Located at Depot Hill Road from a higher elevation facing west.



Traditional Neighborhood Alternative Simulation

Viewpoint 7 (Left): Located at Depot Hill Road from a higher elevation facing west.

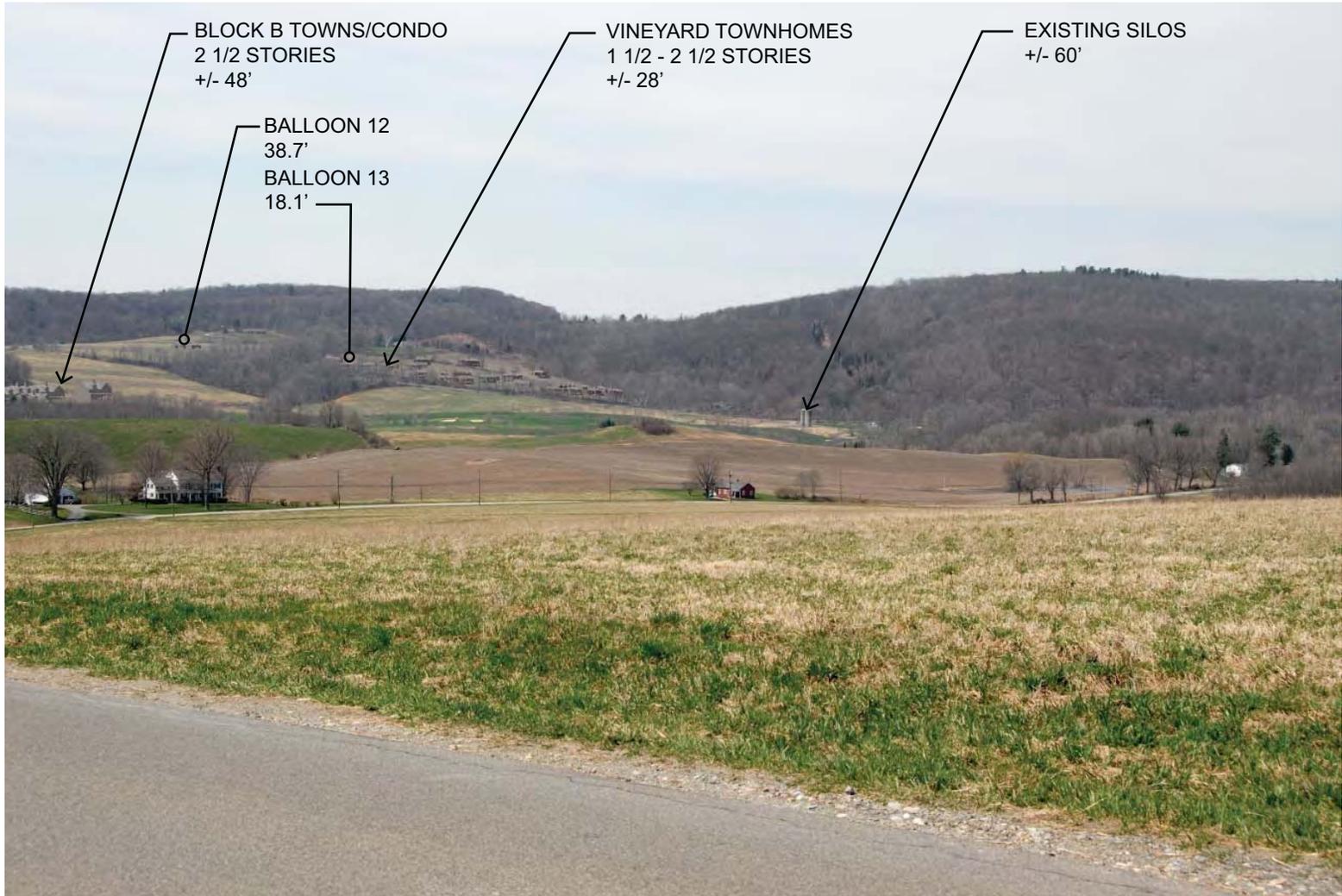
*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Traditional Neighborhood Alternative Simulation

Viewpoint 7 (Center): Located at Depot Hill Road from a higher elevation facing west.

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Traditional Neighborhood Alternative Simulation

Viewpoint 7 (Right): Located at Depot Hill Road from a higher elevation facing west.

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Existing Conditions Photograph

Viewpoint 8 (Left): Located at Route 81 just north of where it intersects with Depot Hill Road facing west.



Existing Conditions Photograph

Viewpoint 8 (Center): Located at Route 81 just north of where it intersects with Depot Hill Road facing west.



Existing Conditions Photograph

Viewpoint 8 (Right): Located at Route 81 just north of where it intersects with Depot Hill Road facing west.



Traditional Neighborhood Alternative Simulation

Viewpoint 8 (Left): Located at Route 81 just north of where it intersects with Depot Hill Road facing west.

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Traditional Neighborhood Alternative Simulation

Viewpoint 8 (Center): Located at Route 81 just north of where it intersects with Depot Hill Road facing west.

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*



Traditional Neighborhood Alternative Simulation

Viewpoint 8 (Right): Located at Route 81 just north of where it intersects with Depot Hill Road facing west.

*For this exercise, building height is measured from ground line at building front to the mid point of the highest roof ridge.
Balloon height is measured from existing ground elevation.*

Viewpoint 1: Located at Route 44 at DeLavernge Hill facing south (just north of the hairpin turn). From this location, the hotel and townhome buildings around the Village Green are visible but are partially screened from view by existing vegetation. Views of the Phase 1 Hotel, Block F and G townhomes and Block H single-family units near the Island Green pond are visible from this vantage point but they are quite distant and therefore appear small within the cone of vision. The single-family homes along the western edge of the golf course are not visible from this viewpoint. Most of the development around the Village Green is also not visible due to the intervening topography. If the observer turned further to the left from this viewpoint, the winery and observation area situated within the hairpin turn would be visible with the distant hills to the south as a backdrop.

Viewpoint 2: This viewpoint is at the western end of the hairpin turn on Route 44 at DeLavernge Hill, facing south. The photos in this location are taken looking toward the same direction as the ones from Viewpoint 1. Because the viewer is closer to the golf course and main portion of the project site from this viewpoint, more of the development is visible. The hotel complex and townhomes located east of the Island Green pond are visible in the mid-ground; however, the rooftops do not break the near-site ridgelines and the buildings appear small relative to the rest of the landscape. The rooflines of Block D (golf villas) are visible below the open field in the foreground.

Viewpoint 3: This viewpoint is located further along the hairpin turn as the observer travels east on Route 44, facing south-southeast. The Block B townhomes are partially visible from this viewpoint. However, because of their location at a lower elevation than the observer, they do not disrupt distant views of farmland and the ridgeline. Existing vegetation along Route helps to partially screen the buildings. The remainder of the development is effectively screened from view by existing topography and tree masses.

Viewpoint 4: This viewpoint is in the same location along the hairpin turn as Viewpoint 3, but it faces north-northwest across the hill. The winery, located within the Route 44 hairpin turn, is the only structure visible from this viewpoint. The final architectural details of the winery have not yet been determined, but the character image provided below is a good example of the style that is envisioned.



Winery Character Image

Viewpoint 5: This viewpoint is located at Route 22 near the Dutchess County Sheriff's Office Amenia substation, facing southwest. From this view, some of the Block B townhomes between the 1st and 9th fairways are visible through a screen of existing vegetation. The Vineyard townhomes along Route 44 are also visible in the distance but are somewhat screened by existing vegetation. The buildings do not break the distant ridgeline and are visually small within the cone of vision. The remainder of the proposed resort is not visible from this location due to the intervening topography.

Viewpoint 6: This viewpoint is located at Route 81 facing west. Due to the existing topography, most of the southern portion of the proposed resort is not visible from this viewpoint. The higher elevations of the northern part of the site are visible, specifically the Vineyard townhomes and the winery. These buildings are very distant from the viewer in this location, and the existing lead-off vegetation partially screens them from view.

Viewpoint 7: Located at Depot Hill Road from a higher elevation facing west. Due to the higher elevation of this viewpoint compared to the project site, a large portion of the site is visible. The winery and the vineyard townhomes will be visible at a great distance from the viewer. Partial views of the of the Hotel, Blocks B, E, and F

townhomes and flats, and Blocks D and K single-family homes along the base of the westerly slope are visible, while the remaining townhomes and golf villas will be partially or fully screened by existing topography and vegetation. None of the structures breaks the ridgeline of the west hill and, due to the distance from the viewer, the structures appear small and set within the landscape.

Viewpoint 8: Located at Route 81 just north of where it intersects with Depot Hill Road facing west. Due to the intervening topography and existing vegetation, the majority of the proposed development is not visible from this viewpoint. The winery will be visible at a great distance during leaf-off conditions.

Lighting Impacts

Lighting levels will be below what would be specified in a hamlet location, although for public safety and aesthetics there will be some concentration of lighting in the public areas and roadways of the hotel and clubhouse. The target light levels will be designed for the rural location and surrounding conditions, with the understanding that lower light levels are sufficient in darker areas. The lighting design will specify the minimum light levels necessary to accomplish the project's lighting objectives for safety and security, as well as for aesthetic enhancement.

The intent of lighting for safety is to avoid injury, such as at roadway and building entry points and at stairs and other site structures. Street and path lighting will provide sufficient light levels for safety. Security lighting is intended to avoid unwanted intrusions, for example at buildings and parking lots.

The aesthetic objective for lighting is to enhance the visual appeal of the site and to illuminate leisure activities, such as accent lighting at public buildings and entertainment areas, and other special features. Where lighting will serve multiple purposes, such as at public buildings, the design will be coordinated to achieve the minimum average maintained levels necessary to achieve all objectives.

All lighting will be specified according to these general principles:

- Target light levels will be based upon the surrounding conditions and be the minimum necessary to meet their objective:

Entry, Hotel and Clubhouse street lighting	0.5 – 1 FC
Residential roadway lighting	0.25 – 0.75 FC
Pedestrian lighting	0.25 FC

- Fixtures and locations will be at a human-scale, with height maximums of 10 to 15 feet for street and pedestrian lighting, and 15 to 20 feet for

parking lots. Fixtures will be spaced at distances approximately four times their height.

- Full shielding will be specified in order to avoid glare on-site and prevent off-site glare.
- Direct lighting will be used only where needed, such as for safety.
- Only top-mounted fixtures will be used for architectural accents and sign lighting.
- Lighting will have photometric controls appropriate for its application. For example, active recreation areas such as tennis courts will have lighting activated only when in use.
- Metal halide lighting (clear white light) will be used, with low wattage incandescent bulbs (full spectrum white light) used for accent lighting wherever possible. No mercury vapor or low pressure sodium fixtures will be used.
- Lighting will be designed in accordance with Town of Amenia Zoning Law §121-40C(4).

Visual Impact Summary

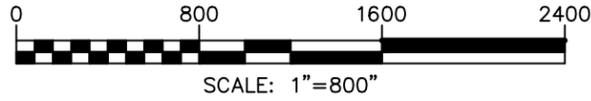
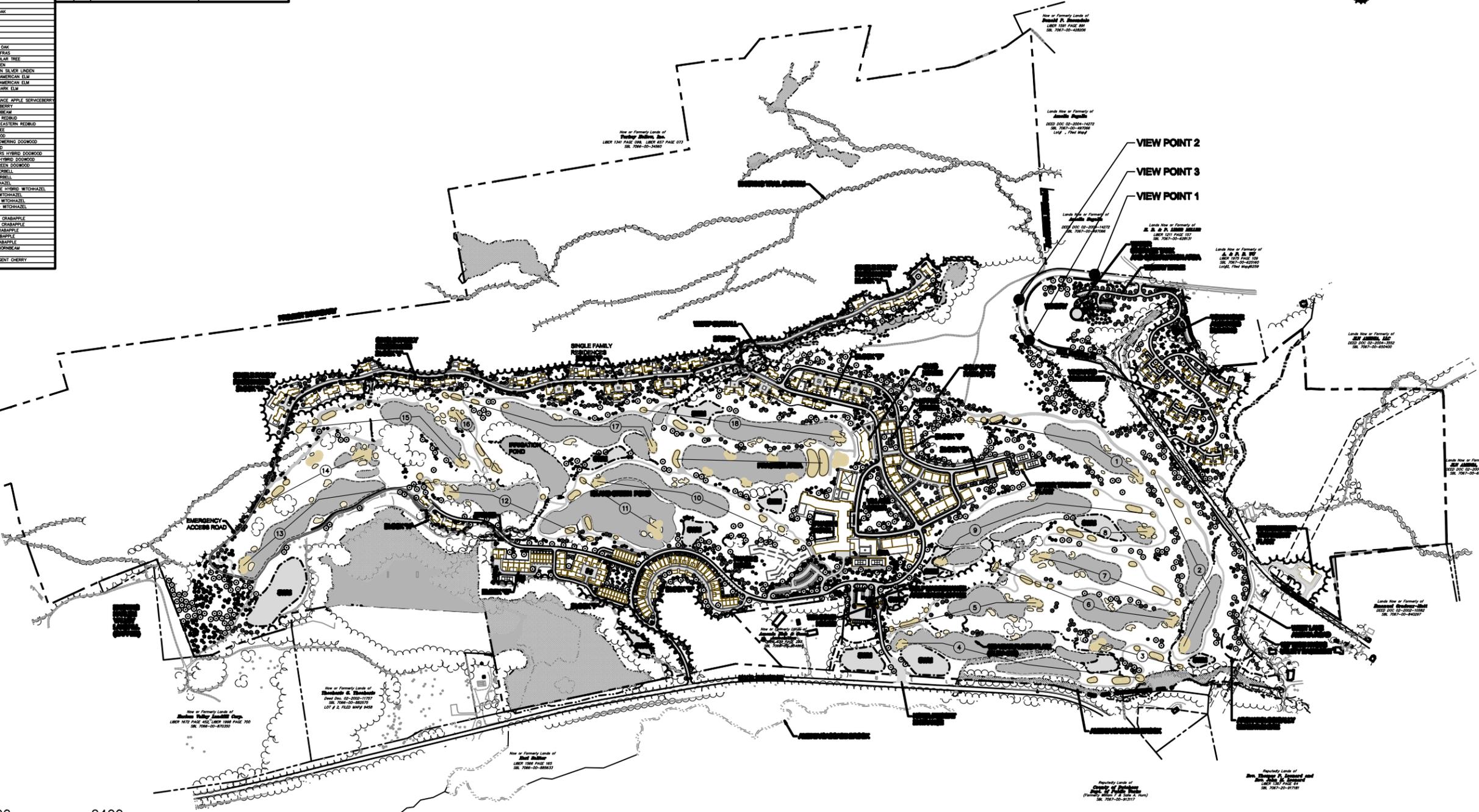
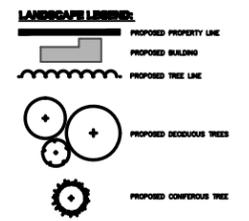
Based on the above analysis, portions of the development in this Alternative will be visible in the worst-case, leaf-off condition from the viewpoints examined. However, through the use of sensitive site design, high-quality architectural design as described by the project architects (see above), and vegetative screening, visual impacts on the rural character of the area and from Depot Hill Road have been minimized to the greatest extent possible.

The concept landscaping plan designed for the Traditional Neighborhood Alternative (see Sheet SP6-B under separate cover and Figure 5-15a) shows that landscaping is proposed throughout the site along street frontages and parking areas, within building groupings, and at other appropriate locations throughout the project site. The landscaping is intended to serve several functions, including the provision of shade, demarcation of roadways and paths, creation of a sense of place through formal plantings, and the addition of color and visual interest. The proposed landscaping will also serve to screen buildings so that they are not as visible from certain vantage points and will soften the look of the development.



PLANT LIST

ABBV	SCIENTIFIC NAME	COMMON NAME	ABBV	SCIENTIFIC NAME	COMMON NAME
AB	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	PS	PRUNUS SERRULATA	JAPANESE FLOWERING CHERRY
AR	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	PT	PRUNUS X YEDENSIS	YOSHINO CHERRY
AD	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	SJ	SORBUS AUCUPARIA	EUROPEAN MOUNTAINASH
AS	ACER SACCHARINUM	COMMON SUGAR MAPLE	SP	STREWARTIA FIELODCAMELLIA	JAPANESE STEWARTIA
AG	ACER SACCHARINUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	ST	STRAX JAPONICA	JAPANESE SNOWBELL
HE	HEXAGLUS ELAEMA	CHRY BUCKEYE	SO	STRAX GRACIOSA	FRAGRANT SNOWBELL
BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	AB	ABIES CONCOLOR	WHITE FIR
BE	BETULA PAPERIFERA	PAPER BIRCH	ZV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR
CO	CARYA OVATA	SHAGBARK HICKORY	WS	METASEQUOIA GLYPTOSTROBILUS	DAWN REDWOOD
CO	CARYA OCCIDENTALIS	COMMON HICKORY	PA	PISEA ARIES	HORNWAY SPRUCE
CL	CLARKSTIS KONIKOWIA	AMERICAN YELLOWWOOD	PD	PISEA DORICATA	SERRAN SPRUCE
DV	DISPERIDOS VIRGINIANA	COMMON PERSIMON	PI	PISEA KINGIANA	LOCK SPRUCE
FD	FAGUS GRANDIFOLIA	AMERICAN BEECH	PU	PINUS BANGSIANA	JACK PINE
OT	QUERCUS TRINCANTHOS 'SHADEMASTER'	SHADEMASTER 'HORNLESS' HONEYLOCUST	PC	PINUS CUMBER	SWISS STONE PINE
OD	QUERCUS LAEVIS	WHITE OAK	PR	PINUS RESINOSA	RESIN PINE
LS	LIQUIDAMBAR STYRACIFLUA 'MORANE'	KENTUCKY COFFEE TREE	PS	PINUS STROBUS	WHITE PINE
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	TD	TAXODIUM DISTICHUM	BLACK SWAMP PINE
NS	NYSSA SILVATICA	BLACK TUPELD			
PA	PLATANUS X ADPRESSA	LONDON PLANE TREE			
QA	QUERCUS ALUTISSIMA	SAWTOOTH OAK			
Q	QUERCUS ALBA	WHITE OAK			
QB	QUERCUS BICOLOR	SWAMP WHITE OAK			
OC	QUERCUS COCCINEA	SCARLET OAK			
QP	QUERCUS PAUCIFLORA	PIKE OAK			
OH	QUERCUS PHellos	MELLOW OAK			
DN	QUERCUS DUNALP	CHERRYBARK OAK			
OO	QUERCUS ROBUR	ENGLISH OAK			
OJ	QUERCUS RUBRA	NORTHERN RED OAK			
SA	SASQUETAS ALBIDUM	COMMON SASQUETAS			
SJ	SOPHORA JAPONICA	JAPANESE SCHOLAR TREE			
TL	TILIA CORDATA	LITTLELEAF LINDEN			
TT	TILIA TOMENTOSA 'GREEN MOUNTAIN'	GREEN MOUNTAIN SILVER LINDEN			
UN	ULMUS AMERICANA 'NEW HARMONY'	NEW HARMONY AMERICAN ELM			
UV	ULMUS AMERICANA 'VALLEY FORT'	VALLEY FORT AMERICAN ELM			
UP	ULMUS PARVIFLORA 'DYNASTY'	DYNASTY LACEBARK ELM			
AU	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY			
AA	AMELANCHIER ALBOVARIA	DOBBY SERVICEBERRY			
CC	CORNUS CAUCASICA	AMERICAN KORNHORN			
CA	CERES CANADENSIS 'ALBA'	WHITE EASTERN REDBUD			
CF	CERES CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD			
CL	CORNUS ALBA	WHITE FRINGEE			
CO	CORNUS FLORIDA 'TULIP KING'	TULIP KING DOGWOOD			
DN	CORNUS FLORIDA 'TULIP KING'	TULIP KING DOGWOOD			
DK	CORNUS KOUSSA	KOUSSA DOGWOOD			
OB	CORNUS ALBA	WHITE FRINGEE			
OP	CORNUS STYRACIFLUA	KENTUCKY COFFEE TREE			
CR	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING GREEN DOGWOOD			
HS	HALESIA DIFFORMIS	YAC-WING SILVERBELL			
HT	HALESIA TERTRIFERA	CAROLINA SILVERBELL			
HY	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL			
HA	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE'	ARNOLD PROMISE HYBRID WITCHHAZEL			
HI	HAMAMELIS X INTERMEDIA 'DIANE'	DIANE HYBRID WITCHHAZEL			
HL	HAMAMELIS X INTERMEDIA 'ELLEN'	ELLEN HYBRID WITCHHAZEL			
HP	HAMAMELIS X 'PALLIDA'	PALLIDA HYBRID WITCHHAZEL			
MA	MALUS AMURENSIS	AMUR MALUS			
MD	MALUS 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE			
MI	MALUS 'INDIAN SUMMER'	INDIAN SUMMER CRABAPPLE			
MP	MALUS 'PEARL FIRE'	PEARL FIRE CRABAPPLE			
MS	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE			
MT	MALUS 'SUGARTIME'	SUGARTIME CRABAPPLE			
CV	COZYBIA VIRGINIANA	AMERICAN KOPHORBUM			
DA	DYONIDORON ARBOREUM	SCURWOOD			
FA	FRAXINUS SARMENTI 'SODOLACE'	SODOLACE SARGENT CHERRY			



	<p>Silo Ridge Resort Community Traditional Neighborhood Alternative OVERALL CONCEPT LANDSCAPE PLAN Town of Amenia, Dutchess County, New York</p>	1"=800'
		<p>Figure 5-15a</p>



Traditional Neighborhood Alternative with Landscape Simulation

Viewpoint 1 (Left): Traditional Neighborhood Alternative with proposed landscaping.

Note: Landscaping is conceptually depicted to show proposed density and massing of plantings but not necessarily exact species proposed.



Traditional Neighborhood Alternative with Landscape Simulation

Viewpoint 2 (Left): Traditional Neighborhood Alternative with proposed landscaping.

Note: Landscaping is conceptually depicted to show proposed density and massing of plantings but not necessarily exact species proposed.



Traditional Neighborhood Alternative with Landscape Simulation

Viewpoint 3 (Left): Traditional Neighborhood Alternative with proposed landscaping.

Note: Landscaping is conceptually depicted to show proposed density and massing of plantings but not necessarily exact species proposed.



Traditional Neighborhood Alternative with Landscape Simulation

Viewpoint 3 (Right): Traditional Neighborhood Alternative with proposed landscaping.

Note: Landscaping is conceptually depicted to show proposed density and massing of plantings but not necessarily exact species proposed.

The following images show the photosimulations from Viewpoints 1, 2, and 3 with landscaping added. The landscaping is conceptually depicted to show proposed density and massing of plantings, but not necessarily the exact species that are proposed. This provides the reader with an idea of the screening effect of added vegetation. In this model, the trees used were at a height of 12-15', which represents the height of trees a few years after initial planting. After many years of growth, the screening effects of the trees will naturally be greater.

Overall, the Traditional Neighborhood Alternative has less visual impact than the Proposed Action. In the Alternative plan, the water tank is repositioned so that it is out of view from Viewpoint 1, which reduces the project's visual impact from this location. The partially buried water tank, which was also intended to be used as an observation platform, was highly visible in this location in the Proposed Action, as shown in the photosimulations in Section 3.6. In addition, better placement of single-family homes and townhomes preserves distant valley views from Viewpoint 1. Relative to the Proposed Action, the foreground views of residences from Viewpoint 2 are lower in profile in terms of height, and are broken up in terms of massing. Distant valley views are more open due to more context-sensitive placement of homes and clustering of units in Block G.

The Alternative also has less visual impact from Viewpoint 3 due to the elimination of the "village center" area (Area "J") and from Viewpoint 4 due to the elimination of the townhomes within the hairpin turn. The winery is also set further back against the treed hillside and the building orientation has been shifted to reduce the visual impact of this structure. The impact from Viewpoints 5 and 6 is also comparatively reduced because of the elimination of townhome units within the hairpin turn. The townhome units on the hillside below the hairpin turn have a more articulated design so that the visual impact of the building massing is lessened. In Viewpoints 7 and 8, the buildings are less prominent in the Traditional Neighborhood Alternative than in the Proposed Action.

By clustering development around the hotel, developing a pedestrian-scaled core, and placing parking underground, the Traditional Neighborhood Alternative has less of a visual impact than the Proposed Action. The core area, organized around the Village Green, is sited in a lower, tree sheltered area of the site, between the golf course's front nine holes and back nine holes. This location is a partially screened, mid-ground view from the hairpin turn and is about 4/10th of a mile from and 300 feet below the elevation of the proposed overlook. As such, the development is relatively small within the viewer's cone of vision and does not overwhelm the surrounding landscape, while still providing views across the golf course of the surrounding landscape. Furthermore, the elimination of the southern end of the loop road and the residential units proposed along it is an improvement over the

Proposed Action, as the view across the south end of the golf course and down into the valley will be uninterrupted by the presence of buildings.

Transportation

For existing conditions with respect to transportation, please refer to Section 3.7 of the DEIS.

To fully evaluate the potential traffic-related impacts of the Traditional Neighborhood Alternative, a traffic impact analysis based on the proposed uses and site layout was conducted and is included in the Traffic Impact Study in Appendix 9.4.

This Alternative consists of two separate sites, as compared to three under the Proposed Action. The existing main driveway to the Silo Ridge Country Club on Route 22 will remain the primary site access to the proposed Hotel/Golf Course facilities; however, access to this primary site will now be limited to Route 22 via this existing driveway and one additional driveway to the south; no direct access shall be provided to Route 44 under this Alternative.

The second site is located on the north side of Route 44, consisting of the combined parcels designated as “L” and “M” under the Proposed Action and now designated as the Vineyard Townhomes (38 units) and Winery/Restaurant (80 seats). The access driveways to parcels “L” and “M” under the Proposed Action shall be retained with an internal connection between the two under this Traditional Neighborhood Alternative. In addition to the changes in the number and configuration of proposed access driveways, changes in land use specifications require a review of potential traffic impact.

It should also be noted that while the proposed hotel in the Traditional Neighborhood Alternative will have 300 units compared to 320 rooms in the Proposed Action, some of the larger units with multiple bedrooms are “lock-outs” which can be configured into two or three smaller units. The hotel has a total of 393 keys, which means that, while extremely unlikely, at full occupancy there could be a maximum of 393 separate parties at the hotel, each in their own unit. Therefore, to present a conservative, worst-case traffic analysis, full occupancy of the hotel was assumed to be 393 “rooms.” Please note that the traffic analysis is the only analysis within the DEIS that considers the possibility of 393 keys. For other impact areas such as water demand and wastewater generation, the analyses were calculated based on the number of bedrooms rather than the number of units. Traffic is the only impact area that could be affected by the configuration of hotel units into “lock-out” units.

Table 5-10 presents the revised trip generation estimates based on the proposed land use schedule under this Alternative plan.⁸³ The Alternative will generate more trips under all peak periods considered due primarily to the increase in size of the spa/health/fitness facilities (15,000 vs. 81,490 SF), as well as the consideration of the number of keys rather than number of hotel units. In addition, the provision of 18,700 SF of retail space (Specialty Retail) requires the consideration of trips generated external to the site itself. It is anticipated that the vast majority of patronage of the project’s ancillary facilities – retail and spa/health/fitness facilities – will be from persons on-site; therefore, a 50% credit (reduction in generated trips) has been applied where appropriate.

Table 5-10 Traditional Neighborhood Alternative Trip Generation Estimates

Generator	Weekday AM Peak Hour Volumes		Weekday PM Peak Hour Volumes		Saturday Mid-Day Peak Hour Volumes		Sunday PM Peak Hour Volumes	
	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit
Land Use #210 Detached Single Family (60 Units)	13	39	43	25	35	30	31	28
Land Use #230 Townhouse/Condo (299 Units)	21	103	99	49	70	59	58	61
Land Use #310 Hotel including Banquet/conference facilities, retail, and restaurant uses (300 Units/393 Keys)	136	87	123	109	158	125	113	132
Land Use #492 ² Spa/Health/Fitness (81,940 gross SF)	21	29	85	81	85 ¹	81 ¹	85 ¹	81 ¹
Land Use #814 ² Specialty Retail Center (18,700 SF)	0	0	15	19	15 ¹	19 ¹	15 ¹	19 ¹
Land Use #931 Quality Restaurant (Winery) (80 seats)	0	0	14	7	16	11	12	7
Total Site Activity	191	258	379	290	379	325	314	328
	449		669		704		642	
Proposed Action (for comparison)	150	221	268	190	260	216	196	211
	371		459		476		407	
¹ In the absence of published ITE data for Saturday and Sunday peak hour trip generation, the estimated weekday PM volumes have been used. ² Inclusive of a 50% reduction in generated trips to account for anticipated on-site patronage.								

⁸³ Trip Generation, 7th Edition, 2003 by The Institute of Transportation Engineers.

A capacity analysis for each intersection was undertaken for the Traditional Neighborhood Alternative and the results are presented in Table 5-11 along side of those of the Proposed Action for comparison. A discussion of the capacity results for each intersection is provided below.

**Table 5-11 Capacity Summary – Level-of-Service/Estimated Delay
(Seconds per vehicle)**

INTERSECTION	PEAK	APPROACH	EXISTING VOLUMES 2006	NO BUILD VOLUMES 2012	BUILD VOLUMES 2012 Proposed Action	BUILD VOLUMES 2012 Traditional Neighborhood
Route 44 at Route 22 Signalized	AM	OVERALL	B/10.7	B/11.9	B/14.3	B/15.0
		EB	B/12.1	B/13.7	B/16.3	B/17.7
		WB	B/11.0	B/12.3	B/14.6	B/16.5
		NB	A/9.0	A/9.8	B/13.1	B/13.9
		SB	B/10.9	B/12.0	B/13.9	B/13.5
	PM	OVERALL	B/17.6	C/21.4	C/27.9	C/32.8
		EB	C/21.0	C/27.4	D/37.6	C/34.0
		WB	B/16.8	B/19.9	C/28.7	C/32.5
		NB	B/14.6	B/16.3	B/18.8	C/22.7
		SB	B/19.0	C/24.0	C/30.9	D/43.1
	Saturday Mid-Day	OVERALL	B/19.3	C/23.8	C/32.3	D/38.9
		EB	C/23.8	C/31.2	D/43.0	D/44.5
WB		B/16.5	B/19.1	C/25.3	C/31.5	
NB		B/18.3	C/21.0	C/28.0	D/41.1	
SB		B/19.2	C/24.4	C/34.3	D/38.3	
Sunday PM	OVERALL	B/14.3	B/16.4	C/21.1	C/24.2	
	EB	B/15.9	B/17.4	B/19.7	C/20.1	
	WB	B/17.6	B/19.9	C/25.2	C/30.3	
	NB	A/9.7	B/11.0	B/14.7	B/17.9	
	SB	B/14.9	B/17.7	C/24.0	C/27.4	
Route 22 at Lake Amenia Rd. and Dunn Rd. (CR 81) Unsignalized	AM	EB	B/11.1	B/11.4	B/12.8	B/13.1
		WB	B/11.8	B/12.3	C/15.4	C/16.3
		NB	A/0.5	A/0.6	A/0.7	A/0.8
		SB	A/0.3	A/0.3	A/0.2	A/0.2
	PM	EB	C/16.6	C/23.0	C/21.7	E/36.3
		WB	C/22.4	D/32.2	E/38.4	F/89.5
		NB	A/1.0	A/1.1	A/1.3	A/2.2
		SB	A/0.4	A/0.4	A/0.5	A/0.5
	Saturday Mid-Day	EB	B/12.0	B/12.6	B/14.8	C/17.3
		WB	C/16.5	C/18.2	D/26.8	E/41.0
		NB	A/1.0	A/1.1	A/1.4	A/1.8
		SB	A/0.3	A/0.3	A/0.2	A/0.2
Sunday PM	EB	C/15.7	C/17.3	C/22.5	D/29.3	
	WB	C/19.5	C/22.0	E/35.6	F/60.0	
	NB	A/0.3	A/0.3	A/0.4	A/0.5	
	SB	A/0.0	A/0.0	A/0.0	A/0.0	
Route 22 at Existing Hotel/Golf Course Driveway Unsignalized	AM	EB(LEFT)	B/11.8	B/12.3	C/17.8	B/13.7
		EB(RIGHT)	A/9.5	A/9.6	B/10.5	B/10.9
		NB	A/1.6	A/1.6	A/2.8	A/3.4
	PM	EB(LEFT)	C/18.9	C/21.3	F/Undetermined	F/Undetermined
		EB(RIGHT)	B/10.1	B/10.3	B/12.2	B/14.3
		NB	A/0.2	A/0.2	A/7.4	B/13.8
	Saturday Mid-Day	EB(LEFT)	C/15.2	C/16.4	F/87.7	F/Undetermined
		EB(RIGHT)	B/10.1	B/10.3	C/15.7	E/35.8
		NB	A/0.4	A/0.5	A/4.4	A/8.0

**Table 5-11 Capacity Summary – Level-of-Service/Estimated Delay
(Seconds per vehicle)**

INTERSECTION	PEAK	APPROACH	EXISTING VOLUMES 2006	NO BUILD VOLUMES 2012	BUILD VOLUMES 2012 Proposed Action	BUILD VOLUMES 2012 Traditional Neighborhood
	Sunday PM	EB(LEFT) EB(RIGHT) NB	C/17.4 B/12.2 A/0.2	C/19.9 B/12.9 A/0.1	F/Undetermined D/30.0 A/7.3	F/Undetermined F/187.5 C/17.1
Route 44 at West Lake Amenia Rd.	AM	WB NB	A/0.2 B/10.6	A/0.1 B/11.0	A/0.1 B/11.6	A/0.1 B/11.6
	PM	WB NB	A/0.3 B/12.4	A/0.3 B/13.2	A/0.3 B/14.1	A/0.3 B/14.6
	Saturday Mid-Day	WB NB	A/0.6 B/11.6	A/0.6 B/12.2	A/0.6 B/13.0	A/0.6 B/13.2
	Sunday PM	WB NB	A/0.1 B/10.6	A/0.1 B/11.0	A/0.1 B/11.5	A/0.1 B/11.5
Unsignalized						
Route 44 at Lake Amenia Rd.	AM	WB NB	A/0.2 A/9.2	A/0.1 A/9.3	A/0.1 A/9.5	A/0.1 A/9.4
	PM	WB NB	A/0.3 B/10.5	A/0.3 B/10.7	A/0.3 B/10.9	A/0.3 B/10.9
	Saturday Mid-Day	WB NB	A/0.6 B/10.6	A/0.6 B/10.9	A/0.6 B/11.3	A/0.6 B/11.2
	Sunday PM	WB NB	A/0.3 A/9.0	A/0.3 A/9.1	A/0.3 A/9.2	A/0.3 A/9.2
Unsignalized						
Route 22 at Golf/Maintenance Access (Loop Road)	AM	EB NB	X X	X X	B/10.9 A/0.5	B/11.2 A/0.8
	PM	EB NB	X X	X X	C/15.5 A/0.7	C/20.6 A/1.3
	Saturday Mid-Day	EB NB	X X	X X	C/15.4 A/0.7	C/20.8 A/1.3
	Sunday PM	EB NB	X X	X X	C/15.3 A/0.8	C/20.4 A/1.4
Unsignalized						
Route 44 at Vineyard Townhomes/Condos. (Site Access/Area "L")	AM	EB	X	X	A/0.1	A/0.1
		WB	X	X	A/0.3	X
		NB	X	X	B/11.2	X
		SB	X	X	B/11.3	B/11.1
	PM	EB	X	X	A/0.1	A/0.1
		WB	X	X	A/0.3	X
		NB	X	X	B/12.5	X
		SB	X	X	B/12.4	B/11.6
Saturday Mid-Day	EB	X	X	A/0.1	A/0.2	
	WB	X	X	A/0.3	X	
	NB	X	X	B/11.5	X	
	SB	X	X	B/11.6	B/11.1	
Sunday PM	EB	X	X	A/0.1	A/0.1	
	WB	X	X	A/0.3	X	
	NB	X	X	B/11.0	X	
	SB	X	X	B/11.1	B/10.6	
Unsignalized						
Route 44 at Winery/Restaurant (Area "M")	AM	WB SB	X X	X X	B/10.8 A/0.1	B/10.4 A/0.2
	PM	WB SB	X X	X X	C/16.0 A/8.8	C/16.4 A/8.7
	Saturday Mid-Day	WB SB	X X	X X	B/11.0 A/0.1	B/11.2 A/0.3
	Sunday PM	WB SB	X X	X X	B/10.6 A/0.1	B/10.7 A/0.3
Unsignalized						

Route 44 at Route 22 (Hamlet of Amenia)

The analysis of this four-way signalized intersection indicates a slight deterioration in capacity over that of the Proposed Action, particularly during the Saturday Mid-Day peak hour period. The intersection should be monitored with NYSDOT oversight after project completion and signal timing changes implemented, if required, based upon the NYSDOT input.

Route 22 at Lake Amenia Drive and Dunn Road (CR 81)

The results of the analysis of this unsignalized four-way intersection, indicates deterioration in LOS for the side roads – Lake Amenia Road and Dunn Road (CR 81). However, as was the case under the Proposed Alternative, the computed 95th percentile queue lengths are of the order of one to two vehicles during peak periods. Re-assessment of this location is recommended upon project completion in conjunction with input from NYSDOT.

Route 22 at Existing Main Site Access

The results of the capacity analysis are consistent with those of the Proposed Alternative, although deterioration is observed during the weekend peak periods analyzed. This is to be expected given the removal of one access driveway to the primary site and increased off-site traffic activity associated with the provision of ancillary on-site facilities (retail and spa/health/fitness), although once again it should be noted that the traffic analysis is very conservative. As was the case under the Proposed Action, it is the intent of the applicant to formally petition the NYSDOT, via its highway work permit process, to include the signalization of this intersection as part of the overall project. If approved by the NYSDOT, installation of the traffic signal will also involve modification to Route 22 at the main site entrance to include a right-turn lane on the southbound side of the road, as well as a left-turn lane on the northbound side of the road.

Route 44 at Lake Amenia Drive/West Lake Amenia Drive

The results of the capacity analysis reveal that these intersections will maintain a LOS A in both peak hours for Lake Amenia Road and LOS B for West Lake Amenia Road. These two intersections carry very low volumes which will not change significantly with the proposed development.

Route 22 at Main Site New Access (Loop Road Access)

The analysis of this proposed access indicates acceptable LOS for all traffic conditions analyzed; LOS A for left-turns into the site and LOS C or better for

exiting traffic. The operation of this access will not adversely affect the flow of traffic on Route 22.

Route 44 at Vineyard Townhomes/Condos

The analysis of this proposed access indicates an acceptable LOS under all future traffic conditions: LOS A (ingress left-turns) and LOS B for traffic leaving the driveway. For purposes of operational efficiency, it is recommended that a left-turn lane be created on Route 44 in the eastbound direction for traffic entering the driveway. This action, in conjunction with placement of the access at the point of greatest sight lines, will provide safety and efficiency. Therefore, given this cross-section modification, the operation of this new access will be acceptable and will not have any significant impact on traffic flow on Route 44.

Route 44 at Winery/Restaurant

The analysis of this proposed access location on the north side of Route 44 west of the hairpin curve indicated an acceptable LOS for all future traffic conditions. The driveway access has been carefully located to maximize sight lines both to and from the drive. This segment of Route 44 is critically affected by alignment and grade; therefore, the degree of new activity at this location is minimized. The operation of this access will be acceptable and will not have any significant impact on traffic flow on Route 44.

Land Use and Zoning

Land Use

For existing conditions relating to land use and zoning, please see Section 3.8 of the DEIS.

The Traditional Neighborhood Alternative differs considerably from the Proposed Action in terms of layout. The Alternative site plan incorporates elements of traditional neighborhood development, as required by the Final Scoping Document, particularly in the “Village Green” core area and to a lesser extent in other areas throughout the site. The project architects have created a site layout that utilizes green spaces and courtyards as the focal point of “clusters” of residential units. The buildings show variation in roof lines and pitch, but all within a consistent range to provide a unifying design across the site. In the core area to the extent feasible due to topography, vehicular access is not provided from the street, but rather from an alley or rear access road. With the single-family homes, a conscious effort was made where possible to limit access from the main road, given the constraints of the hillside and golf course. Where this was not possible, the homes are more typically

oriented with respect to the street, but are still designed with high-quality architectural features to provide visual interest.

This Alternative provides more open space and less impervious coverage than the Proposed Action and generally conforms to the RDO District; this is accomplished in large part through the addition of a floor to the hotel/resort and the placement of significant parking below grade. The hotel is proposed to be five stories tall in this Alternative as measured from the front of the building and not counting any story within the roof, with parking below grade. The Proposed Action, in contrast, included a four-story hotel building and a sizeable area of at-grade surface parking. The increased height of the hotel in the Traditional Neighborhood Alternative allows for more interesting visual features to be incorporated into the building design, with greater variation in roof lines and pitch and changes in the building façade to enhance the appearance of the building and minimize visual impacts.

Zoning

Resort Overlay District (RDO)

The Traditional Neighborhood Alternative complies with nearly all of the Town's RDO requirements (adopted July 19, 2007). Specifically, it meets the minimum required 80% open space and is below the maximum 15% impervious surface area (proposing approximately 6± %). The Proposed Action is not in compliance with either of the above provisions of the RDO.

However, the hotel buildings and some of the residential buildings proposed under this Alternative would exceed the 35-foot height limitation currently contained in the RDO. The RDO allows the Planning Board to waive the 35-foot height limit to allow a maximum height of five stories counted from the average grade at the front of the building (excluding any story within a roof), provided that visual impacts will not be significant. Under the RDO, waivers would be requested for the hotel and many of the residential buildings. While the proposed buildings will be visible to varying degrees from surrounding areas, the visual impact of this Alternative will be less than the Proposed Action's; the proposal's high quality architecture and varied building massing and site layout will complement the existing landscape and enhance the site's visual character. Furthermore, in compliance with the Town's direction to create a more compact, walkable community, development has been concentrated in a central area near the hotel and some added height was necessary to achieve the desired density of uses. An analysis of the Alternative's potential visual impacts is provided earlier in this section.

As discussed in Section 3.8, the RDO gives the Planning Board discretion regarding dimensional and density standards, including parking. The nature of the proposed resort development is such that much of the parking will be shared among the

different uses onsite. The Applicant commissioned a Parking Study (see Appendix 9.17) to identify minimum parking standards for the Traditional Neighborhood Alternative based on the shared relationships among the uses as well as the project’s proximity to public transportation and the Applicant’s intention to provide shuttle service.

Therefore, the total amount of parking provided will be less than one would find if each proposed use (i.e., hotel, spa, restaurant, golf club, etc.) were on separate sites. In addition, given the site’s proximity to rail service and the proposed resort shuttle, it is anticipated that some guests will not require parking. The proposed parking for the Alternative is summarized below.

Table 5-12 Traditional Neighborhood Alternative Proposed Parking Standards

Use	Proposed Parking Ratio	Number/Size Proposed	Minimum Required Parking	Provided by Traditional Neighborhood Alternative Plan
Single-Family/Villas	2/unit	60 units	120	120
Townhomes	2/unit	146 units	292	292
Flats	1.5/unit	153 units	230	230
Residential Subtotal			642	642
Golf Course	100	1 golf course	100	108
Hotel	1/unit	300 units	300	300
Banquet/Conference	1 per every 3 seats	300 seats	100	100
Retail on Green	1.3/1,000 SF	18,700 SF	24	24
Spa/Fitness/Wellness	1.6/1,000 SF	81,490 SF	130	157
Winery Restaurant	1 for every 3 seats	80 seats	27	30
Maintenance	--	--	--	24
Hotel/Spa/Retail/Other Subtotal			681	743
Project Total			1,323	1,385

* Does not include on-street parking or available parking in driveways.

In accordance with the RDO, master development plan (MDP) approval is required. The MDP approval process would consolidate all necessary approvals for the first phase of the development, including site plan approval and subdivision approval for the single-family lots. Architectural guidelines specific to the proposed project will be developed; therefore, the project will not be adhering to the “TND” standards or other guidelines referenced in the Zoning Law. Nonetheless, the proposed plan incorporates as many of the principles of TND as possible.

Other Zoning Provisions

As noted in Section 3.8, developments in the RDO District are subject to the workforce housing provisions in the Code. The workforce housing section of the Code recognizes that as an alternative to the provision of workforce housing, a

substantial contribution toward the cost of providing water and/or sewer infrastructure in the hamlets of Amenia and Wassaic could potentially satisfy the requirements of the workforce housing provision. Such a contribution may satisfy the requirement if it substantially advances the Town’s goal of providing such infrastructure and that the provision of such infrastructure would result in an increase of the availability of housing for the intended beneficiaries of workforce housing.

As part of the Traditional Neighborhood Alternative proposal, the Applicant is offering to construct the project’s WWTP with the excess capacity needed to serve the Town in the future. This is in contrast to the earlier offer to dedicate the WWTP to the Town at some future point, with the intent that the Town could eventually expand the plant as needed to serve the hamlet of Amenia. The new offer provides the Town a considerable cost savings in the amount of approximately \$2 Million, which instead will be borne by the Applicant. The only cost to Town residents will be the cost of sewer conveyance. This action helps advance the Town’s goal of providing sewers in the hamlet by providing a significant infrastructure contribution and thus would satisfy the project’s workforce housing provision, assuming that a program is in place to administer the workforce housing requirements prior to approval of the proposed development.

The following table summarizes the Alternative’s conformance with the Town’s RDO.

Table 5-13 Traditional Neighborhood Alternative Zoning Conformance

	Required by RDO District	Provided by Alternative
Minimum size of parcel	200 acres	670± acres
Minimum Open Space	80%	80±%
Maximum Impervious Area	15%	6±%
Maximum Height	Five stories*	Five stories*
Open Space Buffer from Residential Uses	100 feet	100 feet
* Measured from above average grade at the front of the building, and excluding any story within a roof.		

Local and Regional Plan Consistency

The Traditional Neighborhood Alternative would be similar to the Proposed Action with respect to local and regional plan consistency (see Section 3.9 of the DEIS). With a similar development program and the same types of uses, the Alternative’s consistency with goals, objectives, and policies evaluated in Section 3.9 would

generally be the same as that of the Proposed Action. As a resort development, the Traditional Neighborhood Alternative also helps to fulfill the Town's economic development goals of fostering tourism and the second-home economy, which were identified in the 2007 Comprehensive Plan Update. No adverse impacts would occur and no mitigation is required. The addition of a winery on top of DeLavernge Hill would provide tourism benefits beyond those envisioned in the Proposed Action.

This Alternative will also provide more surplus tax revenues than the Proposed Action, resulting in more money available to support public services such as schools and emergency services. It will also better preserve scenic resources and environmental features through sensitive site design.

Police, Fire, and Emergency Medical Services

The potential impacts of the proposed Traditional Neighborhood Alternative to police, fire, and emergency medical services would generally be the same as those described for the Proposed Action (see Section 3.10). In fact, with a conservative, worst-case estimate of 901 year-round residents compared to 1,079 residents for the Proposed Action – a difference of 178 people – this Alternative would generate less demand for these services and therefore have less of an impact on service providers (refer to Table 5-19 for the population multipliers). Adequate emergency circulation would be provided by the emergency connection at the south end of the golf course, and this Alternative would include the same design measures required to ensure adequate access and circulation for emergency vehicles. Sufficient fire flow and suppression would also be provided.

Representatives of TCC met with the Town of Amenia Fire Chief on May 22, 2007 for initial discussions on the Traditional Neighborhood Alternative layout from the perspective of emergency access, circulation, and safety. Roadway widths, fire hydrant spacing, turning radii, and access were discussed and it was the Fire Chief's opinion that the site plan appeared reasonable with respect to those items. Ongoing consultation with the fire department will occur during the design process to ensure that adequate fire safety measures are incorporated into buildings.

As noted in Table 5-1, this Alternative would provide approximately \$579,000± more in surplus tax revenue to the Town of Amenia than the Proposed Action, thereby significantly increasing the money that would be distributed to the Fire District and that could be used to support other community services within the Town. No mitigation is required.

School District Services

For existing conditions regarding school district services, please see Section 3.11 of the DEIS.

The Traditional Neighborhood Alternative proposes ten fewer residential units than the Proposed Action and more variety in the bedroom mix, with many two-bedroom units. Therefore, even under the same unlikely worst-case scenario assumed for the Proposed Action where all residential units were occupied on a year-round basis, this Alternative is projected to generate only 91 public school children, or 37 fewer students than the Proposed Action (refer to Table 5-20 for the student multipliers). This Alternative would have no significant impacts on school services, and with fewer school children, the overall magnitude of this Alternative's impact would be less than that of the Proposed Action. It would also be significantly more fiscally positive to the Webutuck Central School District, generating approximately \$2.45 Million more in annual surplus school tax revenue than the Proposed Action. No mitigation is required.

Recreation, Open Space, and Tourism

Existing conditions pertaining to recreation, open space, and tourism are provided in Section 3.12 of the DEIS.

The Traditional Neighborhood Alternative would have similar impacts on recreation and open space as the Proposed Action, although it would preserve more open space and provide more onsite amenities, including a public winery.

The development is proposed to have a manned Welcome House at the main entrance to control access for those who have a reservation for the hotel, restaurants, golf, or spa, and there will be a mechanical control device (a touch pad or card device) at the south entrance.

This Alternative would be more beneficial to the local economy with respect to tourism, since it includes a winery located within the hairpin turn on Route 44. This amenity provides an opportunity for visitors to Amenia, as well as passers-by, to sample local wines and enjoy the view from the hill, while the money they spend benefits the local economy.

Utilities – Water

For existing water conditions, please refer to Section 3.13 of the DEIS.

The Traditional Neighborhood Alternative would involve a slightly different mix of uses than the Proposed Action and therefore the overall water demand has been revised to reflect the proposed program. Table 5-14 below provides a list of anticipated residential and non-residential uses and associated water demand for the proposed Traditional Neighborhood Alternative. Based on these uses, the projected average day water demand is approximately 195,580 gallons per day (gpd) or 136 gallons per minute (gpm). The anticipated maximum daily flow is

approximately 391,000 gpd (272 gpm), with a maximum hourly flow of 816 gpm. This is approximately 10% less than that anticipated for the Proposed Action.

Table 5-14 Projected Water Demand – Traditional Neighborhood Alternative

Land Use	Unit	Unit Qty	Water Usage Unit Rate (gpd/unit)	Water Saving Credit ⁽⁶⁾ (%)	Water Usage Rate w/ Credit (gpd/unit)	Average Daily Flow (gpd) ⁽⁹⁾
Single-Family Homes	3-bedroom	18	400 ⁽¹⁾	20%	320	5,760
	4-bedroom	17	475	20%	380	6,460
	5-bedroom	6	550	20%	440	2,640
Golf Villas	3-bedroom	13	400 ⁽¹⁾	20%	320	4,160
	4-bedroom	6	475 ⁽¹⁾	20%	380	2,280
Townhomes	3-bedroom	146	400 ⁽¹⁾	20%	320	46,720
Flats	2-bedroom	153	300 ⁽¹⁾	20%	240	36,720
Resort Hotel	Suite	300	202 ⁽⁸⁾	20%	161	48,412
Hotel Amenities/Spa						
Restaurant/Dining/Café	seat	180	35 ⁽¹⁾	20%	28	5,040
Spa & Fitness Center	sf	81,490	0.30 ⁽³⁾	20%	0.24	19,558
Indoor lap pool (6,000 sf) ⁽⁵⁾	swimmer	400	10 ⁽¹⁾	20%	8	3,200
Winery	seat	80	20 ⁽¹⁾	20%	16	1,280
Golf Clubhouse/Amenities						
Dining/Lounge/Bar/Cafe	seat	120	35 ⁽¹⁾	20%	28	3,360
Golf shop	sf	1,355	0.10 ⁽¹⁾	20%	0.08	108
Golfers	golfer	160	3 ⁽⁴⁾	20%	2	384
Banquet Facilities	person	300	20 ⁽¹⁾	20%	16	4,800
Conference/Meeting Rooms	seat	145	10 ⁽²⁾	20%	8	1,160
Retail store & shop	sf	18,700	0.10 ⁽¹⁾	20%	0.08	1,496
Outdoor Pool (3,000 sf) ⁽⁵⁾	swimmer	200	10 ⁽¹⁾	20%	8	1,600
Wastewater Treatment Facilities	employee	2	25 ⁽¹⁾	20%	20	40
Maintenance Facilities	each	1	400	0%	400	400
TOTAL:						195,578
Max Day Peaking Factor⁽⁷⁾:						2.0
Max Daily Flow (gpd):						391,156
Max Daily Flow (gpm):						272
Max Hourly Flow (gpm):						816
<p>(1) Hydraulic Loading Rates from Table 3 of the NYSDEC Design Standards for Wastewater Treatment Works 1988 unless otherwise noted below.</p> <p>(2) Category or use not specifically listed in above referenced NYSDEC Manual. An Hydraulic Loading Rate of 10 gpd/person corresponding to a Dinner Theatre seat with hotel taken from Table 3 of the 1988 NYSDEC Design Standards is used.</p> <p>(3) Water usage for Spa facilities from "Calculations for Design Dry Weather Flows," City of Ann Arbor, per direction from the Town of Amenia Engineer correspondence dated 9/11/07.</p> <p>(4) A maximum of 160 golfers are anticipated to be on the golf course at any time and use the restroom facilities (4 golfers/15 min/10-hour day). An Hydraulic Loading Rate of 3 gpd/golfer corresponding to an Airport Passenger taken from Table 3 of the 1988 NYSDEC Design Standards is used.</p> <p>(5) Number of swimmers/bathers is estimated on the basis of 15 sf of pool water surface area per patron as recommended in NYS Sanitary Code Subpart 6-1.</p> <p>(6) NYSDEC allows for up to 20% reduction in flows for installations equipped with certified water-saving plumbing fixtures.</p> <p>(7) Projected Maximum Daily peaking factor is based on a comparable small community water system with a population of 2,500 to 3,000. Information taken from article entitled "Small Rural Communities' Quest for Safe Drinking Water", Rural America, volume 17, Issue 3/Fall 2002. The information provided in this article was adapted by the Economic Research Service of the USDA from EPA, 1995 "Community Water System Survey".</p> <p>(8) The water usage unit rate for this category is a weighted hydraulic loading rate established using an average of 1.9 bedrooms per unit based on the anticipated mix of 1, 2, and 3-bedroom suites.</p> <p>(9) Projected water demand assumes full occupancy of townhouses and single-family houses including hotel, spa, golf and club facilities.</p>						

To meet the water demand of this Alternative, groundwater sources must be capable of providing 272 gpm with the largest producing well out of service, and the proposed water treatment facilities must be capable of treating this amount. The

conveyance systems of the water treatment facilities will be designed to meet the anticipated maximum daily water demand. With the combined capacity of the site's present groundwater wells totaling 283 gpm with the largest well out of service, the anticipated groundwater yield will be sufficient to meet the anticipated maximum day demand for the Alternative; as discussed in Section 3.13, implementation of the Proposed Action would require additional wells to be drilled to meet the anticipated water demand.

Except for the location of the water treatment facility and minor changes to the layout of the water distribution system, the onsite community water supply system proposed for this Alternative is similar to that developed for the Proposed Action and will consist of groundwater wells, a proposed water treatment facility, a water storage tank and a distribution system. The water distribution system for this alternative will consist of approximately 20,000 linear feet of eight-inch water mains with approximately 360 individual service connections. For the Traditional Neighborhood Alternative, the water treatment facility is proposed to be located just north of the Block B residential units and south of golf hole #9. Similar to the Proposed Action, the proposed water treatment process will consist of particulate filtration, micro-filtration, iron and manganese reduction, lead reduction and disinfection.

A map of the proposed community water system for this Alternative is shown on Figure 5-16 and on Sheet SP5-B, entitled "Overall Water Supply System Master Plan," at the end of this document.

Utilities – Wastewater

For existing wastewater conditions, please refer to Section 3.14 of the DEIS.

Table 5-15 shows that the Traditional Neighborhood Alternative results in an average daily wastewater flow of approximately 197,000 gpd. By comparison, the Proposed Action results in an average daily wastewater flow of approximately 219,000 gpd. Therefore, this Alternative plan will result in reduction of wastewater flow of approximately 22,000 gpd or 10%. This would decrease the overall wastewater impact of the project.

In addition, this Alternative includes the relocation of the WWTP from a culturally sensitive location (Temporary Site 3662-02) near West Lake Amenia Road to a new location across US Route 44. This move avoids potential impacts to these cultural resources. As described above under "Cultural Resources," a Phase 1 cultural resources survey was conducted for the new location and no significant resources were discovered. Figure 5-17 illustrates the overall wastewater system for this Alternative, including the new proposed location of the WWTP. Sheet SP4-B shows

the overall wastewater master plan at a larger scale. Figure 5-18 illustrates the parcels within a 500-foot radius of the proposed WWTP location.

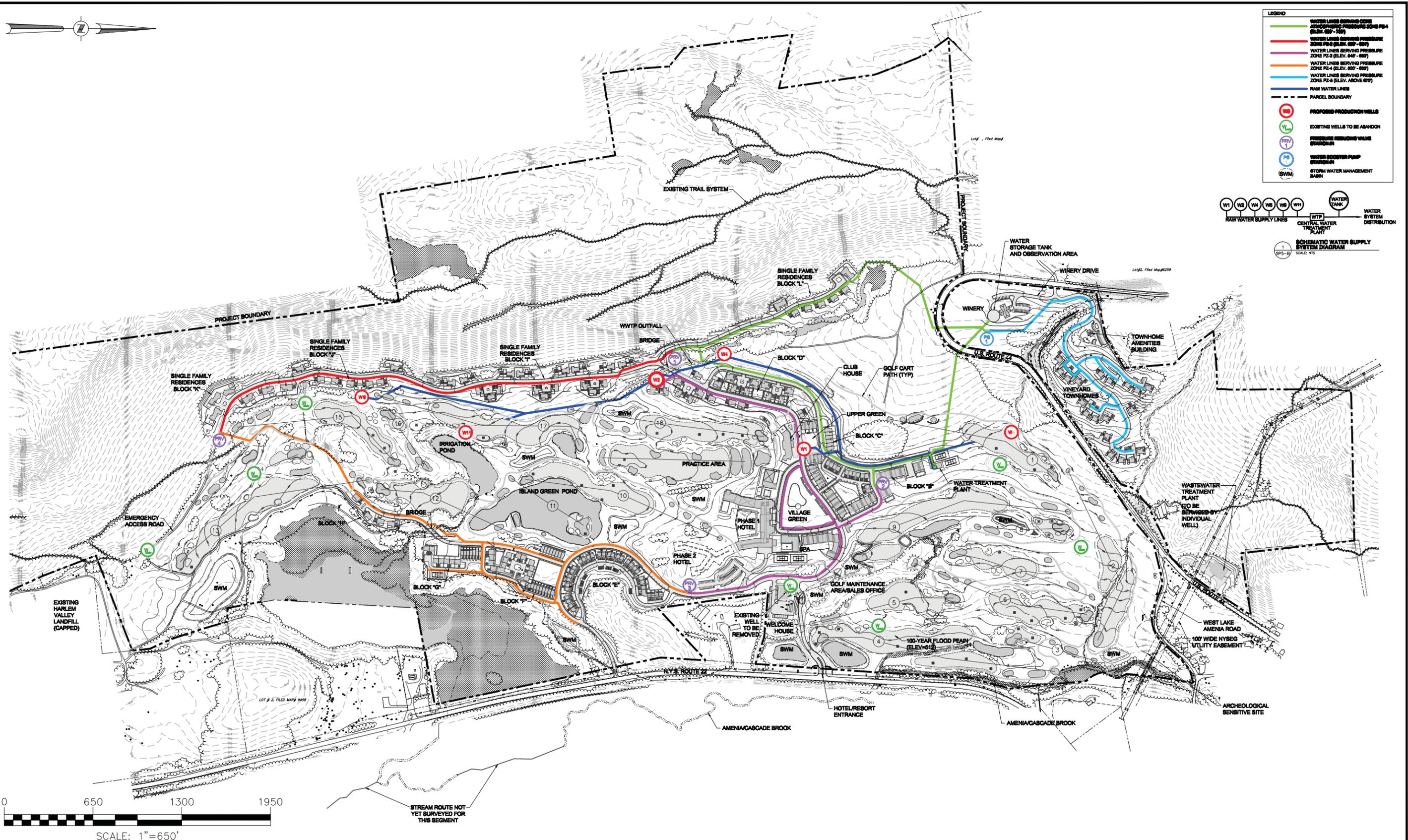
Table 5-15 Projected Wastewater Flows – Traditional Neighborhood Alternative

Land Use	Unit	Unit Qty	Generation Rate ^[1] (gpd/unit)	Flow Reduction Credit ^[2] (%)	Avg Daily Flow with Credit ^[3] (gpd/unit)	Peak Hour Head-Count ^[4]
Single Family Homes	3-Bedroom	18	400	20%	5,760	54
	4-Bedroom	17	475	20%	6,460	68
	5-Bedroom	6	550	20%	2,640	30
Golf Villas	3-Bedroom	13	400	20%	4,160	39
	4-Bedroom	6	475	20%	2,280	24
Townhouse	3-Bedroom	146	400	20%	46,720	438
Flats	2-Bedroom	153	300	20%	36,720	306
Resort Hotel ^[5]	Room/Suite	300	202	20%	48,412	600
Hotel Amenities/Spa						
Restaurant/Dining/Café	seat	180	35	20%	5,040	90
Spa & Fitness Center ⁽⁸⁾	sf	81,490	0.30	20%	19,558	200
Indoor Lap Pool (6,000 sf) ⁽⁵⁾	sw immer	400	10	20%	3,200	200
Winery	seat	80	20	20%	1,280	40
Golf Clubhouse/Halfway Grill						
Dining/Lounge/Bar	seat	120	35	20%	3,360	60
Golf shop	sf	1,355	0.10	20%	108	20
Golfers	golfer	160	3	20%	384	80
Banquet Facilities	person	300	20	20%	4,800	150
Conference/Meeting Rooms	theater seat	145	10	20%	1,160	73
Retail store & shop	sf	18,700	0.10	20%	1,496	200
Outdoor Pool (3,000 sf) ⁽⁵⁾	sw immer	200	10	20%	1,600	100
Wastewater Treatment Facilities	employee	2	25	20%	40	2
Maintenance Facilities	each	1	400	0%	400	10
Infiltration & Inflow ^[9]	each	1	1,600	0%	1,600	0
PROJECT TOTAL AT FULL BUILD-OUT (gpd):					197,178	2,784
Ten States Peaking Factor (for 2,800 population):					3.5	
Peak Hourly Flow (gpd):					690,123	
Peak Hourly Flow (gpm):					479	

[1] Wastewater rates from NYSDEC Design Standards for Wastewater Treatment Works 1988 unless noted.
 [2] NYSDEC allows for up to 20% reduction in flows to account for use of low flow plumbing fixtures.
 [3] Average Daily Flow assumes full occupancy of all residences and commercial facilities.
 [4] Peak Hour Headcount is used to select peak hourly wastewater multiplier from Ten States Standards. Headcounts for public facilities have been reduced by 50% assuming that 1/2 the patrons are under "Residences" or "Hotel".
 [5] Hotel is assumed to be 300 bedrooms, with an average of 1.5 bedrooms per rental unit. Mix of restricted and unrestricted averages to 202 gpd.
 [6] Retail, restaurant, and other commercial numbers include employee contribution unless otherwise noted.
 [7] Spa wastewater generation is estimated at 4X the wastewater generation of conventional retail space.
 [8] A maximum of 160 golfers assumed per day, based on 4 golfers every 15 minutes for 10 hours.
 Rate for spa facility from "Calculations for Design Dry Weather Flows," City of Ann Arbor, Michigan, per the Town of Amenia Engineer in correspondence dated 9/11/07.
 [9] An estimated 15,000 LF of sewer line is anticipated, with 5,000 LF (1 mile) of that as 8" gravity pipe. Ten States Standards allows max 200 gal / in dia / mile / day for push-on SDR35 PVC piping. (200 x 8 in. x 1 mile = 1600 gpd)

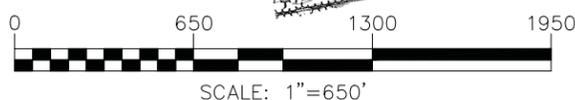
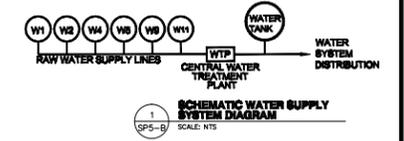
This page intentionally left blank.

Drawing Name: S:\1\10400-10499\10454.00\ENG\DWG\310_TNA_FIG 5-16_10454-02_WATER.dwg Date Printed: Jun 20, 2007, 3:39pm



LEGEND

- WATER LINES SERVING ZONE PS-1 (ELEV. 607 - 707)
- WATER LINES SERVING ZONE PS-2 (ELEV. 607 - 657)
- WATER LINES SERVING ZONE PS-3 (ELEV. 640 - 667)
- WATER LINES SERVING ZONE PS-4 (ELEV. 607 - 607)
- WATER LINES SERVING ZONE PS-5 (ELEV. ABOVE 607)
- WATER LINES SERVING ZONE PS-6 (ELEV. ABOVE 607)
- RAW WATER LINES
- PARCEL BOUNDARY
- W PROPOSED PRODUCTION WELLS
- W EXISTING WELLS TO BE ABANDON
- W PRESSURE REDUCING VALVE STATIONS
- W WATER BOOSTER PUMP STATIONS
- W STORM WATER MANAGEMENT BASIN



STREAM ROUTE NOT YET SURVEYED FOR THIS SEGMENT



Silo Ridge Resort Community
Traditional Neighborhood Alternative
OVERALL WATER SUPPLY
SYSTEM MASTER PLAN
 Town of Amenia, Dutchess County, New York

SCALE: 1"=650'

Figure
5-16

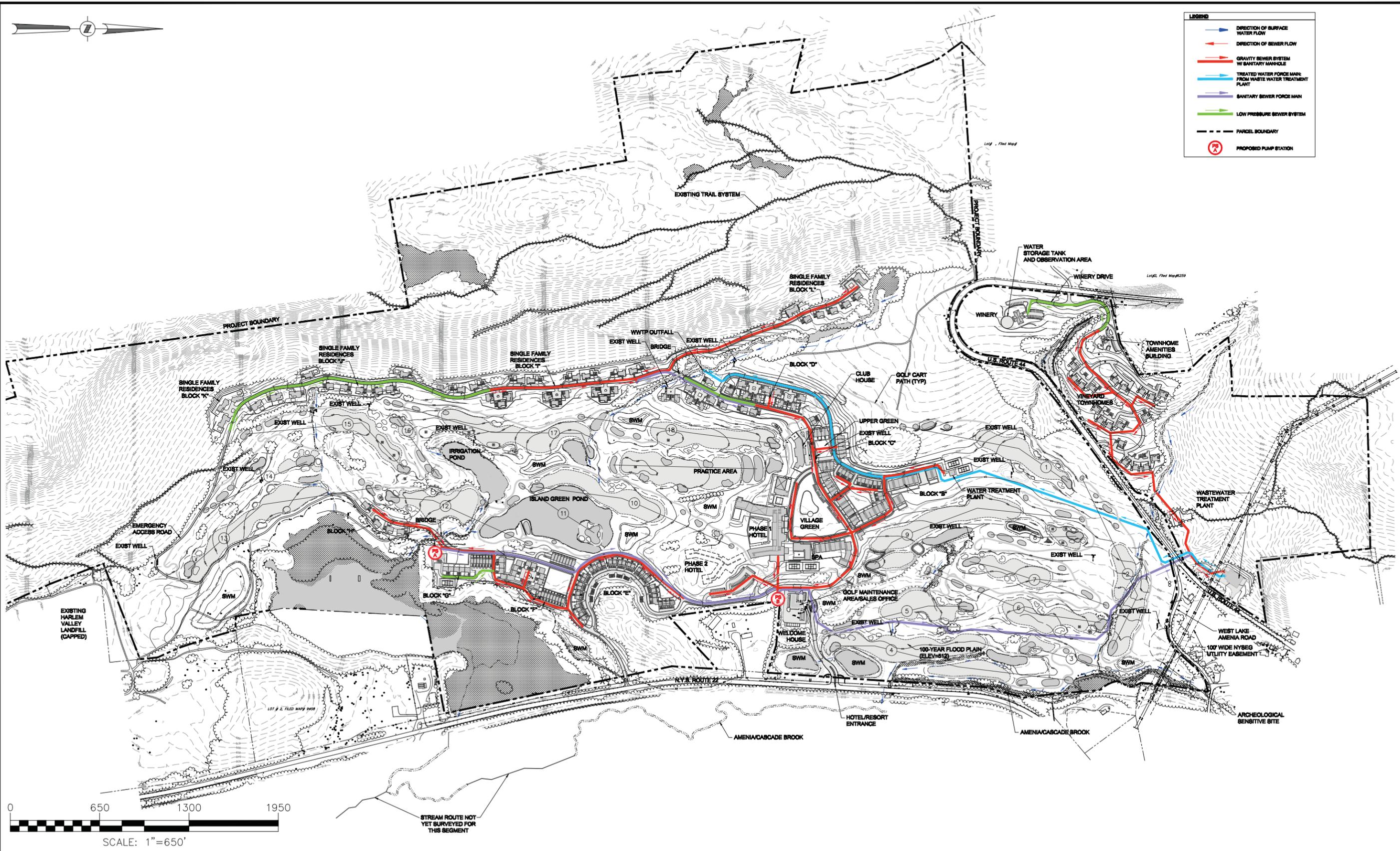
JOB NUMBER: 10454.02

Drawing Name: S:\1\10400-10499\10454.00\ENG\DWG\310_TNA_FIG 5-17_10454-02_SEWER.dwg Date Printed: Jun 20, 2007, 3:40pm



LEGEND

- DIRECTION OF SURFACE WATER FLOW
- DIRECTION OF SEWER FLOW
- GRAVITY SEWER SYSTEM W/ SANITARY MANHOLE
- TREATED WATER FORCE MAIN FROM WASTE WATER TREATMENT PLANT
- SANITARY SEWER FORCE MAIN
- LOW PRESSURE SEWER SYSTEM
- PARCEL BOUNDARY
- PROPOSED PUMP STATION

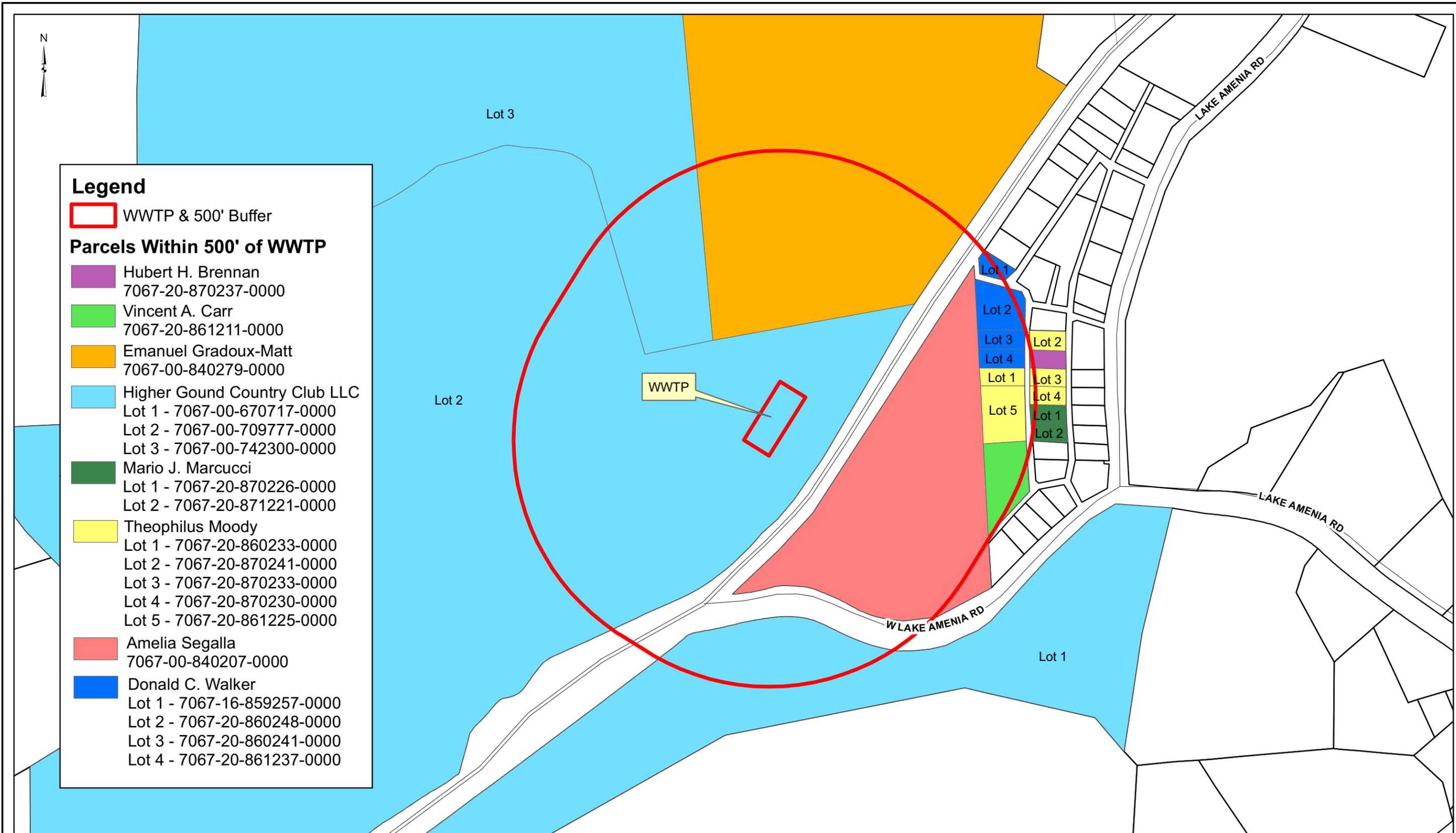


Silo Ridge Resort Community
 Traditional Neighborhood Alternative
OVERALL WASTEWATER MASTER PLAN
 Town of Amenia, Dutchess County, New York

SCALE: 1"=650'

Figure 5-17

JOB NUMBER: 10454.02



Silo Ridge Resort Community
Parcel Data within 500-ft of WWTP
(Traditional Neighborhood Alternative)
 Town of Amenia, Dutchess County, New York

1 inch equals 200 feet

Figure 5-18

The location of the WWTP across Route 44 is at a higher elevation than the original proposed location, and therefore enclosing the tanks in a building would no longer be required for aesthetic reasons. Instead, the tanks would be outdoors, with low-profile engineered covers for odor control. A building next to the tanks would contain the tertiary treatment processes (filtration and UV disinfection) and support facilities (office, chemical room, blower room, solids dewatering room, storage, etc.). The WWTP is anticipated to be steel-frame, with roof and siding materials selected by the project architect to blend with the surrounding buildings and landscape. The project architect will ultimately select the buildings architecture based on these dimensions.

As discussed in Section 3.14 for the Proposed Action, the Applicant anticipated designing the WWTP to accommodate the Silo Ridge project, but with future expansion potential to take additional wastewater from the Town. However, as part of the Traditional Neighborhood Alternative proposal, the Applicant is now proposing to actually build the WWTP with the additional capacity for the Town.

The cost of constructing the larger facility with space to accommodate the Town's wastewater will be borne solely by the Applicant, in contrast to the earlier proposal which would have involved residents of the hamlet of Amenia bearing the cost of construction through sewer assessments. This action saves the Town and its residents an estimated \$2 Million. The only cost that hamlet residents would have to bear would be the cost of the sewer conveyance system. The Applicant's offer allows the Town to be one step closer to achieving the long-awaited goal of sewerage the hamlet of Amenia.

Utilities – Solid Waste

For existing conditions related to solid waste, please refer to Section 3.15 of the DEIS.

The Traditional Neighborhood Alternative would have slightly less impact to solid waste than the Proposed Action, due to the lower onsite population that would occur under this Alternative. For example, the maximum estimated 901 residents would generate approximately 2,162± pounds of solid waste per day, or 16±% less than the Proposed Action. Solid waste generated from the proposed commercial components of the Alternative are expected to be similar to that of the Proposed Action. Solid waste collection and disposal, including recycling, are also expected to be the same. No adverse impacts to solid waste would occur and no mitigation is necessary.

Noise

The potential noise impacts of the Traditional Neighborhood Alternative would generally be the same as those described for the Proposed Action (see Section 3.16). The types of uses proposed in this Alternative are the same as those proposed in the Proposed Action; none of the proposed uses would be expected to generate any unique or unusual noise impacts. In addition, the Alternative proposes development in the same general locations as the Proposed Action. While there are expected to be fewer people onsite under this Alternative, the levels of overall activity are not expected to be significantly different where a noticeable difference in noise would occur. Similar construction activities would occur, generating similar levels and types of noise.

Fiscal Resources

For a discussion of existing conditions with respect to fiscal resources as well as the methodology for analyzing fiscal impacts, please see Section 3.17 of the DEIS. Please note that the analysis has been conducted with very conservative assumptions, and the fiscal impact of the Alternative will very likely be more positive than estimated.

The Traditional Neighborhood Alternative would be more fiscally positive to the Town of Amenia and the Webutuck Central School District than the Proposed Action, due largely to the reduced number of residents and school children that would be generated by the development (and again assuming the worst-case, unlikely scenario of year-round occupancy of all units). As noted in Table 5-1, the Town and School District would receive an annual tax revenue surplus of approximately \$779,000± and more than \$4.5± Million, respectively, compared to \$200,000 and \$2.14 Million from the Proposed Action. Therefore, the Alternative plan is significantly more fiscally beneficial than the Proposed Action.

As previously mentioned, this Alternative would generate a maximum estimated 901 residents, including 91 public school-aged children. However, given that the development is intended to be a second-home community, the population and school children generation will likely be much lower than this conservative estimate. Using a total per capita cost to the Town of \$562 and a total per pupil cost of \$10,707, this Alternative would cost the Town and School District approximately \$506,000 and \$974,000, respectively. The non-residential components of the Alternative would cost approximately \$29,700 in municipal services, resulting in a total cost to the Town of \$536,000 (see Section 3.17 for a discussion of methodology). This is an approximate 15% reduction in cost to the Town and a 29% reduction in cost to the School District compared to the Proposed Action.

Table 5-16 below summarizes the total market and assessed values of the proposed Alternative. Please note that in this Alternative, the Applicant is proposing to sell the single-family homes and villas as fee-simple lots; the flats and townhome units are proposed for condominium ownership. Therefore, the assessed value estimation for the single-family units and villas does not include the 50% reduction as a proxy for condominium valuation. Upon full buildout, the Alternative will have an estimated assessed value of \$287,212,000± and as illustrated in Table 5-17, will generate an annual total tax revenue of nearly \$8 Million± to relevant taxing districts.

As discussed above, the maximum 901 residents of this Alternative would result in a total annual cost to the Town of approximately \$506,000. The estimated municipal cost for the proposed commercial uses is \$29,700 annually. Therefore, the total municipal cost to the Town as a result of the proposed project will be approximately \$536,000.

Table 5-18 provides a comparison of the Alternative’s estimated municipal and school costs with its respective property tax revenues. The Alternative will generate approximately \$1,315,000± in annual tax revenues to relevant Town taxing districts, including the Fire District, and will therefore result in a total net surplus of \$779,000± to the Town annually.

Table 5-16 Estimated Traditional Neighborhood Alternative Market and Assessed Values

Use	# of Units	Est. Average Market Value Per Unit	Total Estimated Market Value	Total Estimated Assessed Value
Homes				
Single Family/Villas	60	\$1.95 M - \$2.9 M	\$155,850,000	\$104,400,000
Flats	153	\$687,500- \$934,000	\$131,873,500	\$44,178,000
Townhouses	146	\$1.1 M - \$1.25 M	\$146,211,850	\$48,981,000
Homes Total	359	N/A	\$433,935,350	\$197,579,000
Hotel Units				
	300	\$360,000 - \$1.56 M	\$176,023,200	\$58,968,000
Commercial Uses				
Clubhouse/Retail/Golf Amenities	NA	NA	\$8,460,000	\$5,668,000
Hotel/Spa/Commercial Facilities	NA	NA	\$26,410,000	\$17,695,000
Golf Course	NA	NA	\$10,000,000	\$6,700,000
Winery	NA	NA	\$900,000	\$603,000
Total Commercial Uses	NA	NA	\$45,770,000	\$30,666,000
PROJECT TOTAL			\$655,729,000	\$287,212,000

Table 5-17 Estimated Annual Tax Revenues Generated by Alternative

Taxing District	2006 Property Tax Rate per \$1,000 Assessed Value	Current Taxes	Projected Taxes (approx.)	Increase in Tax Revenues (approx.)
Dutchess County	\$3.83	\$22,158	\$1,100,022	\$1,077,864
Town of Amenia	\$3.92	\$22,678	\$1,125,871	\$1,103,193
Amenia Fire District	\$0.66	\$3,818	\$189,560	\$185,742
Webutuck Central School District	\$19.37	\$112,061	\$5,563,296	\$5,451,235
TOTAL		\$160,715	\$7,978,749	\$7,818,034
2005 assessed value = \$5,785,300. Projected total assessed value upon full build-out = \$287,212,000.				

Table 5-18 Cost/Revenue Comparison of Alternative

Project Generated Population		Cost Per Person / Unit		Project Generated Cost			Project Generated Tax Revenue		Project Generated Surplus or Deficit	
People	School Children	Per Person	Per Pupil*	Municipal		School District	Municipal**	School District	Municipal**	School District
				People	Commercial					
901	91	\$562	\$10,707	\$506,000	\$29,700	\$974,000	\$1,315,000	\$5,563,000	\$779,000	\$4,589,000
* Cost per Pupil to be Raised by Property Taxes. ** Municipal revenues include taxes paid to Town and Fire District. Surplus includes an estimated \$134,000 to Fire District. ⁸⁴										

With respect to potential impacts to the Webutuck Central School District, the Alternative will generate approximately \$5,563,000± in annual property tax revenue to the School District, while the total cost to the District for the maximum of 91 public school students is estimated to be \$974,000±. Therefore, assuming that the combination of State aid and other revenue sources increase proportionately with the increase in School District enrollment, the Alternative will contribute a surplus of approximately \$4,589,000± annually to the School District. In total, this Alternative would contribute \$579,000± and \$2.45 Million more in surplus property tax revenues to the Town and School District, respectively, than the Proposed Action.

As noted above in the Wastewater section, the Applicant is proposing to construct the WWTP with the additional capacity for the Town, which is a substantial benefit to the Town. Under the previous proposal, the Town would have had the opportunity to construct an expansion to the WWTP, but it would have borne the cost of that expansion. Under this proposal, the entire cost of the Town’s portion of the construction costs for treatment plant capacity is borne by the Applicant. This represents a savings of approximately \$2 Million.

⁸⁴ To estimate the surplus to the Fire District, a per capita cost for fire services was first assigned using the total fire district budget (including that for Wassaic Fire District for simplicity) and the total Town population. Then a project cost was determined and a surplus calculated based on projected revenues and the estimated project cost.

Demographics

The overall demographic impacts of the Traditional Neighborhood Alternative would generally be the same as the Proposed Action (see Section 3.18 of the DEIS). The project would be marketed to the same target demographic, with similar income characteristics as discussed in Section 3.18. However, this Alternative would generate an estimated 178 fewer residents and 37 fewer school children than the Proposed Action, due to the reduction in the number of residential uses as well as the provision of over 150 two-bedroom units. Tables 5-19 and 5-20 summarize the population and student estimates for the Traditional Neighborhood Alternative, respectively.

Table 5-19 Maximum Estimated Population Generated by the Traditional Neighborhood Alternative

Unit Type	Number of Units	Population Multiplier ¹	Maximum Estimated Population at Full Buildout
Flats			
2 Bedroom	153	1.88	288
Townhomes			
3 Bedroom	146	2.83	413
Single-Family (includes Golf Villas)			
3 Bedroom	31	2.95	91
4 Bedroom	23	3.67	84
5 Bedroom	6	4.23	25
TOTAL			901
¹ Rutgers University Center for Urban Policy Research, Residential Demographic Multipliers - Estimates of Occupants of New Housing (New York State), June 2006.			

Table 5-20 Maximum Estimated Number of Public School Children Generated by the Traditional Neighborhood Alternative

Unit Type	Number of Units	Public School Student Multiplier ¹	Maximum Estimated Public School Children at Full Buildout
Flats			
2 Bedroom	153	0.05	8
Townhomes			
3 Bedroom	146	0.28	41
Single-Family (includes Golf Villas)			
3 Bedroom	31	0.50	16
4 Bedroom	23	0.87	20
5 Bedroom	6	1.03	6
TOTAL			91
¹ Rutgers University Center for Urban Policy Research, Residential Demographic Multipliers - Estimates of Occupants of New Housing (New York State), June 2006.			

As noted above under “Fiscal Resources,” this Alternative would also contribute approximately \$579,000 and \$2.45 Million more in annual surplus tax revenue to

the Town and School District, respectively, than the Proposed Action, and would more than off-set the costs associated with an increase in population at the site. Furthermore, given that the number of residents generated by this Alternative is highly unlikely to come close to the conservative estimates presented herein due to the vacation-oriented nature of the development, and that all onsite infrastructure will be privately owned and maintained, the surplus to the Town and school district is expected to be even greater than that stated above. No mitigation is necessary.

Community Character

Existing conditions relating to community character are described in Section 3.19 of the DEIS. The Traditional Neighborhood Alternative would generally have the same impacts to community character as the Proposed Action, with some notable differences. For example, townhouses originally proposed on DeLavergne Hill have been removed from the Alternative plan and replaced with a small winery and observation area. Not only would the winery have less visual impact than the townhomes, but it would also create a significant destination within the community for both local residents and tourists alike. The introduction of a small tourist-oriented retail facility on DeLavergne Hill would provide an opportunity for people to stop safely and take in the views from the hill, while sales from the winery would have tax benefits for the community.

The character images of the hotel and residential units provided by the architect (see above) illustrate the types of architectural styles that are envisioned for the proposed project. By these examples, it can be seen that the proposed project will fit in with the character of surrounding development.

Another notable feature of the Alternative plan, also described above, is that parking for the hotel has been placed underground, thus eliminating the large expanse of pavement that was originally proposed and emphasizing the hotel and formal landscaping as the dominant features when first entering the site. This move helps to maintain the rural character of the project site as mostly open land. No mitigation measures are necessary.

5.3 Reduced Scale Alternative

The Final Scoping Document directed the Applicant to consider a “Reduced Scale Alternative,” described as an alternative that:

“Reduces development on steep slopes and reduces or eliminates visual impacts from DeLavergne Hill. This alternative will be evaluated from the perspective of changes in impact and the impact on the sponsor’s objectives for the proposed action.”