

Appendix 9.1 Correspondence (including SEQRA
documentation)

Freedom of Information Act Requests and Responses

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

Capital District Office
Phone: (518) 235-8050

Orange County Office
Phone: (845) 567-1133

21 Fox Street, Poughkeepsie, New York 12601
Phone: (845) 454-3980 Fax: (845) 454-4026
Email: poughkeepsie@chazencompanies.com
Web: www.chazencompanies.com

North Country Office
Phone: (518) 812-0513

April 11, 2005

Ms. Jean Pietrusiak
NYSDEC - Information Services
NY Natural Heritage Program
625 Broadway, 5th Floor
Albany, NY 12233-4754

*Re: Information Request, Threatened or Endangered Species
Proposed Golf Resort Community at Silo Ridge
Town of Amenia, Dutchess County, New York
Job # 10454.00*

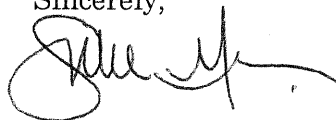
Dear Ms. Pietrusiak,

The Chazen Companies are in the process of preparing an Environmental Assessment Form (EAF) for the proposed Golf Resort Community at Silo Ridge. The proposed project includes construction of a hotel, a pro shop and approximately 360 residential units within the existing Silo Ridge golf course site. The project area is located along Route 44 and Route 22 in the Town of Amenia, Dutchess County, New York. The project includes five parcels identified by the Town of Amenia Tax Map as 7066-00-732810, 7066-00-860725, 7066-00-870350, 7066-00-670717 and 7067-00-709177. Please find the enclosed USGS topographic map (Amenia Quadrangle) illustrating the approximate location of the subject area.

We are required, under the New York State Environmental Quality Review Act (SEQRA) to address all of the potential impacts of this action. Please provide any information you may have concerning known occurrences of endangered or threatened wildlife species as well as any rare plant, animal, or other significant habitats either on the site or in the surrounding area.

If at all possible, please fax the requested information to me at (845) 454-4026. Please do not hesitate to contact me at (845) 486-1517 if you have any questions. Thank you for your assistance.

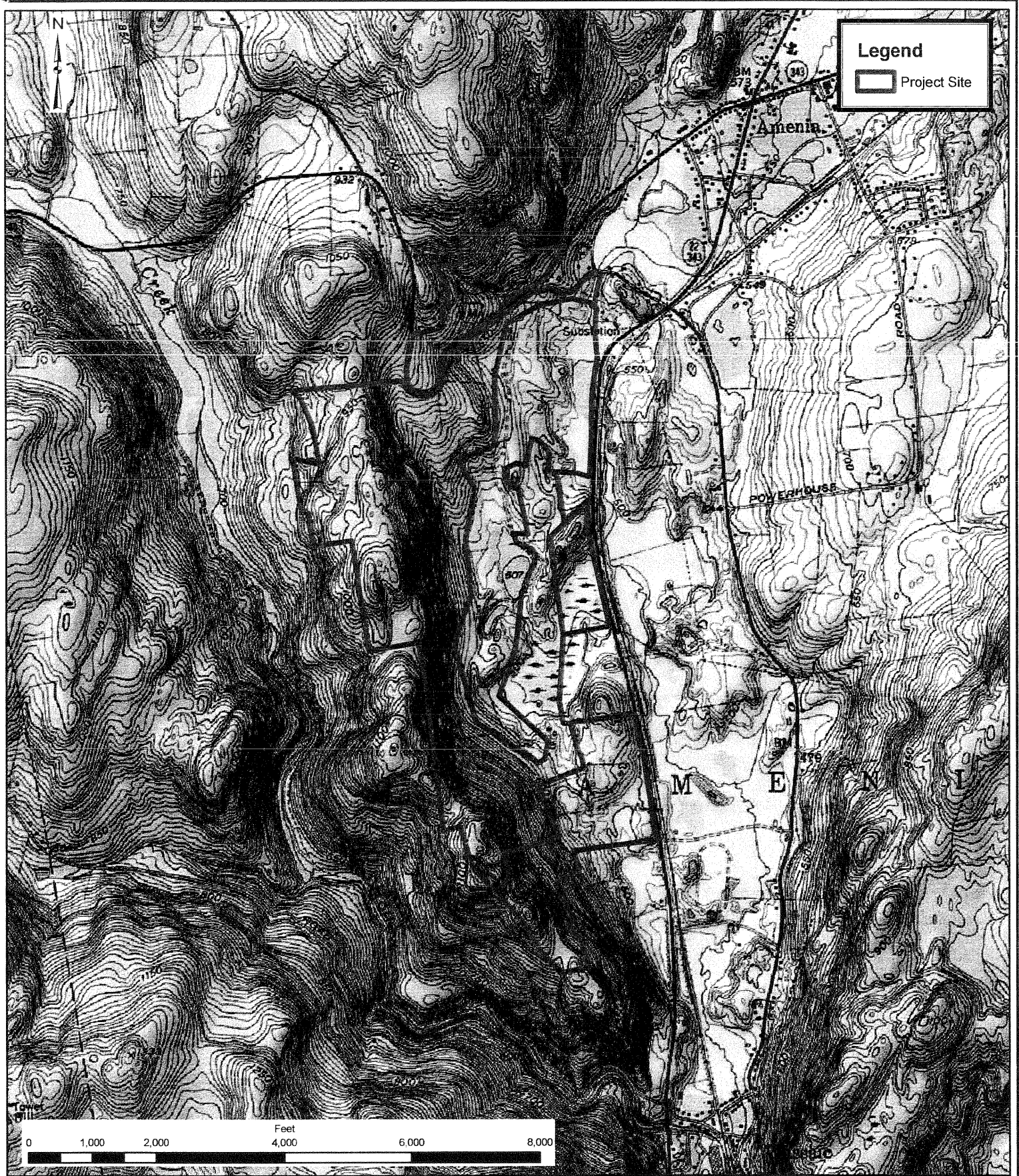
Sincerely,



Julie Melançon
Planner

Enclosures: USGS Topographic Map

Cc: Michael Farias, ASLA, CVE
Dr. Louise Wold
Nancy Vlahos, AICP



THE
Chazen
COMPANIES
Engineers/Surveyors
Planners

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

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

Orange County Office:
263 Route 17K
Newburgh, NY 12550
Phone: (845) 567-1133

Capital District Office:
20 Gurley Avenue
Troy, NY 12182
Phone: (518) 235-8050

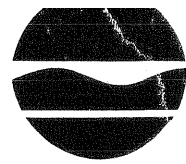
North Country Office:
110 Glen Street
Glens Falls, NY 12801
Phone: (518) 812-0513

Topographic Map
Proposed Silo Ridge
Golf Resort Community
Routes 44 and 22
Town of Amenia

Created by:
J Melançon
Date:
April 11, 2005
Scale:
1:24,000
Project #:

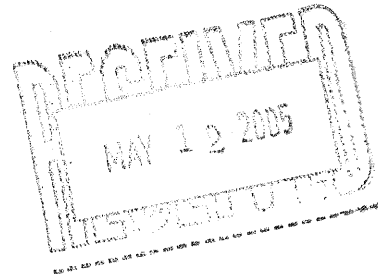
This map is a product of The Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of the information shown on this map.

New York State Department of Environmental Conservation
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **FAX:** (518) 402-8925
Website: www.dec.state.ny.



Erin M. Crotty
Commissioner

May 9, 2005



Julie Melancon
Chazen Engineering
21 Fox Street
Poughkeepsie, NY 12601

Dear Ms. Melancon:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the proposed Golf Resort Community at Silo Ridge, Job 10454, area as indicated on the map you provided, located in the Town of Amenia, Dutchess County.

Enclosed is a report of rare or state-listed animals and plants, significant natural communities, and other significant habitats, which our databases indicate occur, or may occur, on your site or in the immediate vicinity of your site. The information contained in this report is considered sensitive and may not be released to the public without permission from the New York Natural Heritage Program.

The presence of rare species may result in this project requiring additional permits, permit conditions, or review. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, at the enclosed address.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environment impact assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

Sincerely,

Heidi Kraehling
Heidi J. Kraehling, Information Services
NY Natural Heritage Program

Encs.

cc: Reg. 3, Wildlife Mgr.
Reg. 3, Fisheries Mgr.
Peter Nye, Endangered Species Unit, Albany

Natural Heritage Report on Rare Species

NY Natural Heritage Program, NYS DEC, 625 Broadway, 5th Floor, Albany,
 NY 12233-4757
 (518) 402-8935



-This report contains **SENSITIVE** information that may not be released to the public without permission from the NY Natural Heritage Program.
 -Refer to the User's Guide for explanations of codes, ranks and fields.
 -We do not provide maps for species most vulnerable to disturbance.

REPTILES

Clemmys muhlenbergii

Bog Turtle

NY Legal Status: Endangered

NYS Rank: Imperiled

Office Use

5219

Federal Listing: Threatened

Global Rank: Vulnerable

County: Dutchess

ESU

Town: Amenia

Location: Documented within 1 mile of project site. Animals can move 1 mile or more from documented locations. For information, please contact the NYS DEC Regional Wildlife Manager or NYS DEC Endangered Species Unit at 518-402-8859.

Crotalus horridus

Timber Rattlesnake

NY Legal Status: Threatened

NYS Rank: Vulnerable

Office Use

5775

Federal Listing:

Global Rank: Apparently secure

County: Dutchess

ESU

Town: Amenia

Location: Documented within 1.5 miles of project site. Animals can move 1.5 miles or more from documented locations. For information, please contact the NYS DEC Regional Wildlife Manager or NYS DEC Endangered Species Unit at 518-402-8859.

2 Records Processed

Natural Heritage Report on Rare Species and Ecological Communities

NYNHP SITE #663

NY Natural Heritage Program, NYS DEC, 625 Broadway, 5th Floor, Albany,
 NY 12233-4757
 (518) 402-8935



* Location displayed on map

- This report contains **SENSITIVE** information that may not be released to the public without permission from the NY Natural Heritage Program.
- Refer to the User's Guide for explanations of codes, ranks and fields.
- Location maps for certain species and communities may not be provided if 1) the species is vulnerable to disturbance, 2) the location and/or extent is not precisely known, and/or 3) the location and/or extent is too large to display.

**VASCULAR
 PLANTS**

Potamogeton hillii

Office Use



Hill's Pondweed

NY Legal Status: Threatened

NYS Rank: ; Imperiled

1289

Global Rank: ; Vulnerable

Last Report: 2001-08-18

EO Rank: Fair or
 Poor

County: Dutchess

Town:

Location: Amenia Wetland

Directions: From the Village of Amenia, follow Route 22 South for approximately 1.5 miles to a large marsh located on the west side of the road. The plants were found in the pools around the culvert located on both sides of the road. No plants were found within the

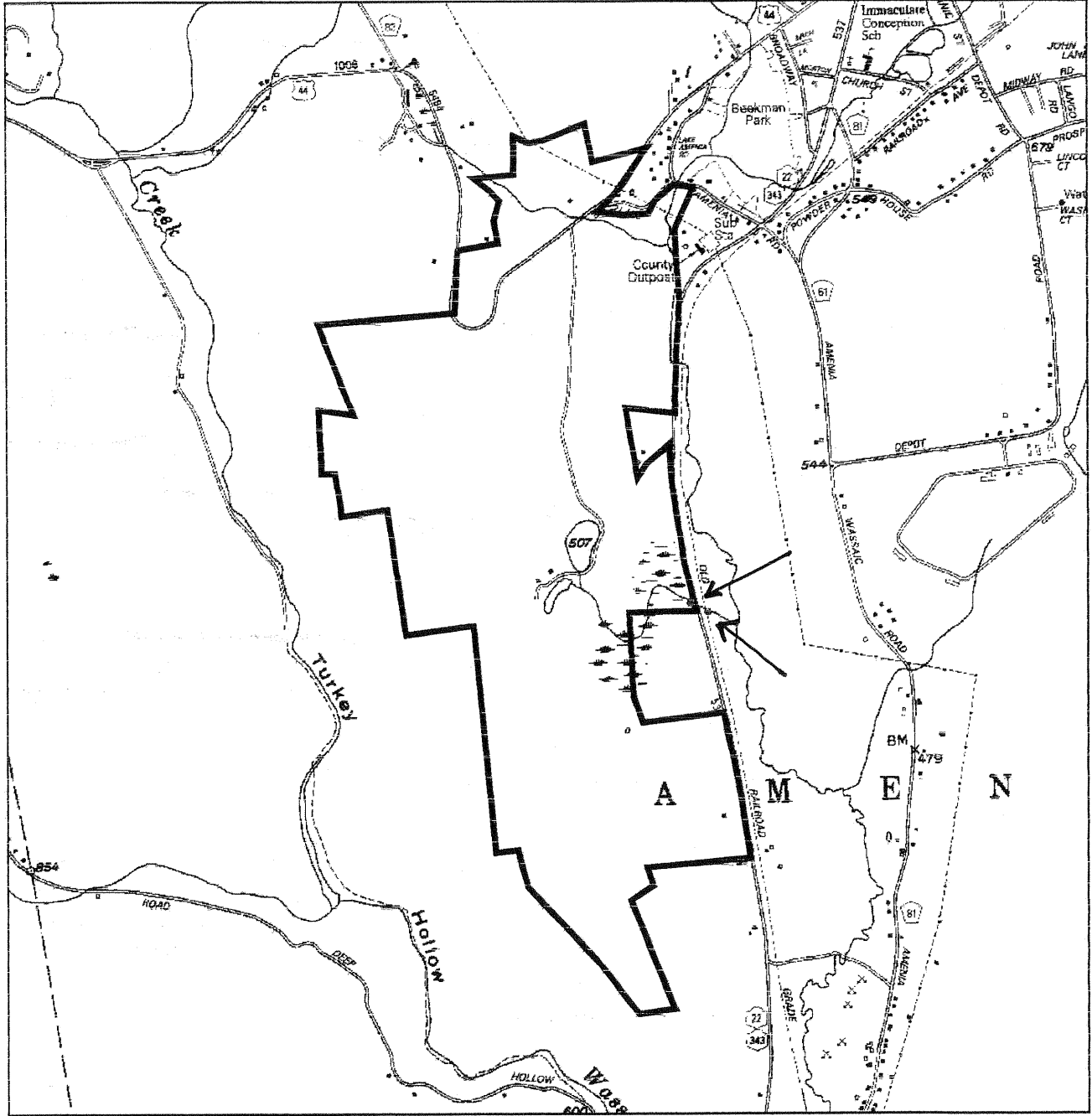
General Quality and Habitat: A small population in pools around a roadside culvert. This is a former beaver marsh that has completely drained with the exception of two small streams flowing through the area. In previous years, water levels were higher and the *Potamogeton hillii* was likely more widespread. The area is now a semi-dry marsh dominated by graminoids and purple loosestrife. The *Potamogeton hillii* is currently restricted to the pools near the culvert openings on both sides of the highway, but the plants could become more widespread if water levels rise. The water level of the

1 Records Processed

Natural Heritage Map of Rare Species and Ecological Communities







Prepared May 4, 2005 by NY Natural Heritage Program, NYS DEC, Albany, New York



PROJECT SITE (NYNHP SITE #663)

New York Natural Heritage Program Database Records*

Scale: 1:24000

-  Plant
-  Animal
-  Animal Concentration Area
-  Community



* The locations that are displayed are considered sensitive and cannot be released to the public without permission. We do not provide map locations for all records. Please see report for details.

DIVISION OF ENVIRONMENTAL PERMITS REGIONAL OFFICES

January 2004

REGION	COUNTIES	REGIONAL PERMIT ADMINISTRATORS
1	Nassau & Suffolk	John Pavacic NYS-DEC BLDG. 40 SUNY at Stony Brook Stony Brook, NY 11790-2356 Telephone: (631) 444-0365
2	New York City (Boroughs of Manhattan, Brooklyn, Bronx, Queens, & Staten Island)	John Cryan NYS-DEC One Hunters Point Plaza 47-40 21st Street Long Island City, NY 11101-5407 Telephone: (718) 482-4997
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster & Westchester	Margaret Duke NYS-DEC 21 South Putt Corners Road New Paltz, NY 12561-1696 Telephone: (845) 256-3054
4	Albany, Columbia, Greene, Montgomery, Rensselaer & Schenectady	William Clarke NYS-DEC 1150 North Wescott Road Schenectady, NY 12306-2014 Telephone: (518) 357-2069
4 (sub-office)	Delaware, Otsego & Schoharie	Kent Sanders NYS-DEC Route 10 HCR#1, Box 3A Stamford, NY 12167-9503 Telephone: (607) 652-7741
5	Clinton, Essex, Franklin & Hamilton	Thomas Hall NYS-DEC Route 86, PO Box 296 Ray Brook, NY 12977-0296 Telephone: (518) 897-1234
5 (sub-office)	Fulton, Saratoga, Warren & Washington	Thomas Hall NYS-DEC County Route 40 PO Box 220 Warrensburg, NY 12885-0220 Telephone: (518) 623-1281
6	Jefferson, Lewis & St. Lawrence	Brian Fenlon NYS-DEC State Office Building 317 Washington Street Watertown, NY 13601-3787 Telephone: (315) 785-2245
6 (sub-office)	Herkimer & Oneida	J. Joseph Homburger* NYS-DEC State Office Building 207 Genesee Street Utica, NY 13501-2885 Telephone: (315) 793-2555

7	Cayuga, Madison, Onondaga & Oswego	John Feltman NYS-DEC 615 Erie Blvd. West (Env. Permits Room 206) Syracuse, NY 13204-2400 Telephone: (315) 426-7438
7 (sub-office)	Broome, Chenango, Cortland, Tioga & Thompson	Michael Barylski* NYS-DEC 1285 Fisher Avenue Cortland, NY 13045-1090 Telephone: (607) 753-3095
8	Chemung, Genesee, Livingston, Monroe, Ontario, Orleans, Schuyler, Seneca, Steuben, Wayne & Yates	Peter Lent NYS-DEC 6274 East Avon Lima Road Avon, NY 14414-9519 Telephone: (716) 226-2466
9	Erie, Niagara & Wyoming	Steve Doleski NYS-DEC 270 Michigan Avenue Buffalo, NY 14203-2999 Telephone: (716) 851-7165
9 (sub-office)	Allegany, Cattaraugus, Chautauqua	Ken Taft* NYS-DEC 182 East Union, Suite 3 Allegany, NY 14706-1328 Telephone: (716) 372-0645

* Deputy Regional Permit Administrator

USERS GUIDE TO NY NATURAL HERITAGE DATA

New York Natural Heritage Program, 625 Broadway, 5th Floor, Albany, NY 12233-4757 phone: (518) 402-8935

NATURAL HERITAGE PROGRAM: The NY Natural Heritage Program is a partnership between the NYS Department of Environmental Conservation (NYS DEC) and The Nature Conservancy. Our mission is to enable and enhance conservation of rare animals, rare plants, and significant communities. We accomplish this mission by combining thorough field inventories, scientific analyses, expert interpretation, and the most comprehensive database on New York's distinctive biodiversity to deliver the highest quality information for natural resource planning, protection, and management.

DATA SENSITIVITY: The data provided in the report are ecologically sensitive and should be treated in a sensitive manner. The report is for your in-house use and should not be released, distributed or incorporated in a public document without prior permission from the Natural Heritage Program.

EO RANK: A letter code for the quality of the occurrence of the rare species or significant natural community, based on population size or area, condition, and landscape context.

- A-E = Extant: A=Excellent, B=Good, C=Fair, D=Poor, E=Extant but with insufficient data to assign a rank of A-D.
- F = Failed to find. Did not locate species during a limited search, but habitat is still there and further field work is justified.
- H = Historical. Historical occurrence without any recent field information.
- X = Extirpated. Field/other data indicates element/habitat is destroyed and the element no longer exists at this location.
- U = Extant/Historical status uncertain.
- Blank = Not assigned.

LAST REPORT: The date that the rare species or significant natural community was last observed at this location, as documented in the Natural Heritage databases. The format is most often YYYY-MM-DD.

NY LEGAL STATUS – Animals:

Categories of Endangered and Threatened species are defined in New York State Environmental Conservation Law section 11-0535. Endangered, Threatened, and Special Concern species are listed in regulation 6NYCRR 182.5.

- E - Endangered Species:** any species which meet one of the following criteria:
 - . Any native species in imminent danger of extirpation or extinction in New York.
 - . Any species listed as endangered by the United States Department of the Interior, as enumerated in the Code of Federal Regulations 50 CFR 17.11.
- T - Threatened Species:** any species which meet one of the following criteria:
 - . Any native species likely to become an endangered species within the foreseeable future in NY.
 - . Any species listed as threatened by the U.S. Department of the Interior, as enumerated in the Code of the Federal Regulations 50 CFR 17.11.
- SC - Special Concern Species:** those species which are not yet recognized as endangered or threatened, but for which documented concern exists for their continued welfare in New York. Unlike the first two categories, species of special concern receive no additional legal protection under Environmental Conservation Law section 11-0535 (Endangered and Threatened Species).
- P - Protected Wildlife** (defined in Environmental Conservation Law section 11-0103): wild game, protected wild birds, and endangered species of wildlife.
- U - Unprotected** (defined in Environmental Conservation Law section 11-0103): the species may be taken at any time without limit; however a license to take may be required.
- G - Game** (defined in Environmental Conservation Law section 11-0103): any of a variety of big game or small game species as stated in the Environmental Conservation Law; many normally have an open season for at least part of the year, and are protected at other times.

NY LEGAL STATUS – Plants:

The following categories are defined in regulation 6NYCRR part 193.3 and apply to NYS Environmental Conservation Law section 9- 1503.

- E - Endangered Species:** listed species are those with:
 - . 5 or fewer extant sites, or
 - . fewer than 1,000 individuals, or
 - . restricted to fewer than 4 U.S.G.S. 7 ½ minute topographical maps, or
 - . species listed as endangered by U.S. Department of Interior, as enumerated in Code of Federal Regulations 50 CFR 17.11.
- T - Threatened:** listed species are those with:
 - . 6 to fewer than 20 extant sites, or
 - . 1,000 to fewer than 3,000 individuals, or
 - . restricted to not less than 4 or more than 7 U.S.G.S. 7 and ½ minute topographical maps, or
 - . listed as threatened by U.S. Department of Interior, as enumerated in Code of Federal Regulations 50 CFR 17.11.
- R - Rare:** listed species have:
 - . 20 to 35 extant sites, or
 - . 3,000 to 5,000 individuals statewide.

continued on back

V - Exploitably vulnerable: listed species are likely to become threatened in the near future throughout all or a significant portion of their range within the state if causal factors continue unchecked.

U - Unprotected; no state status.

FEDERAL STATUS (PLANTS and ANIMALS): The categories of federal status are defined by the United States Department of the Interior as part of the 1974 Endangered Species Act (see Code of Federal Regulations 50 CFR 17). The species listed under this law are enumerated in the Federal Register vol. 50, no. 188, pp. 39526 - 39527. The codes below without parentheses are those used in the Federal Register. The codes below in parentheses are created by Heritage to deal with species which have different listings in different parts of their range, and/or different listings for different subspecies or varieties.

(blank) = No Federal Endangered Species Act status.

LE = The element is formally listed as endangered.

LT = The element is formally listed as threatened.

PE = The element is proposed as endangered.

PT = The element is proposed as threatened.

C = The element is a candidate for listing.

LE,LT = The species is formally listed as endangered in part of its range, and as threatened in the other part; or, one or more subspecies or varieties is listed as endangered, and the others are listed as threatened.

LT,PDL = Populations of the species in New York are formally listed as threatened, and proposed for delisting.

(LE) = If the element is a full species, all subspecies or varieties are listed as endangered; if the element is a subspecies, the full species is listed as endangered.

LT,T(S/A) = One or more subspecies or populations of the species is formally listed as threatened, and the others are treated as threatened because of similarity of appearance to the listed threatened subspecies or populations.

PS = Partial status: the species is listed in parts of its range and not in others; or, one or more subspecies or varieties is listed, while the others are not listed.

GLOBAL AND STATE RANKS (animals, plants, ecological communities and others): Each element has a global and state rank as determined by the NY Natural Heritage Program. These ranks carry no legal weight. The global rank reflects the rarity of the element throughout the world and the state rank reflects the rarity within New York State. Intraspecific taxa are also assigned a taxon rank to reflect the infraspecific taxon's rank throughout the world. ? = Indicates a question exists about the rank. Range ranks, e.g. S1S2, indicate not enough information is available to distinguish between two ranks.

GLOBAL RANK:

G1 - Critically imperiled globally because of extreme rarity (5 or fewer occurrences), or very few remaining acres, or miles of stream) or especially vulnerable to extinction because of some factor of its biology.

G2 - Imperiled globally because of rarity (6 - 20 occurrences, or few remaining acres, or miles of stream) or very vulnerable to extinction throughout its range because of other factors.

G3 - Either rare and local throughout its range (21 to 100 occurrences), or found locally (even abundantly at some of its locations) in a restricted range (e.g. a physiographic region), or vulnerable to extinction throughout its range because of other factors.

G4 - Apparently secure globally, though it may be quite rare in parts of its range, especially at the periphery.

G5 - Demonstrably secure globally, though it may be quite rare in parts of its range, especially at the periphery.

GH - Historically known, with the expectation that it might be rediscovered.

GX - Species believed to be extinct.

NYS RANK:

S1 - Typically 5 or fewer occurrences, very few remaining individuals, acres, or miles of stream, or some factor of its biology making it especially vulnerable in New York State.

S2 - Typically 6 to 20 occurrences, few remaining individuals, acres, or miles of stream, or factors demonstrably making it very vulnerable in New York State.

S3 - Typically 21 to 100 occurrences, limited acreage, or miles of stream in New York State.

S4 - Apparently secure in New York State.

S5 - Demonstrably secure in New York State.

SH - Historically known from New York State, but not seen in the past 15 years.

SX - Apparently extirpated from New York State.

SZ - Present in New York State only as a transient migrant.

SxB and SxN, where Sx is one of the codes above, are used for migratory animals, and refer to the rarity within New York State of the breeding (B) populations and the non-breeding populations (N), respectively, of the species.

TAXON (T) RANK: The T-ranks (T1 - T5) are defined the same way as the Global ranks (G1 - G5), but the T-rank refers only to the rarity of the subspecific taxon.

T1 through T5 - See Global Rank definitions above.

Q - Indicates a question exists whether or not the taxon is a good taxonomic entity.

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

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North Country Office
Phone: (518) 812-0513

Orange County Office
Phone: (845) 567-1133

April 11, 2005

Mr. Michael Stoll
United States Fish and Wildlife Service
New York Field Office
3817 Luker Road
Cortland, New York 13045

*Re: Information Request, Threatened or Endangered Species
Proposed Golf Resort Community at Silo Ridge
Town of Amenia, Dutchess County, New York
Job # 10454.00*

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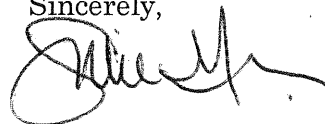
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If at all possible, please fax the requested information to me at (845) 454-4026. Please do not hesitate to contact me at (845) 486-1517 if you have any questions.

Thank you for your assistance.

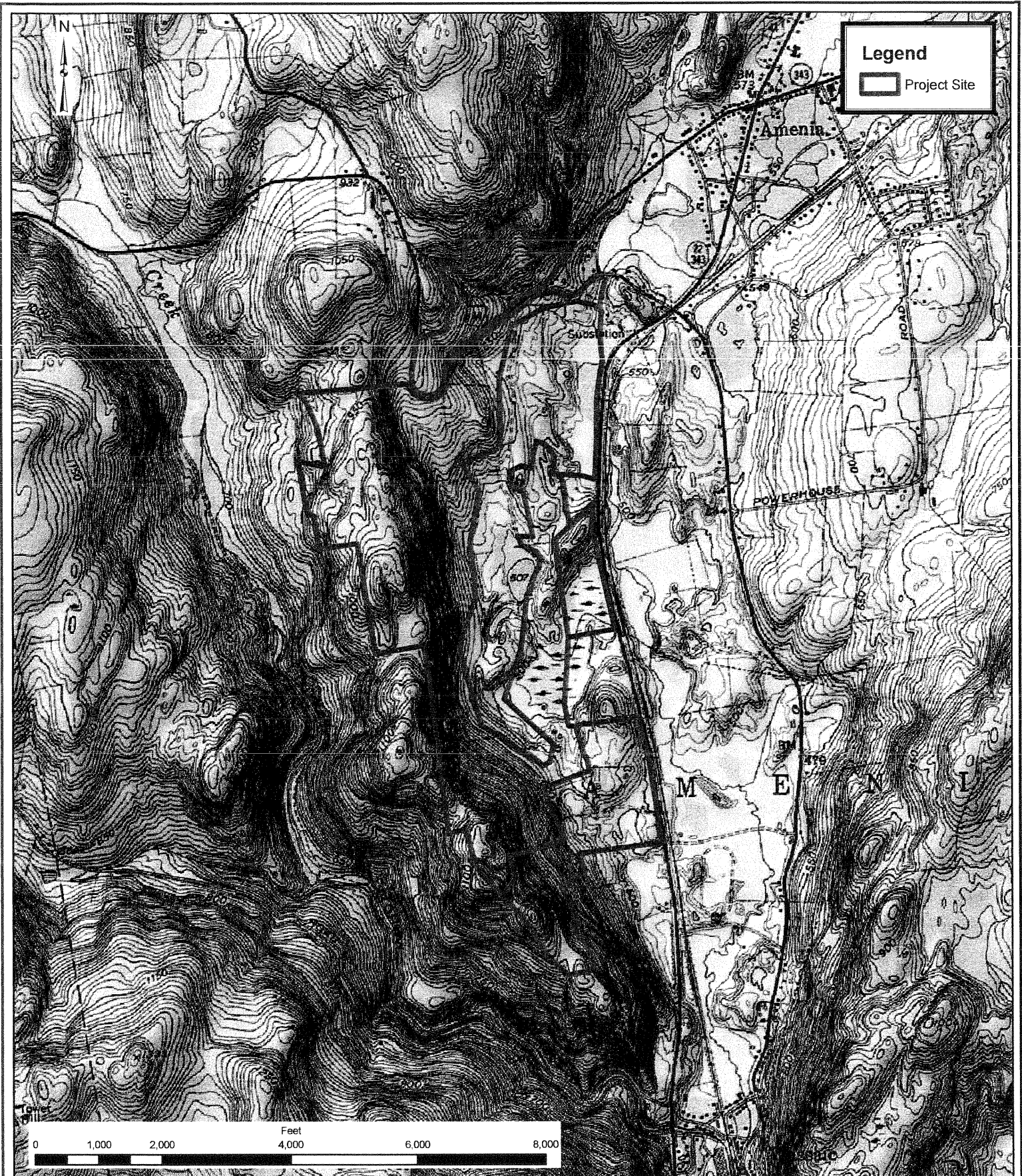
Sincerely,



Julie Melançon
Planner

Enclosures: USGS Topographic Map

Cc: Michael Farias, ASLA, CVE
Dr. Louise Wold
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THE
Chazen
COMPANIES
 Engineers/Surveyors
 Planners
 Environmental Scientists

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Topographic Map
Proposed Silo Ridge
Golf Resort Community
 Routes 44 and 22
 Town of Amenia

Created by:
J Melançon
 Date:
April 11, 2005
 Scale:
1:24,000
 Project #:

This map is a product of The Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy



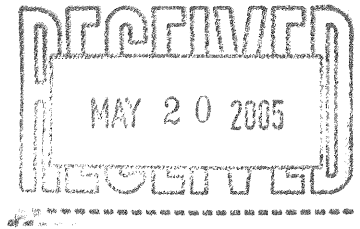
United States Department of the Interior

FISH AND WILDLIFE SERVICE

3817 Luker Road
Cortland, NY 13045



May 17, 2005



Ms. Julie Melançon
Planner
Chazen Engineering & Land Surveying, Co., P.C.
21 Fox Street
Poughkeepsie, NY 12601

Dear Ms. Melançon:

This responds to your April 11, 2005, letter requesting information on the presence of endangered or threatened species in the vicinity of the proposed Golf Resort Community at Silo Ridge along Route 44 and Route 22 in the Town of Amenia, Dutchess County, New York.

There is potential for the Federally- and State-listed endangered Indiana bat (*Myotis sodalis*) to occur within the proposed project area. The Indiana bat is known to winter in six counties in New York State. While the U.S. Fish and Wildlife Service (Service) has learned a great deal about the wintering population with standardized biennial counts organized by the New York State Department of Environmental Conservation (NYSDEC) Endangered Species Unit, we are continuing to study Indiana bat migratory patterns and summer habitat use within the State. Previous research has documented Indiana bat movements of up to 330 miles between hibernacula and summer habitats (Kurta and Murray 2002). However, that study, as well as the majority of research on Indiana bats, took place in the Midwest.

In the Northeast, multiple State and Federal agencies are investigating Indiana bat movements; the most recent studies of bats from hibernacula in Essex and Ulster Counties, New York, provide additional information. In the spring of 2002 through 2004, the NYSDEC successfully tracked female Indiana bats from their hibernacula in Essex and Ulster Counties to their spring roosts, distances up to approximately 30 miles. From the Ulster County study, multiple roosts were located on both sides of the Hudson River in the Towns of Crawford, Wallkill, Hamptonburgh, and New Windsor, Orange County, and near the City of Poughkeepsie and in the Towns of Beekman, East Fishkill, and LaGrange, Dutchess County. The closest observed roost trees were within approximately 15 miles from the proposed project and the Ulster County hibernacula are approximately 30 miles from the proposed project. Based on the proximity of the proposed project site to both the hibernacula and known spring roost locations, the Indiana bat may be found at the proposed project site if suitable roosting or foraging habitat is present.

The Indiana bat is typically associated with cave habitats for hibernacula and trees with exfoliating bark for roosting. Suitable potential summer roosting habitat is characterized by trees (dead, dying, or alive) or snags, greater than or equal to 5 inches diameter breast height (d.b.h.) with exfoliating or defoliating bark, or containing cracks, crevices, or holes that could potentially

be used by Indiana bats as a roost. However, maternity colonies generally use trees greater than or equal to 9 inches d.b.h. Overall, structure appears to be more important than a particular tree species or habitat type. The growing body of information, including ongoing studies in New York, indicates usage of numerous species of trees that contain suitable structure. Only site-specific information can lead to habitat suitability determinations. Additional information on potentially suitable summer habitat can be found on our website at <http://nyfo.fws.gov/es/ibatdraft99.pdf>.

Streams, associated floodplain forests, and impounded water bodies (ponds, wetlands, reservoirs, etc.) provide preferred foraging habitat for pregnant and lactating Indiana bats, some of which may fly up to 1.5 miles from upland roosts. Indiana bats also forage within the canopy of upland forests, over clearings with early successional vegetation (e.g. old fields), along the borders of croplands, along wooded fencerows, and over farm ponds in pastures (U.S. Fish and Wildlife Service 1999).

The project site should be evaluated and described by a qualified person as to the presence, amount, and distribution of suitable summer roosting/maternity and foraging habitat, and the presence of any mine(s)/cave(s) that could serve as a hibernacula that would be disturbed by the proposed project. Please contact us to discuss this evaluation in greater detail. Staff from our office may be available to assist with an initial site visit to determine whether additional detailed habitat analyses or surveys for Indiana bats will continue to be recommended.

In addition to the Indiana bat, the proposed project is within approximately five miles of known bog turtle (*Clemmys muhlenbergii*) sites. The bog turtle is Federally-listed as threatened and State-listed as endangered. The Service recommends that an evaluation be completed of any existing habitat that would be disturbed, directly or indirectly, by the project, and its potential to support the bog turtle (Phase 1 survey). Bog turtles prefer open canopy wetlands with soft, saturated soils such as fens or sedge meadows fed by seeps and springs of cold groundwater that has been in contact with calcium-rich bedrock or soils. In New York, bog turtles are very often found in or near rivulets having deep mucky substrate, but where above-surface water depths are very shallow – usually only a few inches deep at most. Plant species commonly associated with bog turtle habitats include tamarack (*Larix laricina*), cinquefoil (*Potentilla* spp.), alders (*Alnus* spp.), willows (*Salix* spp.), sedges (*Carex* spp.), sphagnum moss (*Sphagnum* sp.), jewelweed (*Impatiens capensis*), rice cut-grass (*Leersia oryzoides*), tearthumb (*Polygonum sagittatum*), arrow arum (*Peltandra virginica*), red maple (*Acer rubrum*), skunk cabbage (*Symplocarpus foetidus*), rushes (*Juncus* spp.), and bulrushes (*Scirpus* spp.). Information on surveys can be found at <http://nyfo.fws.gov/es/btsurvey.pdf>

The Service and NYSDEC should be sent a copy of the Phase 1 survey results for review and comment including a USGS topographic map indicating location of site; project design map, including location of wetlands and streams; color photographs of the site; surveyors name; date of visit; opinion on potential/not potential habitat; description of the hydrology, soils, and vegetation.

If the Phase 1 survey identifies any wetlands with potentially suitable habitat, an evaluation is needed to determine whether the proposed project will completely avoid all direct and indirect effects to the wetlands, in consultation with the Service and the NYSDEC. If impacts cannot be avoided, a Phase 2 survey should be completed. The purpose of the Phase 2 survey is to determine the actual presence of bog turtles at the site in potentially suitable habitat. Please see

detailed instructions regarding survey protocols at <http://nyfo.fws.gov/es/btsurvey.pdf>. Also, please contact this office before conducting any Phase 2 surveys.

The project's environmental documents should identify project activities that might result in adverse impacts to the Indiana bat, bog turtle, or their habitat. Information to assist with the evaluation of potential impacts on bog turtles can be found in Appendix A - Bog Turtle Conservation Zones of the Bog Turtle (*Clemmys muhlenbergii*) Northern Population Recovery Plan (U.S. Fish and Wildlife Service 2001) which can be found at <http://nyfo.fws.gov/es/btconszone.pdf>. Information on any potential impacts and the results of any recommended habitat analyses or surveys for the Indiana bat and bog turtle should be provided to this office and they will be used to evaluate potential impacts to the Indiana bat, bog turtle, or their habitat, and to determine the need for further coordination or consultation pursuant to the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*).

Except for the potential for Indiana bat, bog turtle, and occasional transient individuals, no other Federally-listed or proposed endangered or threatened species under our jurisdiction are known to exist in the project area. In addition, no habitat in the project area is currently designated or proposed "critical habitat" in accordance with provisions of the ESA. Should project plans change, or if additional information on listed or proposed species or critical habitat becomes available, this determination may be reconsidered. The most recent compilation of Federally-listed and proposed endangered and threatened species in New York* is available for your information. If the proposed project is not completed within one year from the date of this letter, we recommend that you contact us to ensure that the listed species presence/absence information for the proposed project is current.

The above comments pertaining to endangered species under our jurisdiction are provided as technical assistance pursuant to the ESA. This response does not preclude additional Service comments under other legislation.

The NYSDEC requests that you be advised that the timber rattlesnake (*Crotalus horridus*) occurs in the vicinity of the proposed project. The timber rattlesnake is listed as threatened by the State of New York. In addition, as stated above, the Indiana bat and bog turtle are listed as endangered by the State of New York. The information requested above should be coordinated with both this office and with the NYSDEC. The NYSDEC contact for the Endangered Species Program is Mr. Peter Nye, Endangered Species Unit, 625 Broadway, Albany, NY 12233 (telephone: [518] 402-8859).

For additional information on fish and wildlife resources or State-listed species, we suggest you contact the appropriate State regional office(s),* and:

New York State Department of Environmental Conservation
New York Natural Heritage Program Information Services
625 Broadway
Albany, NY 12233-4757
(518) 402-8935

Since wetlands, ponds, and/or streams may be present, you may want to utilize the National Wetlands Inventory (NWI) maps* as an initial screening tool. However, they may or may not be available for the project area. Please note that while the NWI maps are reasonably accurate, they should not be used in lieu of field surveys for determining the presence of wetlands or delineating

wetland boundaries for Federal regulatory purposes. Online information on the NWI program and digital data can be downloaded from Wetlands Mapper, http://wetlands.fws.gov/mapper_tool.htm.

Work in certain waters of the United States, including wetlands and streams, may require a permit from the U.S. Army Corps of Engineers (Corps). If a permit is required, in reviewing the application pursuant to the Fish and Wildlife Coordination Act, the Service may concur, with or without recommending additional permit conditions, or recommend denial of the permit depending upon potential adverse impacts on fish and wildlife resources associated with project construction or implementation. The need for a Corps permit may be determined by contacting the appropriate Corps office(s).* In addition, should any part of the proposed project be authorized, funded, or carried out, in whole or in part, by a Federal agency, such as the Corps, further consultation between the Service and that Federal agency pursuant to the ESA may be necessary.

Thank you for your time. If you require additional information please contact Robyn Niver at (607) 753-9334. Future correspondence with us on this project should reference project file 51229.

Sincerely,



David A. Stilwell
Field Supervisor

*Additional information referred to above may be found on our website at:
<http://nyfo.fws.gov/es/section7.htm>

References:

Kurta, A., and S.W. Murray. 2002. Philopatry and migration of banded Indiana bats (*Myotis sodalis*) and effects of radio transmitters. *Journal of Mammalogy* 83(2):585-589.

U.S. Fish and Wildlife Service. 1999. Agency Draft Indiana Bat (*Myotis sodalis*) Revised Recovery Plan. Fort Snelling, MN: U.S. Department of the Interior, Fish and Wildlife Service, Region 3. 53 p.

U.S. Fish and Wildlife Service. 2001. Bog Turtle (*Clemmys muhlenbergii*), Northern Population, Recovery Plan. Hadley, Massachusetts. 103 pp.

cc: NYSDEC, New Paltz, NY (Attn: S. Joule)
NYSDEC, Albany, NY (Endangered Species; Attn: P. Nye)
NYSDEC, Albany, NY (Natural Heritage)
COE, New York, NY

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

Capital District Office
Phone: (518) 235-8050

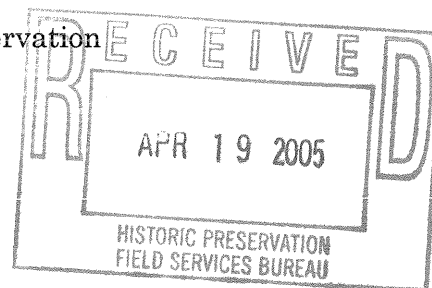
21 Fox Street, Poughkeepsie, New York 12601
Phone: (845) 454-3980 Fax: (845) 454-4026
Email: poughkeepsie@chazencompanies.com
Web: www.chazencompanies.com

North Country Office
Phone: (518) 812-0513

Orange County Office
Phone: (845) 567-1133

April 13, 2005

Ms. Ruth L. Pierpont, Director
New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Pebbles Island, PO Box 189
Waterford, New York 12188-0189



Re: *Information Request*
Proposed Golf Resort Community at Silo Ridge
Town of Amenia, Dutchess County, New York
Job # 10454.00

Dear Ms. Pierpont,

The Chazen Companies are in the process of preparing an Environmental Assessment Form (EAF) for the proposed Golf Resort Community at Silo Ridge. The proposed project includes construction of a hotel, a pro shop and approximately 360 residential units within the existing Silo Ridge golf course site. The project area is located along Route 44 and Route 22 in the Town of Amenia, Dutchess County, New York. The project includes five parcels identified by the Town of Amenia Tax Map as 7066-00-732810, 7066-00-860725, 7066-00-870350, 7066-00-670717 and 7067-00-709177. Please find the enclosed USGS topographic map (Amenia Quadrangle) illustrating the approximate location of the subject area, conceptual project layout and OPRHP Project Review Cover Form.

We are required by the New York State Environmental Quality Review Act (SEQRA) to address all the potential impacts of this action. Please provide any information concerning potential cultural and historic resources in the identified areas of disturbance.

If at all possible, please fax the requested information to me at (845) 454-4026. Please do not hesitate to contact me at (845) 486-1517 if you have any questions. Thank you for your assistance.

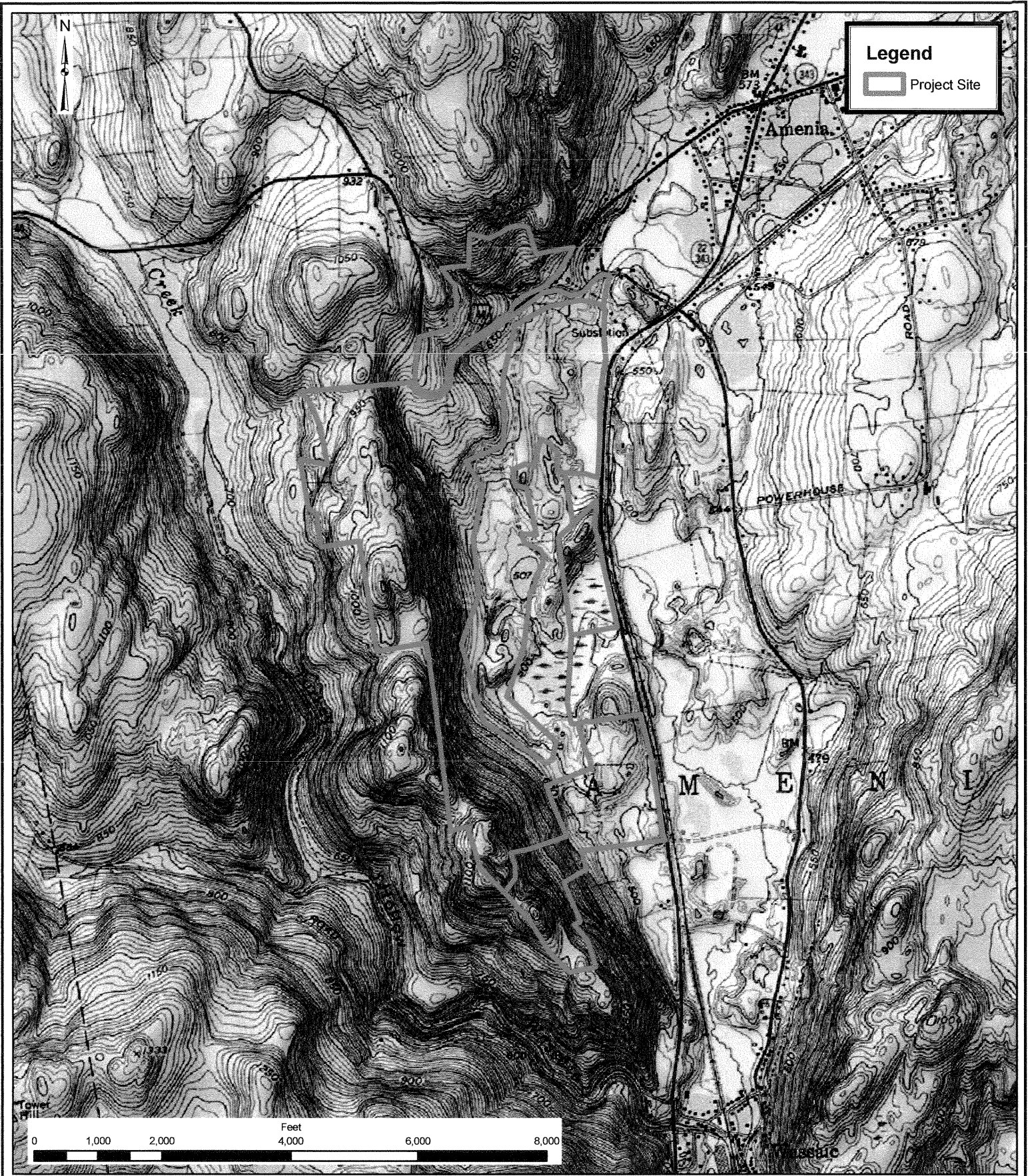
Sincerely,

A handwritten signature in black ink, appearing to read "Julie Melançon".

Julie Melançon
Planner

Enclosures: USGS Topographic Map
Conceptual Site Layout
OPRHP Project Review Cover Form

Cc: Michael Farias, ASLA, CVE
Dr. Louise Wold
Nancy Vlahos, AICP



Legend

Project Site

THE Chazen COMPANIES
 Engineers/Surveyors
 Planners
 Environmental Scientists
 GIS Consultants

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

Dutchess County Office: 21 Fox Street Poughkeepsie, NY 12601 Phone: (845) 454-3980	Orange County Office: 263 Route 17K Newburgh, NY 12550 Phone: (845) 567-1133	Capital District Office: 20 Gurley Avenue Troy, NY 12182 Phone: (518) 235-8050	North Country Office: 110 Glen Street Glens Falls, NY 12801 Phone: (518) 812-0513
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This map is a product of The Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map. The Chazen Companies expressly disclaims any responsibilities or liabilities from the use of this map for any purpose other than its intended use.

Topographic Map
Proposed Silo Ridge
Golf Resort Community
 Routes 44 and 22
 Town of Amenia
 Dutchess County, New York

Created by:	J Melançon
Date:	April 11, 2005
Scale:	1:24,000
Project #:	10454.00

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Pebbles Island Resource Center, PO Box 189, Waterford, NY 12188-0189

PROJECT REVIEW COVER FORM

Please complete this form and attach it to the top of any and all information submitted to this office for review.
Accurate and complete forms will assist this office in the timely processing and response to your request.

This information relating to a previously submitted project
PROJECT NUMBER PR
(Previous number assigned to this project by this office)

If you have checked this box and noted the previous Project Review (PR) number assigned by this office you do not need to continue unless any of the required information below has changed.

This is a new project.

If you have checked this box you will need to complete ALL of the following information.

Project Name Proposed Golf Resort Community at Silo Ridge

Location Area in the vicinity of Route 44 and Route 22
You MUST include street number, street name and/or County, State or Interstate route number if applicable

City/Town/Village Town of Amenia
List the correct municipality in which your project is being undertaken. If in a NON-INCORPORATED hamlet/village you must also provide the name of the town.

County Dutchess County

If your project covers multiple communities/counties please attach a list defining all municipalities/counties included.

TYPE OF REVIEW REQUIRED/REQUESTED

1. Is this project being developed using New York State funds? Federal funds?

If you checked either or both of these boxes list the New York State and/or Federal Agency or Program that is providing the funding:

2. Does this project require a New York State permit? Federal permit?

If you checked either or both of these boxes list the New York State and/or Federal Agency or Program that is providing the permit and the type of permit being requested.

3. **SEQRA** New York State Environmental Quality Review Act
4. **Information Request**
No state or federal funding or permit(s) involved

CONTACT PERSON FOR PROJECT

Name Julie Melançon **Title** Planner

Firm/Agency Chazen Engineering & Land Surveying Co., P.C.

Address 21 Fox Street **City** Poughkeepsie **STATE** NY **Zip** 12601

Phone (845) 486-1517 **Fax** (845) 454-4026

The Historic Preservation Review Process in New York State

In order to insure that historic preservation is carefully considered in publicly-funded or permitted undertakings, there are laws at each level of government that require projects to be reviewed for their potential impact/effect on historic properties. At the federal level, Section 106 of the National Historic Preservation Act of 1966 (NHPA) direct the review of federally funded, licensed or permitted projects. At the state level, Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law of 1980 performs a comparable function. Local environmental review for municipalities is carried out under the State Environmental Quality Review Act (SEQRA) of 1978.

Project review is conducted in two stages. First, the Field Service's Bureau assesses a property to determine whether or not it is listed in the New York State or National Registers of Historic Places. If not, it is reviewed to determine whether or not it meets the criteria to be included in the registers. If listed or determined eligible for listing, then the second stage of the review is undertaken. This portion of the review determines whether or not the proposed action/project will have an impact on the qualities of the property that make it eligible.

ALL PROJECTS SUBMITTED FOR REVIEW SHOULD INCLUDE THE FOLLOWING MATERIAL(S).



Project Description

Attach a full description of the nature and extent of the work to be undertaken as part of this project. Relevant portions of the project applications or environmental statements may be submitted.



Maps Locating Project

Include a map locating the project in the community. The map must clearly show street and road names surrounding the project area as well as the location of all portions of the project. Appropriate maps include tax maps, Sanborn Insurance maps, and/or USGS quadrangle maps.



Photographs

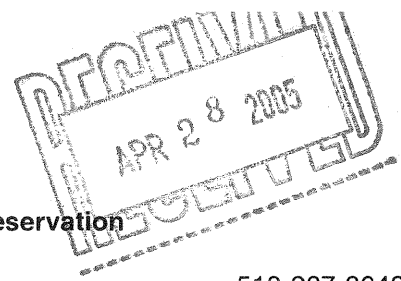
Photographs may be black and white prints, color prints, or color laser/photo copies; standard (black and white) photocopies are NOT acceptable.

-If the project involves rehabilitation, include photographs of the building(s) involved. Label each exterior view to a site map and label all interior views.

-If the project involves new construction, include photographs of the surrounding area looking out from the project site. Include photographs of any buildings (more than 50 years old) that are located on the project property or on adjoining property.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189



518-237-8643

NOTICE OF RETURN OF MATERIALS SUBMITTED TO THE NEW YORK STATE HISTORIC PRESERVATION OFFICE

The New York State Historic Preservation Office (SHPO) maintains data on historic and archaeological properties in New York and has traditionally provided summaries of this information and recommendations to municipalities and planning consultants for use in completing environmental assessments under state (SEQR) and federal (NEPA) environmental laws. We are pleased to announce that our data is now directly accessible to all users via the internet at www.nysparks.state.ny.us/shpo. Consequently, this office will discontinue the preparation of written responses to basic SEQR and NEPA data queries, i.e. requests for information available on the Internet. **We will, however, continue to respond to municipal officials requesting written evaluations of historic and archaeological resources and recommendations for survey, treatment or mitigation in supplementing local environmental assessments.**

Our public on-line data includes Geographic Information System mapping of archaeologically sensitive areas and properties currently listed on the State and National Registers of Historic Places. Scanned versions of all National Register nominations are also available through this link. Comprehensive data on properties that are eligible for listing, but which have not yet been listed, is not available electronically, although partial data is contained in our files. If this level of data is required, typically as a result of a state or federal review, further consultation with our office is required as explained below.

Many projects that are reviewed under SEQR or NEPA must also be reviewed under state and/or federal preservation law by the SHPO as a result of state or federal funding, licensing or permitting. We will continue to respond in writing to all projects involving mandated state or federal reviews. If you believe that your project is likely to require a state or federal review now or in a later phase, please submit a project review cover form (available on-line) to the Historic Preservation Field Services Bureau, P.O. Box 189, Waterford, NY 12188. You may also call a representative at 518-237-8643 for further guidance. **State and federal law require a comprehensive consideration of impacts to historic and cultural resources at the earliest stages of project planning and the early involvement of SHPO would prevent future delay resulting from the inappropriate segmentation of this review process.**

Sincerely,

Ruth L. Pierpont
Director
Historic Preservation
Field Services Bureau

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

Capital District Office
Phone: (518) 235-8050

21 Fox Street, Poughkeepsie, New York 12601
Phone: (845) 454-3980 Fax: (845) 454-4026
Email: poughkeepsie@chazencompanies.com
Web: www.chazencompanies.com

North Country Office
Phone: (518) 812-0513

Orange County Office
Phone: (845) 567-1133

September 19, 2005

John Macura, Chief
Amenia Fire Company
P.O. Box 166
Amenia, New York 12501

Re: *Freedom of Information Request, Fire Protection & EMS Information
Silo Ridge Resort Community
Town of Amenia, Dutchess County, New York
Project #10454.00*

Chief Macura:

The Chazen Companies are in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Silo Ridge Resort Community. The site is located along NYS Route 22 in the Town of Amenia, Dutchess County, New York. Please find the enclosed USGS topographic map (Amenia Quadrangle) illustrating the approximate location of the subject property.

The Applicant is proposing the construction of 328 townhome units, 41 single-family homes, two resort hotels, banquet space, two restaurants, conference space, and a spa and wellness center. The existing golf course will also be upgraded and improved. Upon full build-out the proposed project is anticipated to result in approximately 1,135± residents.¹

We are required, under the New York State Environmental Quality Review Act (SEQRA) to address all of the potential impacts of this action. Accordingly, we are analyzing the potential impacts to fire coverage and emergency medical services in this area.

¹ The 1994 Urban Land Development Impact Handbook Exhibit II.1 Regional and National Demographic Multipliers for common configurations of standard housing types for total household size (Northeast Region).

By this correspondence, under the Freedom of Information Act, I am requesting the following information as it relates to fire coverage and emergency medical services of this area for inclusion in the DEIS:

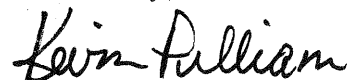
- The number of staff broken down by title/rank assigned to the Amenia Fire District Station(s), and whether the staff are volunteer or paid;
- The location of the fire station(s) (addresses);
- The number and specific types of fire-fighting and emergency medical services apparatus at the Amenia Fire District Station(s);
- The expected average response time to the proposed subdivision;
- The source of water to be used for fire-fighting at this location and the available flow rate/capacity.
- The capability of your station to provide fire protection, emergency medical services, and 911 service to a new subdivision of the size noted above;

In accordance with 6 NYCRR Section 616.5(b), it would be appreciated if you would please respond to this request within five business days of its receipt.

If at all possible, please fax the requested information to me at (845) 454-4026. Please do not hesitate to contact me at (845) 454-1517 if you have any questions regarding this request.

Thank you for your assistance.

Sincerely,



Kevin Pulliam
Planner

Enclosures

Cc: Nancy Vlahos, AICP

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

Capital District Office
Phone: (518) 235-8050

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North Country Office
Phone: (518) 812-0513

Orange County Office
Phone: (845) 567-1133

September 19, 2005

Mr. Adrian H. Anderson, Sheriff
Dutchess County Sheriff's Office
150 North Hamilton Street
Poughkeepsie, New York 12601

*Re: Freedom of Information Request, Police Coverage of Area
Silo Ridge Resort Community
Town of Amenia, Dutchess County, New York
Job #10454.00*

Dear Sheriff Anderson:

The Chazen Companies are in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Silo Ridge Resort Community. The site is located along NYS Route 22 in the Town of Amenia, Dutchess County, New York. Please find the enclosed USGS topographic map (Amenia Quadrangle) illustrating the approximate location of the subject property.

The Applicant is proposing the construction of 328 townhome units, 41 single-family homes, two resort hotels, banquet space, two restaurants, conference space, and a spa and wellness center. The existing golf course will also be upgraded and improved. Upon full build-out the proposed project is anticipated to result in approximately 1,135± residents.¹

We are required, under the New York State Environmental Quality Review Act (SEQRA) to address all of the potential impacts of this action. Accordingly, we are analyzing the potential impacts to police coverage in this area.

¹ The 1994 Urban Land Development Impact Handbook Exhibit II.1 Regional and National Demographic Multipliers for common configurations of standard housing types for total household size (Northeast Region).

By this correspondence, under the Freedom of Information Act, I am requesting the following information as it relates to your police coverage of this area for inclusion in the DEIS:

- The number of staff, broken down by rank, in the station that serves this area;
- The location of the police station which serves this area (address and phone number);
- The method of coverage of this area, i.e. on-call vs. patrolled once nightly, etc., including the times of day patrolled;
- Numbers of shifts, and length of shift (in hours);
- The capability of the existing department to provide police coverage to a new development of the size noted above.

In accordance with 6 NYCRR Section 616.5(b), it would be appreciated if you would please respond to this request within five business days of its receipt.

If at all possible, please fax the requested information to me at (845) 454-4026. Please do not hesitate to contact me at (845) 454-3980 if you have any questions.

Thank you for your assistance.

Sincerely,



Kevin Pulliam
Planner

Enclosures

Cc: Nancy Vlahos, AICP



SHERIFF

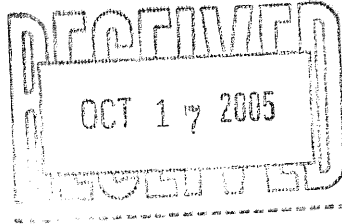
Dutchess County

150 North Hamilton Street Poughkeepsie, New York 12601

Adrian H. Anderson
Sheriff

James J. Thompson
UnderSheriff

Gary E. Christensen
Correction Administrator



Law Enforcement (845) 486-3800
TDD (Hearing Impaired) (845) 486-3888
Law Enforcement Fax (845) 452-2987
Corrections (845) 486-3900
Corrections Fax (845) 486-3913

09/27/2005

Mr. Kevin Pulliam, Planner
The Chazen Companies
21 Fox Street
Poughkeepsie, N.Y. 12601

Dear Mr. Pulliam:

This letter is in response to your request for information regarding the proposed Silo Ridge Resort Community.

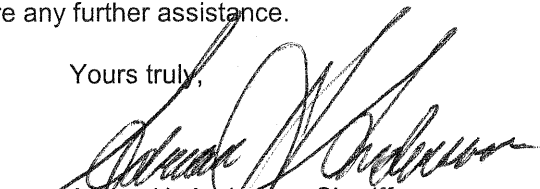
The proposed project is in an area covered by our Amenia sub-station located on Rte 22 in the Town of Amenia. The station is staffed by 9 Deputies, 1 Sergeant, and 2 Detectives. It is a work station not a manned station with a 24 hour desk. The phone number is 845-373-4300. Calls to that number are answered by Communications staff in our Poughkeepsie Head Quarters. Head Quarters then dispatches personnel working out of the sub-station.

The Amenia patrol area, known as Zone 6, encompasses the Towns of Amenia and North East as well as the Village of Millerton. The area is patrolled by one deputy per eight hour shift twenty-four hours a day. The station also covers the southern end of the Harlem Valley which includes the Towns of Dover, Pawling and the Village of Pawling. The south end is also covered by one deputy per shift twenty-four hours a day. The Zone 6 patrol handled 1781 calls for service for 2004, and 1412 calls for service to date for 2005. An increase in calls would be anticipated with the completion of your proposed project. An addition of 4 new deputy positions would probably enable my office to adequately handle the increase in calls.

The Dutchess County Sheriff's Office has always enjoyed a very positive relationship with the Silo Ridge Property, and looks forward to that relationship continuing to grow with the growth of this proposed project.

Please feel free to contact me, if you require any further assistance.

Yours truly,



Adrian H. Anderson, Sheriff

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

Capital District Office
Phone: (518) 235-8050

21 Fox Street, Poughkeepsie, New York 12601
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North Country Office
Phone: (518) 812-0513

Orange County Office
Phone: (845) 567-1133

September 19, 2005

Lt. Laurie Wagner
New York State Police
Records Access Officer
Bldg. 22, 1220 Washington Avenue
Albany, New York 12226-2252

*Re: Freedom of Information Request
Silo Ridge Resort Community
Town of Amenia, Dutchess County, New York
Job #10454.00*

Dear Lt. Wagner:

The Chazen Companies are in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Silo Ridge Resort Community. The site is located along NYS Route 22 in the Town of Amenia, Dutchess County, New York. Please find the enclosed USGS topographic map (Amenia Quadrangle) illustrating the approximate location of the subject property.

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- The location of the police station which serves this area (address and phone number);
- The method of coverage of this area, i.e. on-call vs. patrolled once nightly, etc., including the times of day patrolled;
- Numbers of shifts, length of shift (in hours);
- The capability of the existing department to provide police coverage to a new development of the size noted above.

In accordance with 6 NYCRR Section 616.5(b), it would be appreciated if you would please respond to this request within five business days of its receipt.

If at all possible, it would be appreciated if you could fax the requested information to me at (845) 454-4026. Please do not hesitate to contact me at (845) 486-1517 if you have any questions.

Thank you for your assistance.

Sincerely,



Kevin Pulliam
Planner

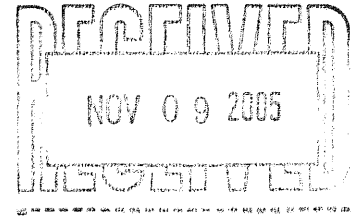
Enclosures

Cc: Nancy Vlahos, AICP



WAYNE E. BENNETT
SUPERINTENDENT

**NEW YORK STATE POLICE
BUILDING 22
1220 WASHINGTON AVE.
ALBANY, N. Y. 12226-2252**



November 7, 2005

Kevin Pulliam
Chazen Engineering & Land
Surveying Co., P.C.
21 Fox Street
Poughkeepsie, New York 12601

Dear Mr. Pulliam:

Reference is made to your correspondence dated September 19, 2005, received at this office on September 21, 2005, requesting records pertaining to New York State Police coverage and deployment of personnel in the proposed Silo Ridge Resort Community in the Town of Amenia, pursuant to the requirements of Article 6 of the Public Officers Law (Freedom of Information).

New York State Police personnel in the above area work various shifts including: 7:00 a.m.-3:00 p.m.; 3:00 p.m.-11:00 p.m.; and 11:00 p.m.-7:00 a.m.; 8:00 a.m.-5:00 p.m.; 7:00 a.m.-7:00 p.m.; and 7:00 p.m.-7:00 a.m. The records you seek in the first part of your request are records which, if disclosed, would endanger the life and safety of the public and our members. This portion of your request is therefore denied. The remainder of your request is interrogatory in nature and does not identify a record in accordance with statutory requirements.

Any appeals may be addressed to the Records Appeal Officer, Administration, at the above address.

Very truly yours,

Laurie M. Wagner

Captain

Records Access Officer

CHAZEN ENGINEERING & LAND SURVEYING Co., P.C.

Capital District Office
Phone: (518) 235-8050

21 Fox Street, Poughkeepsie, New York 12601
Phone: (845) 454-3980 Fax: (845) 454-4026
Email: poughkeepsie@chazencompanies.com
Web: www.chazencompanies.com

North Country Office
Phone: (518) 812-0513

Orange County Office
Phone: (845) 567-1133

September 21, 2005

Ms. Gail Herмосilla – Town Clerk
Town of Amenia Town Hall
36 Mechanic Street
Amenia, New York 12501

Re: Freedom of Information Request
Town of Amenia, Dutchess County, New York
Project #10454.00

Dear Ms. Herмосilla:

Please accept this letter as a request for a copy of the 2005 Town of Amenia Adopted Budget and Recreation Master Plan. As these may be lengthy documents, please inform me of any reproduction costs that may be incurred either by yourself or an outside copy center.

In accordance with 6 NYCRR Section 616.5(b), it would be appreciated if you would please respond to this request within five business days of its receipt.

Please do not hesitate to contact me at (845) 486-1517 if you have any questions regarding this request.

Thank you for your assistance.

Sincerely,

Kevin Pulliam
Planner

Cc: Nancy Vlahos, AICP

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North Country Office
Phone: (518) 812-0513

September 27, 2005

Mr. Ronald J. Gazzoli, Town Assessor
Town of Amenia Town Hall
36 Mechanic Street
Amenia, New York 12501

*Re: Freedom of Information Request
Silo Ridge Resort Community
Town of Amenia, Dutchess County, New York
Job #10454.00*

Dear Mr. Gazzoli:

The Chazen Companies are in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Silo Ridge resort community. The site is located near the intersection of U.S. Route 44 and NYS Route 22 in the Town of Amenia, Dutchess County, New York. Please find the enclosed mapping to illustrate the location of the subject property.

The Applicant is proposing the construction of 328 townhome units, 41 single-family homes, two resort hotels, banquet space, two restaurants, conference space, and spa and wellness center on a 668.3± acre area identified as Parcel Numbers 7066-00-732810, 7066-00-860725, 7067-00-742300, 7066-00-670717, and 7067-00-709177 on the Town of Amenia Tax Map.

We are required, under the New York State Environmental Quality Review Act (SEQRA) to address all of the potential impacts of this action. Accordingly, we are required to provide tax parcel and owner identification of all parcels that abut the proposed project site, and to evaluate the potential fiscal impacts to Town resources and services as a result of the proposed development.

By this correspondence, under the Freedom of Information Law, it would be appreciated if you could please confirm the information listed in the attached table with the current owner identification and tax parcel number. I am also requesting the following information as it relates to the Town of Amenia's community services for inclusion in the DEIS:

Mr. Ronald J. Gazzoli, Town Assessor
September 27, 2005

1. Total Number of Taxable Land Parcels in the Town.
2. Total Number of Residential Parcels in the Town.
3. Total Assessed Value of all Taxable Land Parcels in the Town.
4. Total Assessed Value of all Residential Parcels in the Town.
5. Total Assessed Value of the individual parcels that comprise the project site, identified as Parcel Numbers 7066-00-732810, 7066-00-860725, 7067-00-742300, 7066-00-670717, and 7067-00-709177 on the Town of Amenia Tax Map.
6. 2005 Town of Amenia Tax Rates and Equalization Rate.
7. Relevant Tax Districts of the project site, including library, fire, school.

In accordance with 6 NYCRR Section 616.5(b), it would be appreciated if you would please respond to this request within five business days of its receipt.

If at all possible, please fax the requested information to me at (845) 454-4026. Please do not hesitate to contact me at (845) 486-1517 if you have any questions regarding this request.

Thank you for your assistance.

Sincerely,

Kevin Pulliam
Planner

Enclosures

Cc: Nancy Vlahos, AICP

Abutting Property Information

Tax Parcel Number	Owner
13200-7067-20-911218	Kevin R. Dunlop 67 Lake Amenia Road Amenia, New York 12501
13200-7067-20-861211	Vincent A. and Megan Carr 35 Lake Amenia Road Amenia, New York 12501
13200-7067-00-840297	Emanuel Gradoux-Matt 340 East 93 rd Street Apartment 10M New York, New York 10128
13200-7066-00-345640	Turkey Hollow, Inc. 4754 Route 44 Milbrook, New York 12545
13200-7067-00-428206	Donald P. Rosendale 4848 Route 44 Amenia, New York 12501
13200-7067-00-742300	Higher Ground Country Club, LLC 4651 Route 22 Amenia, New York 12501
13200-7067-00-611263	Cyril V. Farley C/o Patricia Bristol DeLavernge Hill Amenia, New York 12501
13200-7067-00-620205	Arlouine and Peter Bartlett Wu 434 East 52 nd Street New York, New York 10022
13200-7066-00-969308	John A. Segalla 299 Leedsville Road Amenia, New York 12501
13200-7066-00-910219	Queenie Luther P.O. Box 184 Wassaic, New York 12592
13200-7067-00-625160	Arlouine and Peter Bartlett Wu 434 East 52 nd Street New York, New York 10022
13200-7067-00-566092	John A. Segalla 299 Leedsville Road Amenia, New York 12501

13200-7067-00-628131	Bertram and Pauline Miller 5021 Route 44 Amenia, New York 12501
13200-7067-00-913117	County of Dutchess C/O Commission of Finance 22 Market Street Poughkeepsie, New York 12601
13200-7067-00-497066	John A. Segalla 299 Leedsville Road Amenia, New York 12501
13200-7066-00-854868	Amenia Fish and Game P.O. Box 149 Amenia, New York 12501
13200-7066-00-885633	Karl Saliter Jackson Hill Road Sharon, Connecticut 06069
13200-7066-00-882575	Theoharis G. Theoharis 1568 Route 292 Holmes, New York
13200-7066-00-977875	Walter and Eleanor Culver 654 Old Route 22 Amenia, New York 12501
13200-7067-20-932218	James and Helene Carroll 75 Lake Amenia Road Amenia, New York 12051
13200-7067-00-840207	John A. Segalla 299 Leedsville Road Amenia, New York 12501
13200-7067-20-917181	Leonard, Rev Thomas P. and Rev. John 213 West 82 nd Street New York, New York 10024
13200-7067-00-974260	Gail Hermosilla – Town Clerk Town of Amenia Town Hall Amenia, New York 12501
13200-7067-00-650400	Robert and Davis Hottensen 1160 5 th Avenue, Apt. 302 New York, New York 10029
13200-7166-00-051601	Richard Allen and Sand and Grave, Inc. P.O. Box 679 Poughquag, New York 12570

Mr. Ronald J. Gazzoli, Town Assessor
September 27, 2005

13200-7066-00-605146	Allan Shope 171 Deep Hollow Road Wassaic, New York 12592
13200-7166-00-074464	Washed Aggregate Resource P.O. Box 425 Wassaic, New York 12592
13200-7166-00-060250	Metro Transit Authority 347 Madison Avenue New York, New York 10017

CHAZEN ENGINEERING & LAND SURVEYING Co., P.C.

Capital District Office
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North Country Office
Phone: (518) 812-0513

Orange County Office
Phone: (845) 567-1133

October 20, 2005

Ms. Mary Clinton, District Clerk
Webutuck Central School District
194 Haight Avenue
Amenia, New York 12501

*Re: Freedom of Information Request
Silo Ridge Resort Community
Town of Amenia, Dutchess County, New York
Job #10454.00*

Dear Ms. Clinton:

The Chazen Companies are in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Silo Ridge Resort Community. The site is located along NYS Route 22 in the Town of Amenia, Dutchess County, New York. Please find the enclosed USGS topographic map (Amenia Quadrangle) illustrating the approximate location of the subject property.

The Applicant is proposing the construction of 328 townhome units, 41 single-family homes, two resort hotels, banquet space, two restaurants, conference space, and a spa and wellness center. The existing golf course will also be upgraded and improved. Upon full build-out the proposed project is anticipated to result in approximately 151 public school children.¹

We are required, under the New York State Environmental Quality Review Act (SEQRA) to address all of the potential impacts of this action. Accordingly, we are analyzing the potential impacts to school services and school transportation resources in this area.

By this correspondence, under the Freedom of Information Act, I am requesting the following information as it relates to the Webutuck Central School District for inclusion in the DEIS:

¹ The 1994 Urban Land Development Impact Handbook Exhibit II.1 Regional and National Demographic Multipliers for common configurations of standard housing types for total school children by grade category (Northeast Region).

School District:

- Number of students currently enrolled in each school;
- The annual growth rate in the district;
- The capability of the current school facilities to handle the additional approximately 151 student enrollment created by the proposed development;²
- Whether there are any plans to expand the present school facilities; if yes, please describe;
- Projected 10 year enrollment;
- Number of the full student capacity for all schools in the District;
- Budget information for the 2005 / 2006 school year and if possible, the amount of the budget that is derived from property taxes;

Busses / Transportation:

- Number of buses currently utilized by the Webutuck School District, including a separate listing of busses only utilized during the afternoon kindergarten schedule;
- Schedule of the morning, afternoon, and kindergarten bus schedules;
- Projected number of buses to be utilized by the School District in the 2005 / 2006 school year;
- Total capacity (number of students) for busses serving Webutuck School District versus total existing number of school children utilizing school bus services;
- The number of busses currently assigned to each school in the School District and their schedules.

² The 1994 Urban Land Development Impact Handbook Exhibit II.1 Regional and National Demographic Multipliers for common configurations of standard housing types for total school children by grade category (Northeast Region).

In accordance with 6 NYCRR Section 616.5(b), it would be appreciated if you would please respond to this request within five business days of its receipt.

If at all possible, it would be appreciated if you could fax the requested information to me at (845) 454-4026. Please do not hesitate to contact me at (845) 486-1517 if you have any questions regarding this request.

Thank you for your assistance.

Sincerely,

Kevin Pulliam
Planner

Enclosures

Cc: Nancy Vlahos, AICP

Webatuck School District Demographic & Transportation Information (2005 - 2005 School Year)					
School	Grades Served	2005-2006 Enrollment	Capacity	2005-2006 Total # of buses	2005-2006 # of buses (<i>kindergarten schedule only</i>)
Millerton Elementary School					
Amenia Elementary School					
Webatuck Elementary School					
Eugene Brooks Middle School					
Webatuck High School					
TOTAL					

CHAZEN ENGINEERING & LAND SURVEYING Co., P.C.

Capital District Office
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Email: poughkeepsie@chazencompanies.com
Web: www.chazencompanies.com

North Country Office
Phone: (518) 812-0513

Orange County Office
Phone: (845) 567-1133

January 5, 2006

Ms. Mary Clinton, District Clerk
Webutuck Central School District
194 Haight Avenue
Amenia, New York 12501

*Re: Freedom of Information Request
Silo Ridge Resort Community
Town of Amenia, Dutchess County, New York
Job #10454.01*

Dear Ms. Clinton:

Thank you for responding to the Freedom of Information request letter from The Chazen Companies dated October 20, 2005. We received your letter stating that the Webatuck Central School District would be in contact with The Chazen Companies to inform us of available information and applicable fees. It would be greatly appreciated if we could obtain that information for use in the preparation of a Draft Environmental Impact Statement (DEIS) for the proposed Silo Ridge Resort Community. The site is located along NYS Route 22 in the Town of Amenia, Dutchess County, New York. Please find the enclosed USGS topographic map (Amenia Quadrangle) illustrating the approximate location of the subject property.

The Applicant is proposing the construction of 328 townhome units, 41 single-family homes, two resort hotels, banquet space, two restaurants, conference space, and a spa and wellness center. The existing golf course will also be upgraded and improved. Upon full build-out the proposed project is anticipated to result in approximately 151 public school children.¹

We are required, under the New York State Environmental Quality Review Act (SEQRA) to address all of the potential impacts of this action. Accordingly, we are analyzing the potential impacts to school services and school transportation resources in this area.

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By this correspondence, under the Freedom of Information Act, I am requesting the following information as it relates to the Webutuck Central School District for inclusion in the DEIS:

School District:

- Number of students currently enrolled in each school;
- The annual growth rate in the district;
- The capability of the current school facilities to handle the additional approximately 151 student enrollment created by the proposed development;²
- Whether there are any plans to expand the present school facilities; if yes, please describe;
- Projected 10 year enrollment;
- Number of the full student capacity for all schools in the District;
- Budget information for the 2005 / 2006 school year and if possible, the amount of the budget that is derived from property taxes;

Busses / Transportation:

- Number of buses currently utilized by the Webutuck School District, including a separate listing of busses only utilized during the afternoon kindergarten schedule (if applicable);
- Schedule of the morning, afternoon, and kindergarten bus schedules (if applicable);
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² The 1994 Urban Land Development Impact Handbook Exhibit II.1 Regional and National Demographic Multipliers for common configurations of standard housing types for total school children by grade category (Northeast Region).

In accordance with 6 NYCRR Section 616.5(b), it would be appreciated if you would please respond to this request within five business days of its receipt.

If at all possible, it would be appreciated if you could fax the requested information to me at (845) 454-4026. Please do not hesitate to contact me at (845) 486-1517 if you have any questions regarding this request.

Thank you for your assistance.

Sincerely,

Kevin Pulliam
Planner

Enclosures

Cc: Nancy Vlahos, AICP

Webatuck School District Demographic & Transportation Information (2005 – 2005 School Year)					
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Millerton Elementary School					
Amenia Elementary School					
Webatuck Elementary School					
Eugene Brooks Middle School					
Webatuck High School					
TOTAL					

CHAZEN ENGINEERING & LAND SURVEYING Co., P.C.

Capital District Office
Phone: (518) 235-8050

21 Fox Street, Poughkeepsie, New York 12601
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Email: poughkeepsie@chazencompanies.com
Web: www.chazencompanies.com

North Country Office
Phone: (518) 812-0513

Orange County Office
Phone: (845) 567-1133

January 9, 2006

Ms. Gail Herмосilla – Town Clerk
Town of Amenia Town Hall
36 Mechanic Street
Amenia, New York 12501

Re: *Freedom of Information Request*
Town of Amenia, Dutchess County, New York
Project #10454.00

Dear Ms. Herмосilla:

Please accept this letter as a request for a copy of the 2006 Town of Amenia Adopted Budget. As these may be lengthy documents, please inform me of any reproduction costs that may be incurred either by yourself or an outside copy center.

In accordance with 6 NYCRR Section 616.5(b), it would be appreciated if you would please respond to this request within five business days of its receipt.

Please do not hesitate to contact me at (845) 486-1517 if you have any questions regarding this request.

Thank you for your assistance.

Sincerely,

Kevin Pulliam
Planner

Cc: Nancy Vlahos, AICP

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

Capital District Office
Phone: (518) 235-8050

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Web: www.chazencompanies.com

North Country Office
Phone: (518) 812-0513

Orange County Office
Phone: (845) 567-1133

March 30, 2006

Ms. Ruth L. Pierpont, Director
New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Pebbles Island, P.O. Box 189
Waterford, New York 12188-0189

*Re: Information Request – **The NYS Historic Preservation Act of 1980, Section 14.09**
Silo Ridge Resort Community – Town of Amenia, Dutchess County, New York
Job #10454.01*

Dear Ms. Pierpont:

The Chazen Companies are in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Silo Ridge Resort Community. The project will require the following permits from the New York State Department of Environmental Conservation, New York State Department of Transportation, New York State Health Department, and the New York State Department of State (please see attached list for a description of permits and approvals that will be needed); therefore, as the project requires state permits, the project also requires consultation with the New York State Historic Preservation Office (SHPO) regarding potential impacts to cultural and historic resources on or near the subject property.

Accordingly, please provide any information concerning potential cultural and historic resources on or near this property. The project site is located along New York State Route 22 in the Town of Amenia, Dutchess County, New York, identified as Parcel Numbers 7066-00-732810, 7066-00-860725, 7066-00-742300, 7066-00-670717, and 7067-00-709177 by the Town of Amenia Tax Map. Please find the enclosed USGS topographic map (Amenia Quadrangle) illustrating the approximate location of the subject property.

If at all possible, please fax this information to me at (845) 454-4026. Please do not hesitate to contact me at (845) 486-1517 if you have any questions.

Thank you for your assistance.

Sincerely,

Kevin Pulliam
Planner

Enclosures

Cc: Nancy Vlahos, AICP

New York State Approvals

1. New York State Department of Environmental Conservation
Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561
 - Stormwater State Pollution Discharge Elimination System (SPDES) Permit
 - Wetland Disturbance
 - Water Supply Approval Permit

2. New York State Department of Transportation
Region 8 Office
Eleanor Roosevelt Office Building
4 Burnett Boulevard
Poughkeepsie, New York 12603
 - Highway Work Permit(s)
 - Road Access – NYS Route 22 and NYS Route 44

3. New York Secretary of State
New York State Department of State
41 State Street
Albany, New York 12207
 - Authorization for Transportation Corporation

Environmental Assessment Form

*Site Plan Application and
Part 1 Environmental Assessment Form*

SILO RIDGE

Town of Amenia
Dutchess County, New York

June 23, 2005



Prepared for:
Higher Ground Country Club, LLC
4651 Route 22
Amenia, New York 12501

*Site Plan Application and
Part 1 Environmental Assessment Form*

SILO RIDGE

Town of Amenia
Dutchess County, New York

June 23, 2005



Prepared by:

**The Dutchess County Office
The Chazen Companies
21 Fox Street
Poughkeepsie, New York 12601**

*Dutchess County
(845) 454-3980*

*Orange County
(845) 567-1133*

*Capital District
(518) 235-8050*

*North Country
(518) 812-0513*

INTRODUCTION

The Chazen Companies
June 23, 2005

INTRODUCTION

The applicant, Higher Ground Country Club, LLC, is proposing the development of 209.9 ± acres for parcel(s) land (tax numbers 7066-00-732810, 7066-00-860725, 7066-00-870350, 7066-00-670717 and 7067-00-709177 located on Route 22 in the Town of Amenia, Dutchess County, New York. The subject parcel(s) current use is a golf course and the total project area is approximately 668.3 ± acres in size.

The applicant also seeks Town Board approval for a zoning text amendment to allow a hotel in the RA and M Districts, subject to the issuance of a special use permit by the Zoning Board of Appeals. The proposed development will include a cluster development of 328 unit townhomes, 41 single-family houses, two resort hotels, banquet space, two restaurants, conference space, and a spa and wellness center. The zoning text amendment will be submitted under separate cover.

At this time it is anticipated that in addition to Town Board approval of the proposed zoning text amendment, the applicant will also need site plan and cluster subdivision approval from the Planning Board, and special use permit approval from the Zoning Board of Appeals. In addition, the following outside agency permits will be required: DCDOH water and wastewater approval, NYSDOT highway access permit, NYSDEC wetland disturbance permit, and NYSDEC Stormwater Permit (SPDES).

The project area contains many scenic views of regional importance. All view corridors will remain throughout the project area. The proposed project area has a sloping terrain and is comprised of approximately 26.5 ± acres of NYSDEC and Federal Wetlands. The site is surrounded by undeveloped rural (non-farm) land. The proposed site will have two access points from Route 22 (including the existing entranceway) and three access points from Route 44, and will be served by on-site water and wastewater treatment facilities.

SITE PLAN APPLICATION

*The Chazen Companies
June 23, 2005*

APPLICATION FOR PRELIMINARY SITE PLAN APPROVAL

Tax Grid No. 7066-00-732810, 7066-00-860725, 7066-00-670717 & 7067-00-709177

Owner Higher Ground Country Club

Address 4651 Route 22, Amenia, NY 12501

Telephone Number (845) 373-7000

LICENSED DESIGN PROFESSIONAL

Name Chazen Engineering & Land Surveying Co., P.C.

Address 21 Fox Street, Poughkeepsie, NY 12601

Telephone Number (845)454-3980

AGENT (if Owner is represented by an Agent)

Name Chazen Engineering & Land Surveying Co., P.C.

Address 21 Fox Street, Poughkeepsie, NY 12601

Telephone Number (845) 454-3980

LOCATION OF SITE

4655 NYS Route 22, 4589 NYS Route 22, and two parcels on US Route 44 (no street number)

Total Acres 668.3± Zoning District M & RA¹ Proposed Use Proposed development which includes a cluster development of 328 unit townhomes, 41 single family homes, 2 resort hotels, banquet space, 2 restaurants, conference space, spa and health club space, and retail space, with associated parking

The undersigned hereby requests preliminary site plan approval by the Planning Board of the above identified property for all indicated use or uses. The undersigned agrees to pay, or reimburse the Town for, all fees, disbursements and other charges of any attorneys, engineers, planning consultants or other advisors retained by the Planning Board in connection with its processing of the foregoing applications.

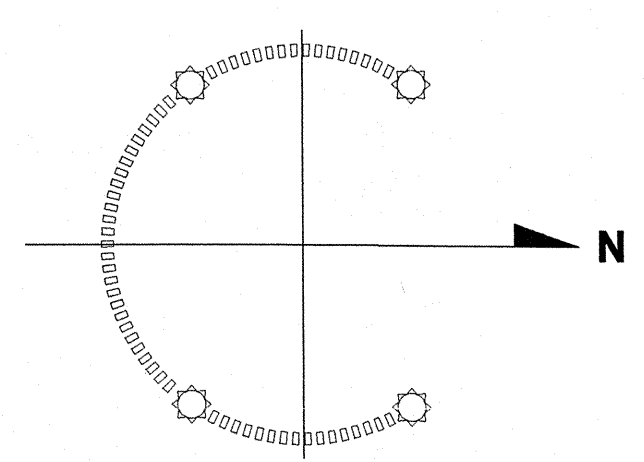
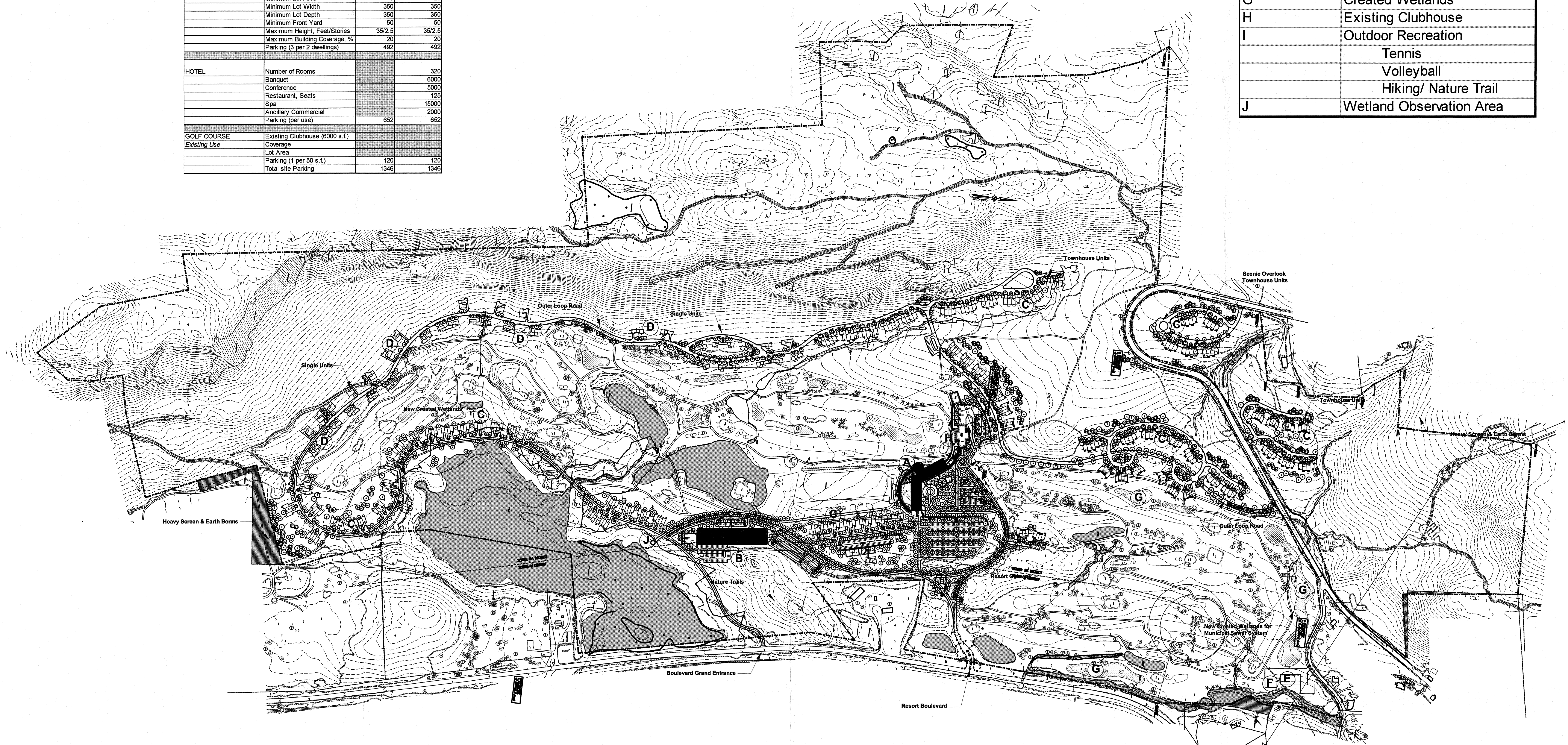
Nancy Vlahos
Signature of Owner or Agent

6/23/05
Date

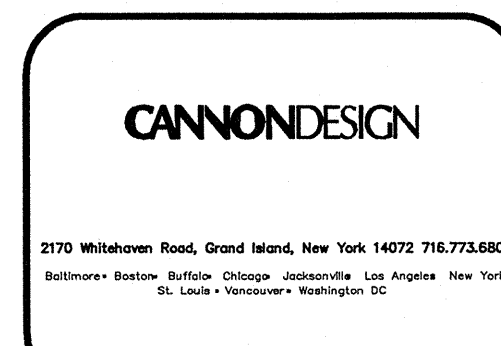
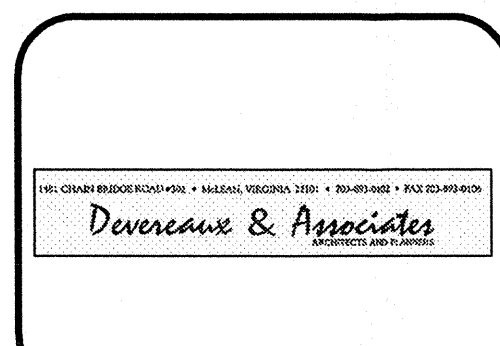
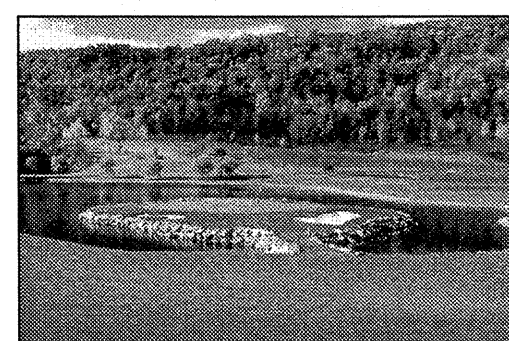
¹ The Applicant is proposing a zoning text amendment to the RA and M Zoning Districts to allow hotel uses.

Silo Ridge - Proposed Site Information			
USE	CATEGORY	REQUIRED	PROPOSED
SINGLE FAMILY Cluster	Number of Single Family		41
	Minimum Lot Area (s.f.)	200000	Cluster
	Minimum Lot Width	400	Cluster
	Minimum Lot Depth	500	Cluster
	Minimum Front Yard	75	Cluster
	Minimum Side Yard One/Both	100/200	Cluster
	Minimum Rear Yard	100	Cluster
	Maximum Height, Feet/Stories	35/2.5	35/2.5
Maximum Lot Coverage, %		10	
	Parking (2 per dwelling)	82	82
TOWNHOUSE (Special Use in RA Zoning)	Number of Townhouses		328
	Maximum Density	12/acre	328
	Minimum Lot Area	5	28
	Minimum Lot Width	350	350
	Minimum Lot Depth	350	350
	Minimum Front Yard	50	50
	Maximum Height, Feet/Stories	35/2.5	35/2.5
	Maximum Building Coverage, %	20	20
Parking (3 per 2 dwellings)	492	492	
HOTEL	Number of Rooms		320
	Banquet		6000
	Conference		5000
	Restaurant, Seats		125
	Spa		15000
	Ancillary Commercial		2000
Parking (per use)	652	652	
GOLF COURSE Existing Use	Existing Clubhouse (6000 s.f.)		
	Coverage		
	Lot Area		
	Parking (1 per 50 s.f.)	120	120
Total site Parking	1346	1346	

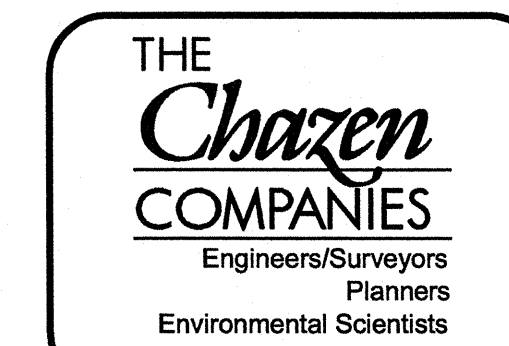
LEGEND	
A	Phase I Hotel
B	Phase II Hotel
C	Townhouse Unit
D	Single Family
E	Sanitation Facility
F	Maintenance Building
G	Created Wetlands
H	Existing Clubhouse
I	Outdoor Recreation
	Tennis
	Volleyball
	Hiking/ Nature Trail
J	Wetland Observation Area



Silo Ridge
Country Club
Resort Community



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rev.	date	description

SILO RIDGE COUNTRY GOLF RESORT COMMUNITY
**Silo Ridge
Concept Site Plan**
TOWN OF AMENIA / DUTCHESS COUNTY / STATE OF NEW YORK

City/Design checked LB/MDF MDY/MC
date 06/23/05 scale 1"=300'
project no. 10454.00
sheet no. 10454.00
CP-1.0
1 of 1

PART 1
ENVIRONMENTAL ASSESSMENT FORM

The Chazen Companies
June 23, 2005

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY
DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonable determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions.

Silo Ridge

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

5. Approximate percentage of proposed project site with slopes: 0-10% 40± % 10-15% 40± %
 15% or greater 20 ± %
6. Is project substantially contiguous to or contain a building site, or district, listed on the State or National Registers of Historic Places? Yes No⁵
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No⁶
8. What is the depth of the water table? Greater than 3ft. (All Soils) (in feet)⁷
9. Is site located over a primary, principal, or sole source aquifer? Yes No⁸
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes⁹ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No¹⁰
According to field survey
Identify each species: _____
12. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, or other geological formations) Yes¹¹ No
Describe: Various high points and slopes throughout the site.
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? If yes, explain: Yes¹² No
14. Does the present site include scenic views known to be important to the community? Yes¹³ No
15. Streams within or contiguous to the project area: Yes¹⁴
a. Name of Stream and name of River to which it is tributary: Amenia Brook, Cascade Brook
16. Lakes, ponds, wetland areas within or contiguous to project area: Yes¹⁵
a. Name: _____ b. Size (in acres): 42.3 ± acres
17. Is the site served by existing public utilities? Yes No
a. If Yes, does sufficient capacity exist to allow connection? Yes No
b. If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law 25-AA, Section 303 and 304? Yes No¹⁶
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No¹⁷
20. Has the site ever been used for the disposal of solid or hazardous waste? Yes No¹⁸

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 668.3 ± acres
- b. Project acreage to be developed: 209.9 ± acres initially; 209.9 ± acres ultimately.¹⁹
- c. Project acreage to remain undeveloped: 458.4 ± acres.
- d. Length of project in miles: NA (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed: N.A. %.
- f. Number of off-street parking spaces existing: 328 proposed: 720²⁰
- g. Maximum vehicular trips generated per hour: 463²¹ P.M. peak (upon project completion).
- h. If residential, number and type of housing units:
- | | One Family | Two Family | Multiple Family | Townhomes |
|------------|------------|------------|-----------------|------------|
| Initially | <u>41</u> | _____ | _____ | <u>328</u> |
| Ultimately | <u>41</u> | _____ | _____ | <u>328</u> |
- i. Dimensions (in feet) of largest proposed structure: 5 (story) height; 200 ± ft width; 480 ± ft length²²
- j. Linear feet of frontage along a public thoroughfare project will occupy is: 0 ± feet

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 cubic yards.²³
3. Will disturbed areas be reclaimed? Yes No
 a. If Yes, for what intended purpose is site being reclaimed? use on site
 b. Will topsoil be stockpiled for reclamation? Yes No
 c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 30 ± acres.²⁴
5. Will any mature forest (over 100 years old) or other locally important vegetation be removed from site? Yes No²⁵
6. If single-phase project, anticipated period of construction: N.A. ± months (including demolition).
7. If multi-phased: 25 months
 a. Total number of phases anticipated: 2+ (number).
 b. Anticipated date of commencement of phase one: 02/2007 month, year.
 c. Approximate completion date of final phase: market driven month, year.
 d. Is phase one functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes²⁶ No
9. Number of jobs generated - during construction: 75± after project is complete: 250±
10. Number of jobs eliminated by this project: 0
11. Will project require relocation of any projects or facilities? Yes²⁷ No
 If Yes, explain: _____
12. Is surface liquid waste disposal involved? Yes²⁸ No
 a. If Yes, indicate type of waste (sewage, industrial, etc.) and amount: Residential, Sanitary Sewer
 Name of water body into which effluent will be discharged: Created wetland on site
13. Is subsurface liquid waste disposal involved? Yes No
14. Will surface area of an existing body of water increase or decrease by proposal? Yes No²⁹
 If Yes, explain: _____
15. Is project or any portion of project located in a 100-year floodplain? Yes³⁰ No
16. Will project generate solid waste? Yes No
 a. If Yes, what is the amount per month? 41.3 ± tons³¹
 b. If Yes, will an existing solid waste facility be used? Yes No
 c. If Yes, give name: _____ location: _____
 d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
 If Yes, explain: _____
17. Will project involve the disposal of solid waste? Yes No
 a. If Yes, what is the anticipated rate of disposal? N.A. tons/month
 b. If Yes, what is the anticipated site life? N.A. Years
18. Will project use herbicides and pesticides? Yes No³²
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes³³ No
21. Will project result in an increase in energy use? Yes No
 If Yes, indicate type(s): electricity, gas
22. If water supply is from wells, indicate pumping capacity: 62 gallons/minute
23. Total anticipated water usage per day: 252,790 ± gallons/day (see endnote 29).
24. Does project involve Local, State or Federal funding? Yes No

25. Approvals Required:		Type	Submittal Date
City, Town, Village, Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rezoning (text amendment)	June 2005
City, Town, Village, Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan, Cluster Subdivision	June 2005
City, Town Zoning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Special Use Permit	June 2005
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water and Sewer	
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies (D.C. Planning)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	GML 239m review	
State Agencies (NYSDEC)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SPDES, wetland disturbance	
State Agencies (NYSDOT)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Highway access	
Federal Agencies (USACOE)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Nationwide wetland permit	

C. ZONING AND PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? Yes No
 If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other
2. What is the zoning classification(s) of the site? Agriculture Density (RA) & Industrial (M)
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
Approximately 7,475 multifamily homes and 1,183,961± s.f. light industrial (theoretical buildout)
4. What is the proposed zoning of the site? Text amendment to RA and M Districts
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? Equivalent of response #3 plus hotel development
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
7. What are the predominant land uses and zoning classifications within one-quarter mile?
Agriculture, residential, hamlet commercial.
8. Is the proposed action compatible with adjoining/surrounding land uses within a quarter mile? Yes No
9. If the proposed action is a subdivision of land, how many lots are proposed? Proposed cluster development to be determined (see attached site plan).
 What is the minimum lot size proposed? To be determined.
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
11. Will proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
 a. If Yes, is existing capacity sufficient to handle projected demand? Yes³⁴ No
12. Will proposed action result in the generation of traffic significantly above present levels? Yes³⁵ No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. INFORMATION DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. VERIFICATION

I certify that the information provided here is true to the best of my knowledge.

Applicant/Sponsor Name: Nancy Vlahos Date: June 23, 2005
 Signature: Nancy Vlahos agent for Applicant Title: Senior Planner

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment. Attach form to this document.

X:\1\10400-10500\10454\SEQR\EAF\EAF Part 1 silo_ridge20050623 (tro,nv)_final.doc

ENDNOTES

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- ¹ Represents the total project area which consists of tax parcels 7066-00-732810, 7066-00-860725, 7066-00-870350, 7066-00-670717, and 7067-00-709177.
- ² According to the *Soil Survey of Dutchess County, New York*, 2002, USDA Natural Resources Conservation Service in cooperation with Cornell University Agricultural Experiment Station, the site contains the following soil series (predominant soils are highlighted):

Soil Type
CuC
CuD
CwB
DwD
Ff
GfD
HoE
NwC
NwD
NxE
NxF
SkC
SkD
SkE
SmC
SmD
Ud
Ue
W
Wy

- ³ According to the New York Agriculture Land Classification for Dutchess County, New York, (2003) the soil series type CwB is classified as a 3 in the soil group. However, the land use is not that of agriculture.
- ⁴ According to the *Soil Survey of Dutchess County, New York*, 2002, USDA Natural Resources Conservation Service in cooperation with Cornell University Agricultural Experiment Station, the NxF soil series has a depth to bedrock of 10-20 inches and the NxE soil series has a depth to bedrock of 10-20 inches and the CuC soil series has a depth to bedrock of greater than 60 inches and SmD soil series has a depth to bedrock of 10 to 20 inches and the Ud soil series has a depth to bedrock of less than 10- inches and the NwC has a depth to bedrock of 20-40 inches.

-
- 5 According to the National Park Service National Register of Historic Places Website Information System (www.cr.nps.gov), the NYSOPRHP website (<http://nysparks.state.ny.us/shpo/>), and the publication *National Register of Historic Places, Dutchess County, New York*, Dutchess County Department of Planning, 1990.
 - 6 According to data from the U.S. Department of the Interior dated December 19, 2000, and the U. S. Department of the Interior website (www.doi.gov).
 - 7 According to the *Soil Survey of Dutchess County, New York*, 2002, USDA Natural Resources Conservation Service in cooperation with Cornell University Agricultural Experiment Station," all the soil series has a depth to water table of greater than 3 feet.
 - 8 According to the New York State Department of Environmental Conservation Division of Water Technical and Operational Guidance, Series (2.1.3), Primary and Principle Aquifer Determinations, Table 1, 1987, and the *Atlas of Eleven Selected Aquifers in New York*, U.S. Geological Survey in cooperation with the NYS Department of Health, 1982.
 - 9 Hunting is present in the area of Tamarack, and in the vegetated North Ridge Line of the site.
 - 10 Additionally, an information request will be forwarded to the New York State Department of Environmental Conservation for additional information regarding threatened and endangered species.
 - 11 There are various existing high points of vegetation throughout the project area. There will be little to no disturbance of unique or unusual forms throughout the development process.
 - 12 There are two hunting and recreation groups that meet at locations near the site. There is an existing golf course servicing the surrounding communities and vacationers. Furthermore, there are existing nature trails located in the north ridge line. The Site Plan includes adding additional recreation and open space in and around the project area (bike trails, nature trails, tennis courts, parks, etc...).
 - 13 There are several scenic views in the project area. One important view is the "Scenic Overlook" located on New York State Route 44. Although Development is proposed near scenic views, all view corridors will remain. Development will be sensitive to all scenic views and sloping landscapes.
 - 14 The proposed site contains and is contiguous to NYSDEC classified streams. The site contains a portion of the Amenia Brook. (CT-15-11-2). This stream is classified as a Class C stream. There also exists tributaries and sub-tributaries of the Cascade Brook. They include (CT-15-11-2-1, CT-15-11-2-1-1, CT-15-11-2.2-1a).

These tributaries are all classified as Class C streams. The “C” classification indicates that water is best used for fishing, fish, propagation and survival, and primary and secondary contact recreation (6 NYCRR 701.7).

- 15 According to the New York State Department of Environmental Conservation *New York State Freshwater Wetlands Map*, the site contains and is contiguous to State and Federal designated wetlands. The site contains and/or is contiguous to 26.5 ± acres of State and Federal wetlands identified as (AM-15, AM-7, AM-8, and AM-16) designated wetlands. According to the *National Wetlands Inventory Map*, the property contains and is contiguous to designated wetlands characterized as (PFO1E, PFO1C, PUBH, PEM1fh, PSS1Eh, PFO1CU, PUBHx).
- 16 According to the map entitled *Agricultural Tax Parcels, Agricultural District 21, Dutchess County, New York, Real Property, July 2002*, the site is not located within an Agricultural District.
- 17 According to the list of Critical Environmental Areas on the NYSDEC website (www.dec.state.ny.us).
- 18 According to the report *Inactive Hazardous Waste Disposal Sites in New York State: Region 3*, prepared by the New York State Department of Environmental Conservation (NYSDEC), Division of Solid and Hazardous Waste, April 2003. An information request will be forwarded to the NYSDEC for further information in this regard.
- 19 Represents the area of impervious surface, excluding lawn and landscaped areas.
- 20 Approximately 1346 parking spaces are required by the Town of Amenia Zoning Code. The site plan provides 1,346 parking spaces.
- 21 The Institute of Transportation Engineers (ITE) *Trip Generation Manual, 7th Edition*, 2003, estimates vehicle trip ends (vte's) per weekday p.m. peak hour of adjacent street traffic for Land Use Code 330 for a Resort Hotel. Based on this information, the proposed Hotel, with 320-rooms would generate an average of 135 vte's per weekday p.m. peak hour of generated street traffic. The proposed 328-unit Townhomes, Land Use Code 231 for Condominium/Townhouse would generate 171 vte's per weekday p.m. peak hour of generated street traffic. The proposed 41 Single-Family Homes, Land Use Code 210 for Single-Family would generate an average of 41 vte's per weekday p.m. peak hour. An 18-hole golf course, Land Use Code 430 would generate 50 vte's per weekday p.m. peak hour. The two quality restaurants in each hotel totaling 250 seats Land Use Code 931 would generate 66 vte's per weekday p.m. peak hour of generated street traffic.
- 22 Represents the dimensions of the Hotel and Conference Center (Phase I), the largest proposed structure.

-
- ²³ Based on preliminary cut and fill calculations, it is anticipated that the project area will be balanced.
- ²⁴ Represents the difference in the area of impervious surface between existing and proposed, excluding lawn/landscaped areas.
- ²⁵ Selective cutting will take place with the removal of all vegetation and tree life.
- ²⁶ Based on Soil Surveys and site visits, blasting could be necessary at hotel site, blasting will be performed in compliance with all State and Local Requirements.
- ²⁷ The Amenia Gun Club is currently seeking a permit for a new relocation in the Tamarack area. They are currently located in the Northwest portion of the site.
- ²⁸ According to Dutchess County Department of Health *Water and Wastewater Systems Design and Construction Standards*, March 2003, a single-family home results in 130 gallons per day per bedroom. Therefore, the proposed 41 single family units with 41 four-bedroom homes would result in 21,320 ± gallons per day water usage and wastewater generation. The proposed 328 Townhome units with 328 three-bedroom homes would result in 127,920 ± gallons per day water usage and wastewater generation.

According to the New York State Department of Environmental Conservation's *Design Standards for Wastewater Treatment Works*, 1988 an ordinary restaurant results in 35 gallons per seat per day. Therefore, the proposed (two-phased) site plan, hosting two restaurants with a total of 250 seats would generate 8,750 ± gallons per day water usage and wastewater generation. The hotel and banquet facilities will result in 44,800 ± gallons per day. The proposed swimming pool results in 10 gallons per swimmer per day.

- ²⁹ The surface area of an existing body of water will not increase; there will be the creation of a new on-site wetland of 9.8 ± acres for gray water/wetland treatment.
- ³⁰ According to the Federal Emergency Management Agency, 1996, and the National Flood Insurance Program *Flood Insurance Rate Map, Dutchess County, New York*, a small portion of the project site is located within a 100-year floodplain.
- ³¹ According to the *Comprehensive Solid Waste Study, Dutchess County, New York*, 1972, a residential use would generate a median of 2.4 lbs. of solid waste per person per day. Therefore, the proposed Single Family and Townhome development with 1148 ± residents would generate 2,755 ± lbs. of solid waste per day, or 41.3 ± tons per month.

According to *The New Practitioner's Guide to Fiscal Impact Analysis*, Center for Urban Policy Research, 1990, Exhibit 12, the total household size for a 4-bedroom home is 4.061 persons (3-bedroom Townhomes, 3.067).

-
- ³² The existing golf course currently uses herbicides and pesticides.
- ³³ Noise which exceeds the local ambient noise levels may occur during construction activities, especially in the event of any blasting.
- ³⁴ Information letters have been sent to local police, fire, and EMS providers to verify existing capacity can handle the anticipated demand.
- ³⁵ Entry and exits points are spread proportionately throughout project area to ease traffic congestion.

Final Adopted Scoping Document

State Environmental Quality Review Act (SEQRA)

FINAL SCOPING DOCUMENT

For Silo Ridge

Town of Amenia, Dutchess County, New York

Lead Agency: Town of Amenia Planning Board

ADOPTED NOVEMBER 17, 2005

INTRODUCTION

A Draft Environmental Impact Statement (DEIS) will be prepared in accordance with the requirements of 6 NYCRR Part 617.9 to assess the potential significant adverse impacts regarding the proposed development of a resort community on a 668±-acre site. The proposed development, Silo Ridge, will be located along Route 22 in the Town of Amenia, Dutchess County, New York. The Scoping Document will serve as a general guide to the contents of the DEIS rather than a strict table of contents, and thus, the DEIS may contain studies in addition to those detailed in the Scope.

The proposed Type I Action is the subject of a Positive Declaration issued by the Town of Amenia Planning Board on September 15, 2005, in which the Planning Board issued a positive determination of environmental significance pursuant to SEQRA and directed the applicant to prepare a DEIS. Potential significant adverse impacts of the project that were identified by the Planning Board when it issued the SEQRA Positive Declaration include, but are not limited to the following:

- Potential soil erosion/soil removal and sedimentation to construction on or near steep slopes;
- Stormwater runoff from developed areas into streams or wetlands;
- The potential for increased traffic flow;
- The potential to adversely affect scenic views in the area, both the immediate surrounding area and from the locations identified more fully in Section 3.6 herein;
- Potential impacts to community service providers for new residents including police, fire, emergency services;
- Compatibility of the proposed action with existing community or neighborhood character;
- Substantial increase in solid waste production;
- The potential impact of wastewater treatment and disposal;
- The potential impacts to regulated wetlands, floodplains, streams, and groundwater resources;
- The potential impact to vegetation and wildlife;

- The potential impairment of important historic, archaeological, or aesthetic resources;
- The potential impacts of the proposed zoning amendment with respect to the Property and other parcels located in the RA and M use districts;
- The potential increased need for school district services;
- The potential impacts on recreation and open space resources; and
- Consistency with the Town of Amenia Master Plan.

Public Scoping was conducted through circulation of a Draft Scoping Document, prepared by the applicant, to all involved and interested agencies and members of the public and through publication of a notice of a DEIS Scoping Session published in the official Town newspaper. The period for public comment on the Draft Scoping Document began on September 15, 2005 and ended on October 17, 2005.

DESCRIPTION OF THE PROPOSED ACTION

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

Construction will occur in two phases and the development will consist of 328 townhome units, 41 single-family homes, two resort hotels with a total of up to 320 rooms, banquet space, two restaurants, conference space, and a spa and wellness center. The existing golf course will also be upgraded and improved.

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

The project site is designated as Industrial (M) and Agricultural Density (RA) by the Town of Amenia Zoning Map (1980). The Applicant is proposing a text amendment to the M and RA Districts to allow hotel uses. A Special Use Permit will be required to allow townhomes in the RA District.

REQUIRED APPROVALS

At this time it is anticipated that the following approvals and permits will be required:

Type of Approval	Agency
Site Plan & Subdivision Approval (Cluster Development)	Town of Amenia Planning Board
Zoning Text Amendment	Town of Amenia Town Board
Special Use Permit	Town of Amenia Zoning Board of Appeals
Water Connection	Dutchess County Department of Health
Road Access Approval	New York State Department of Transportation
Wetlands Disturbance	NYS Department of Environmental Conservation (NYSDEC)
	U.S. Army Corps of Engineers
Stormwater SPDES Permit	NYSDEC
Wastewater Treatment Plant	Dutchess County Department of Health NYSDEC

GENERAL SCOPING CONSIDERATIONS

Unless otherwise directed by this Scoping Document, the provisions of 6 NYCRR 617.9(b) apply to the content of the DEIS and are incorporated herein by reference.

Impact analysis will include a worst-case scenario of the units being occupied by full-time residents.

The DEIS will assemble relevant and material facts, evaluate reasonable alternatives, and will be written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, referenced in the DEIS and included as an Appendix.

The DEIS will be written in the third person without use of the terms I, we, and our. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and graphics. All graphics will clearly identify the project area, and footnotes will be used to cite references. All assertions will be supported by evidence, while opinions of the applicant that are unsupported by evidence will be identified as such.

Full scale Site Plans are to be included with the DEIS as an appendix and reduced copies of such Plans will be included in the text of the DEIS.

DEIS SCOPE AND CONTENT

- i. DEIS Cover Sheet listing names, addresses and phone numbers of individuals or organizations that prepared any portion of the DEIS, title of project, location of the project (streets, town, county, state), DEIS identification, location, name and address

- of the Lead Agency as well as the name and telephone number of the person at the lead agency who can provide further information, and relevant dates (i.e. date of DEIS submittal, provision for future insertion of date of acceptance of DEIS by the Lead Agency, date, time, and place of the public hearing, final date for acceptance of written comments).
- ii. DEIS Table of Contents including listings of tables, figures, maps, charts, appendices, and any items that may be submitted under separate cover (and identified as such).
 - iii. Environmental impact issues for which the applicant submitted plans, data, all SEQR documents (including Full Environmental Assessment Form, Positive Declaration/Circulation Notice, Final Scoping Document, technical letters from involved and interested agencies) proposed mitigation measures, and correspondence prior to the Planning Board's Positive Declaration, will be resubmitted in the DEIS as an Appendix. Summaries of the materials or reference to them will be included in the DEIS to provide a complete record of all environmental review issues and their consideration.

1.0 EXECUTIVE SUMMARY

All of the information presented in the Executive Summary will be provided in greater detail and substance in the Existing Setting, Potential Environmental Impacts, and Proposed Mitigation Measures Sections as appropriate. Section 1.0 will be presented in a brief and succinct format, and should not constitute an exhaustive narrative discussion that will be provided elsewhere.

1.1 Description of the Proposed Action

A description of the action will be provided including:

- Site location (streets, Town, County, Tax ID numbers),
- Total site acreage,
- Easements affecting the site,
- Existing zoning,
- Existing access,
- Existing site character and vegetative conditions,
- A list of abutting properties,
- Any known plans for development on abutting parcels owned or under contract by the Applicant,
- A brief description of the proposed action, including all project components.
- The beneficial effects of the proposed project to the Town.

1.2 List of Involved Agencies

A list of all involved agencies will be provided, along with the required approvals and permits they are responsible for granting.

1.3 List of Interested Agencies

A complete list of all interested agencies will be provided.

1.4 Summary of Potential Impacts and Mitigation Measures

A summary of the proposed project's potential impacts and proposed mitigation measures will be provided.

1.5 Summary of Project Alternatives Considered

A summary of each alternative to the proposed action will be provided. A matrix table providing a comparison of the alternatives relative to each impact issue addressed in the document;

1.6 Socio-economic Benefits

. The purpose, need and public benefit, including but not limited to probable permanent and part-time employment opportunities that may become available if the project is approved.

2.0 DESCRIPTION OF THE PROPOSED ACTION

Section 2.0 of the DEIS will provide a description of the project site and its location, a description of the proposed project, the public need and targeted demographic, as well as, the social and economic benefits of the project, the objectives of the project sponsor, and a description of required approvals, reviews, and permits.

2.1 Site Location and Description

2.1.1 A written and graphic description of the location of the project site in the context of the Town of Amenia, with emphasis on the Hamlet of Amenia, will be provided. This will include zoning designations and land uses on the site and within a 1/2 -mile radius of the site.

2.1.2 An identification of the exact dimensions of the property through a survey prepared by a licensed land surveyor, including any easements, rights-of-way, restrictions or other legal devices affecting the subject property's development potential. The survey will also delineate any special district boundaries and will include a calculation of the amount of restricted areas on the site, such as the acreage of easements, all freshwater wetlands, open space and recreation areas, streams, floodplains, slopes equal to or greater than 15 percent, and alluvial and organic soils.

2.1.3 Description of the infrastructure serving the project site and/or its immediate environs, including existing water supply, site access, and road network within a 1/2 mile radius of the site.

2.1.4 Site & Subdivision Plans

A description of the proposed Site Plan and Subdivision Plan's conformity to the Town Zoning Law, Site Plan Regulations, and Subdivision Regulations (including Cluster alternative) will be presented. This will include a written and detailed description of the proposed action, including the proposed use, all proposed project components and site amenities, and all information required by the Town of Amenia Zoning Law and Subdivision Regulations Local Law, including, but not limited to:

- Acres of proposed impervious surfaces;
- Acres of open space and description of preservation of open space, if any;
- On-site grading;
- Number and type of units;
- Vehicular circulation;
- Entrances onto local roads;
- Landscaping and site amenities; and
- Pedestrian circulation and amenities such as sidewalks, potential pedestrian connections to the hamlet of Amenia, and bicycle lanes or bicycle-compatible roadways within the subdivision.

2.1.5 Utilities

This section will include a summary of the Applicant's preferred plans for water supply and wastewater treatment.

2.1.6 Purpose/Objectives of Project Sponsor

The purpose or objectives of the project sponsor will be clearly stated.

2.2 Project Purpose, Need and Benefits

2.2.1 Public Need and Benefits

The public need for the proposed action, including social and economic benefits and consideration of consistency with adopted policies and/or plans as set forth within adopted community land use and development plans will be provided. The size, scale, and potential market for the proposed dwellings and resort facilities will be identified and discussed. Affordability of the proposed dwellings for Amenia residents, based upon whether, according to the HUD standard, a four person household (family) making 30% to 80% of the 2000 Census median household income (or preferably more recent Census or County Planning statistics, if available at the time of the DEIS preparation) for the Town can purchase one of the units, will also be discussed.

2.3 Construction and Operation

2.3.1 Construction Schedule

This section will include a discussion of:

- Expected year of project completion,
- Construction periods and phasing including a flowchart for the maximum anticipated duration, the start and completion of key milestone tasks such as site clearing, grading and fill placement, infrastructure, foundations, and site amenities.
- safety plans if any construction activities will be on-going after any part of the project is in use.
- Environmental protective measures such as stormwater pollution prevention, topsoil stockpiling, noise reduction, and soil erosion and sediment control,
- Hours of construction operation,
- Construction access, and staging areas for material handling and storage...

2.3.2 Operations

This section will include descriptions of:

- The proposed operation of the sewage treatment plant and other sewage infrastructure; and
- The ownership and maintenance of the hotel, golf course, and on-site community facilities and grounds.
- An Integrated Pest Management (IPM) Plan for the golf course that proposes a sustainable approach to managing pests by combining biological, cultural, physical and chemical tools in a way that minimizes economic health risks, including safe storage and handling of pesticides and fertilizers.

3.0 EXISTING SETTING, POTENTIAL ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATION MEASURES

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures as appropriate for each of the major issues identified in this Scoping Document. The format or organization of this section will include the following subsection headings for each topic:

- Environmental Conditions
- Potential Impacts
- Proposed Mitigation Measures

Sections 3.1 – 3.14 of the DEIS will evaluate the potential significant adverse impacts to both natural and human resources resulting from the proposed Silo Ridge development,

including cumulative impacts and secondary effects if applicable. Potential impacts resulting from the proposed action will be graphically presented in map and graphic format, as well as evaluated in the DEIS text. This evaluation will be objective and will include both quantitative and qualitative information. Adverse impacts that cannot be mitigated will be specifically identified and the magnitude of those impacts will be evaluated.

3.1 Soils and Geology

Surface and subsurface soil and rock conditions on the site will be evaluated. Constraints imposed by existing soils, geology, and topographic conditions will be evaluated, including construction limitations, permeability, and seasonal high water table.

3.1.1 Existing Conditions

This section will include:

- Identification of the existing on-site soils according to the United States Department of Agriculture's Dutchess County Soil Survey;
- Table of on-site soils identifying construction limitations, permeability, depth to bedrock, and seasonal high water table for each soil;
- Identification of existing rock outcrops (if any); and
- Identification of existing on-site slopes ranging from 0-10%, 10-15%, and greater than 15%.

3.1.2 Potential Impacts

This section will include the following items:

- The proposed grading plan will be provided at a scale of 1" = 100';
- Identification of rock and soil removal (if any), including the need for blasting. In the event that blasting may be necessary, areas of possible blasting and material quantities will be explored;
- Slopes analysis identifying the amount of disturbance within each slope category;
- Description of soils that will be disturbed by the proposed project, including the potential for disturbance to hydric and non-hydric soils, prime agricultural soils and soils of statewide significance;
- A discussion of potential soil erosion.

3.1.3 Proposed Mitigation Measures

- Discussion of a blasting plan, if needed, including blasting methods and minimization, a blast monitoring and safety plan, and measures to be implemented to protect existing structures or nearby residential groundwater wells, if any are located near blasting locations;
- An estimate of proposed cut and fill earthwork volumes. If earthwork volumes cannot be balanced on the site, the anticipated volume of earth/rock to be imported to, or exported from, the site shall be defined, the number of truck trips associated with

such import/export shall be estimated, and the anticipated routing of such truck trips shall be identified,

- Discussion of Erosion and Sediment Control Plan, designed in conformance with the NYS DEC's *SPDES General Permit for Stormwater Discharges from Construction Activities that are Classified as Associated with Construction Activity*, to be implemented during the development of the site; and
- Discussion of Best Management Practices.

3.2 Water Resources

This Section will evaluate the pre- and post-development conditions of surface water, floodplain, wetlands, and groundwater resources located within or in close proximity to the proposed project site, as designated by mapping provided by the Federal Emergency Management Agency (FEMA), National Wetlands Inventory (NWI), the New York State Department of Environmental Conservation (NYSDEC), and through on-site field delineations. The following reference resources are to be consulted where appropriate:

- *Reducing the Impacts of Stormwater Runoff from New Development*, NYSDEC, April 1993;
- *New York Guidelines for Urban Erosion and Sediment Control* (1997); and
- Compliance with water quality mandates and guidelines promulgated by NYSDEC pursuant to Environmental Protection Agency (EPA) Phase II Stormwater Regulations (1999), including the New York State Stormwater Management Design Manual (August 2003).

3.2.1 Existing Conditions

The following will be described in this section:

- Pre-development drainage patterns and conditions;
- The relationship of surface water patterns to hydrologic characteristics, including subsurface aquifers;
- Identification and classification of on-site or adjacent streams and wetlands, including verification of all field delineations;
- Existing stormwater patterns for 2-, 10-, 25-, 50-, and 100-year storms;
- Identification of any mapped FEMA-delineated floodplains;
- Presence, extent, and present use of groundwater resources; and
- Existing groundwater quality and availability for on-site use.

3.2.2 Potential Impacts

This section will include a discussion of the following items:

- Post-development drainage patterns and conditions;
- Stormwater quality, runoff, and peak discharge rates for the 2-, 10-, 25-, 50-, and 100-year storms. The ability of on- and/or off-site receiving waters to assimilate additional runoff will be evaluated. The volume of sediment, nutrients and other pollutants that could adversely affect these surface waters, including both construction-related

pollutants as well as pollutants that can be expected to be generated by roads, driveways, rooftops, lawns, landscaping, and maintenance of the golf course will be estimated and associated impacts evaluated;

- Potential impacts (if any) to floodplains due to re-grading;
- Potential contamination from roads and other impervious surfaces;
- Potential sedimentation of water bodies;
- Potential impacts to stream and wetland areas;
- Potential impacts to be assessed regarding construction of the project, as well as long-term potential impacts relative to the occupation of the site; and
- Potential impacts to on and off-site groundwater resources.

3.2.3 Proposed Mitigation Measures

- Discussion of Stormwater Quality and Management Plan, implementation of Best Management Practices (BMPs), and the potential use of permeable surface areas for enhanced filtration. Inclusion of a Stormwater Pollution Prevention Plan (SWPPP) that addresses the requirements of the Town of Amenia, Dutchess County, NYSDEC and other appropriate regulatory authorities;
- Discussion of compliance with applicable wetlands and stormwater regulations;
- Discussion of Erosion and Sediment Control Plan as it pertains to water quality.

3.3 Vegetation

This Section will identify and evaluate the vegetative characteristics of the site and will provide an inventory of the representative flora and fauna for on-site ecological communities. The existence of Endangered, Threatened, and Rare (ETR) plants on or in the vicinity of the project site will be identified and evaluated using the NYSDEC Natural Heritage Program files, direct contact with Natural Heritage Program staff, review of U.S. Fish and Wildlife Services database, and a field survey conducted during the appropriate time of year.

Potential project impacts will be discussed in connection with site-specific development plans. Mitigation measures will be developed to lessen or offset the proposed impacts as necessary.

3.3.1 Existing Conditions

- Identification and description of on-site vegetative communities as described in *Ecological Communities of New York State* (Reschke, 1990) will be provided.
- Review of NYSDEC Natural Heritage Program files, discussion with Natural Heritage Program staff, and review of the U.S. Fish and Wildlife Services database for ETR species that may exist on the site will be undertaken, along with a field survey conducted during the appropriate time of year.
- Biodiversity assessment according to Hudsonia guidelines.

3.3.2 Potential Impacts

An evaluation of potential impacts to vegetation resulting from the proposed development will be provided with regard to potential disturbance, loss or removal, and reduction of function of existing plants and vegetative communities.

3.3.3 Proposed Mitigation Measures

A discussion of applicable mitigation measures identified as necessary or required by NYSDEC and U.S. Fish and Wildlife Services will be provided. Stream corridor protection and enhancement in accordance with *Greenway Guideline D1*.

3.4 Wildlife

This Section will identify the presence of on-site wildlife species and will provide an inventory of all known on-site species. The potential existence of Endangered, Threatened, or Rare (ETR) species on or in the vicinity of the project site will be identified and evaluated.

Potential impacts to wildlife resulting from the proposed project will be discussed in connection with site-specific development plans. Mitigation measures will be developed to offset potential impacts as needed.

3.4.1 Existing Conditions

- Identification and description of on-site wildlife;
- Review of NYSDEC Natural Heritage Program files, discussion with Natural Heritage Program staff, review of the U.S. Fish and Wildlife Services database for ETR species that may exist on the site, and a field survey for (ETR) species conducted during the appropriate time of year; and
- Biodiversity assessment according to Hudsonia guidelines.
- Assessment of habitat types as described in Section 3.3.1, and the presence, if any, of critical habitats or ETR species.

3.4.2 Potential Impacts

An evaluation of potential impacts on wildlife will be provided with regard to potential habitat disturbance, including the amount of loss or removal of each existing habitat.

3.4.3 Proposed Mitigation Measures

A discussion of applicable mitigation measures as identified as necessary or required by NYSDEC and U.S. Fish and Wildlife Services.

3.5 Cultural Resources

3.5.1 Existing Conditions

A Phase I Historic and Archaeological Resource Survey will be completed to evaluate the potential for historic or archaeological resources located on, and in the vicinity of, the site. This survey will be conducted in conformance with the procedures specified by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP). The results of the survey will be summarized in the DEIS and copies of correspondence from the OPRHP will be included in an appendix. .. A description will be provided of prominent and/or unique features including stonewalls and other indications of agricultural activity on the site.

3.5.2 Potential Impacts

An evaluation of potential impacts to historic and archaeological resources from the proposed development will be provided. The presence of culturally sensitive areas on the site (if any) as identified in the Phase I Historic and Archaeological Resource Survey will be identified and discussed.

3.5.3 Proposed Mitigation Measures

A discussion of possible mitigation measures will be provided as necessary or required by the OPRHP.

3.6 Visual

This Section will provide a visual impact assessment through the use of narrative text, photographs, and landscape architectural drawings, such as plans, sections, elevations, or other graphic representations of existing and proposed conditions. This Section will also describe the visual character of the neighborhood area and the visual relationship between the project site and the hamlet of Amenia and the surrounding residential area, particularly with respect to adjacent properties and remote locations where the proposed development might be visible, such as scenic areas and scenic roads identified in the 1991 Amenia Comprehensive Plan. The analysis will address existing site conditions and natural features contributing to the visual quality of the site, its surrounding environment, and the visual relationship between the project site and the surrounding area. The change and impact of the proposed project on the existing visual character and quality will be discussed.

3.6.1 Existing Conditions

The areas from which the site will be visible will be defined. Visual conditions are to include:

- A discussion of the elements that contribute to the visual image and character of the project site will be provided, particularly DeLavernne Hill. Photographs of the site from 6 critical receptor points, as approved by the Town of Amenia Planning Board, will be provided.

- A description of the project's visibility from the US Route 44 hairpin turn overlook at DeLavernge Hill, which is located approximately 7,000 feet to the southwest of the Route 44 intersection with NYS Route 22.
- A description of the project's visibility from Depot Hill Road.

3.6.2 Potential Impacts

A description of the changes in visual character of the site and surrounding areas will be provided. This section will also discuss the impact on the view from the US Route 44 hairpin turn overlook, the view from Depot Hill Road, the potential for road lighting, and the project's potential effects on the rural character of the area.

3.6.3 Proposed Mitigation Measures

Proposed mitigation measures will be discussed as necessary or recommended based on the results of the visual impact analysis.

3.7 Transportation

This Section will include a Traffic Impact Analysis that evaluates existing traffic conditions compared to conditions anticipated upon completion. The Traffic Impact Analysis will address the potential transportation impacts and will identify mitigation measures to lessen or offset the potential impacts.

3.7.1 Existing Conditions

- A Traffic Impact Study (TIS) will be completed for the project using standards and guidelines in common use and as developed by the Institute of Transportation Engineers (ITE) and the Highway Capacity Manual (HCM). In particular, the study will evaluate the following intersections during both AM and PM peak traffic periods:
 - Site Access along Route 22;
 - Route 44 and Route 22;
 - Dunn Road and Route 22;
 - Lake Amenia Road and Route 22;
 - Lake Amenia Road and Route 44.
- All available traffic data, including accident data, will be collected from NYSDOT, Dutchess County Department of Public Works (DCDPW), and the Town of Amenia and will be analyzed and discussed in this Section.
- A description will be provided of roadways and roadway conditions directly serving the site, including number of lanes, posted speed limits, existing public transportation facilities serving the area and region, and existing traffic routes for trucks and traffic controls.

- Pedestrian and bicycle movements and facilities in the area, especially any existing or potential linkages with the Hamlet, will also be identified and discussed.

3.7.2 Potential Impacts

A discussion will be provided of potential impacts identified in the TIS, including a safety analysis of entrances located on Route 44; potential impacts to the vehicular road network; access to Routes 22 and 44, including proposed driveways on Route 44; sight distances; pedestrian circulation; and bicycle movements. This section will also include a discussion regarding the potential reduction in traffic by including retail goods and services on-site and including a shuttle service to the Wassaic train station and the Amenia Town Center.

3.7.3 Proposed Mitigation Measures

Applicable mitigation measures will be proposed, including those identified in the TIS. Discussions of access points relative to traffic safety, proposed emergency access, construction vehicle access, and provisions for bicycle and pedestrian facilities within the project will be included.

The feasibility of providing a shuttle service to the town center for shopping and having several retail services on site to reduce traffic will be discussed.

3.8 Land Use and Zoning

A discussion will be presented of the proposed project's compatibility with the existing land use and zoning on-site and in the surrounding area.

3.8.1 Existing Conditions

- Discussion of the existing land uses and zoning designations on-site and in the surrounding area, including on adjacent properties.

3.8.2 Potential Impacts

Land Use

- A discussion of the proposed project's compatibility with surrounding land uses will be provided.
- Potential impacts of the proposed project to surrounding land uses will be discussed.

Zoning

- Potential impacts of the proposed zoning text amendment will be discussed. It should be noted that the applicant is proposing an integrated SEQR review which will consider the

potential impacts of the proposed zoning text amendment together with the impacts of the specific project here-in.

- The proposed project's compliance with the Zoning Law, including the intent and purposes of the Zoning Law as well as all bulk regulations and setbacks identified in the Zoning, will be analyzed and discussed.
- The proposed Resort Overlay District, if it is available for public review during the DEIS preparation and if it has the potential to affect the proposed project.

3.8.3 Proposed Mitigation Measures

A discussion of any applicable and appropriate mitigation measures will be provided.

3.9 Local and Regional Plan Consistency

This section will evaluate the proposed project's consistency with the goals and objectives of local and regional plans. Specifically, the evaluation will include the following plans:

- The Town of Amenia Comprehensive Plan (1991) and the Town of Amenia *Recommended Actions to Amenia Comprehensive Plan* (2003) (if adopted prior to submission of the DEIS).
- *Directions, The Plan for Dutchess County* (1987)
- *Greenway Connections* (2000)

3.9.1 Existing Local and Regional Plans

A brief summary of the goals and objectives found in each of the above referenced plans will be provided.

3.9.2 Local and Regional Plan Consistency

An evaluation will be provided of the project's consistency with the goals and objectives of each of the above referenced plans. Aspects of the proposed action that would deviate from conformance with any of the above plans will be identified and an evaluation of why such deviation is proposed will be provided.

3.9.3 Proposed Mitigation Measures

A discussion of appropriate mitigation measures for inconsistencies with local and regional plans (if any) will be provided.

3.10 Police, Fire and Emergency Medical Services

This section will evaluate the potential impacts of the proposed project on existing police, fire, and emergency services in the Town of Amenia. Information will be based on

conversations with and correspondence received from service providers and available online resources.

3.10.1 Existing Conditions

Police Services

Identification of State, County, and local Police Departments that provide police coverage to the project site, with a description of the following information for each:

- Station locations;
- Staffing levels;
- Average response time expected to the project site;
- Any existing deficiencies in staffing or facilities, if available; and
- Any planned or proposed expansions or improvements to address the deficiencies.

Fire and Emergency Medical Services

Identification of Fire Departments and/or Emergency Medical Service (EMS) providers that service the project site will be provided based upon discussions and correspondence with the respective departments. This will include a description of the following information for each:

- Station locations;
- Staffing levels (with subtotals of paid staff and volunteers);
- Average response time expected to the project site;
- Inventory of equipment including the number and type of apparatus and the ability of the equipment to serve the proposed buildings; and
- Discussion of existing water supply for fire protection.

3.10.2 Potential Impacts

- A discussion of how the proposed action may affect these municipal services will be provided.
- The adequacy of the existing services, facilities, staff and equipment to handle the increased demand generated by the proposed development will be evaluated.
- The ability of the proposed road system and access points to accommodate emergency vehicles and equipment will be discussed.
- The capacity of the water system to meet future fire flow demands of the proposed project will be discussed.

3.10.3 Proposed Mitigation Measures

Proposed mitigation measures to offset or lessen estimated impacts will be identified.

3.11 School District Services

This section will evaluate the potential impacts of the proposed project on the Weatuck Central School District. Information will be based on conversations with and correspondence received from the District and available online resources.

3.11.1 Existing Conditions

A description of existing school facilities serving the project site (elementary, middle-school, and high school) will be provided, including:

- Total student capacity;
- Current enrollment;
- Existing school transportation routes (based on data to be supplied by the School District to the extent available);
- Discussion of relevant studies regarding School District capacity and enrollment trends; and
- Discussion of any expansion plans proposed by the School District.

3.11.2 Potential Impacts

- An estimation of the number of public school children to be generated by the proposed project will be provided based on multipliers in the 1994 Urban Land Institute's *Development Impact Assessment Handbook*. Use Weatuck School District data, if available.
- The potential impacts of the estimated additional school children on school capacity will be evaluated.
- Projected School District costs and tax revenues generated by the proposed project will be evaluated. A discussion of the anticipated additional tax revenue generated in comparison to the expected cost of educating the additional children associated with the proposed project will be presented.

3.11.3 Proposed Mitigation Measures

Proposed mitigation measures to offset or lessen estimated impacts will be identified.

3.12 Recreation, Open Space Resources, and Tourism

This section will evaluate the potential impacts of the proposed project on existing recreational facilities in the Town of Amenia.

3.12.1 Existing Conditions

A description of existing recreation and open space resources will be provided, including:

- Existing recreational facilities and public open space areas in the Town of Amenia;
- On-site recreational amenities;

- On-site open space including whether it will be permanently protected and by what mechanism;
- Any agreements with other private recreation facilities to provide recreation opportunities to residents of and visitors to the proposed resort; and
- Any existing deficiencies in recreational facilities and/or plans for improvements/expansions to any facilities.

3.12.2 Potential Impacts

A discussion of potential impacts associated with the proposed project on the Town's recreational facilities and public open space resources will be provided. The evaluation will be based on standards set forth by the National Recreation and Park Association (NRPA) for community needs regarding parks, public open space, and recreational facilities.¹ An evaluation of the potential for a park, playground, or other recreational amenities to be located on the property, as required by §105-23 of the Town of Amenia Code, will be analyzed and discussed.

Discussion of two examples of comparable sites / resort communities.

3.12.3 Proposed Mitigation Measures

Proposed mitigation measures to offset or lessen estimated impacts will be identified.

3.13 Utilities—Water

This section will evaluate potential impacts regarding water supply.

3.13.1 Existing Conditions

This section will include a description of the existing water supply and infrastructure serving the site and its available capacity. The location of water supply wells will be provided.

3.13.2 Potential Impacts

This section will provide an evaluation of projected water use and water supply capacity (including current infrastructure and limitations) to meet the estimated project-generated water demand, and a discussion of potential impacts to subsurface aquifers and the long term capacity of the Town of Amenia's water supply.

3.13.3 Proposed Mitigation Measures

Applicable water supply mitigation measures will be identified and discussed.

¹ Recreation, Park and Open Space Standards and Guidelines, National Recreation and Park Association, 1990.

3.14 Utilities—Wastewater

Potential impacts regarding wastewater treatment and disposal will be addressed in this section.

3.14.1 Existing Conditions

A discussion of the area's existing wastewater generation, collection, and removal processes will be provided.

3.14.2 Potential Impacts

- Estimates of wastewater generation will be provided.
- A discussion will be provided describing the anticipated wastewater generation and disposal systems, including the proposed wastewater treatment plant and constructed wetland treatment systems.
- An evaluation of the potential for contamination of on-site and nearby water resources, including wetlands, streams, or aquifers, will be provided based on the expected wastewater generation and drainage pattern.
- A discussion of the agreement with the Town of Amenia for designation of a portion of the proposed site for a Town-owned and operated constructed wetland treatment facility to serve the Hamlet of Amenia. Discuss what entity will be responsible for constructing and maintaining the facilities.

3.14.3 Proposed Mitigation Measures

Applicable wastewater treatment mitigation measures will be identified and discussed.

3.15 Noise

The section will evaluate the potential impacts of the proposed project on existing noise resources in the area surrounding the project site.

3.15.1 Existing Conditions

A list and description of sensitive noise receptors which currently exist in close proximity to the project site and along the Route 44 and Route 22 corridors in the Town of Amenia will be prepared. A noise screening assessment will be performed to provide an indication of existing noise levels at eight pre-selected locations along the boundaries of the site (two at the north, two at the west, two at the east, and two at the south). The assessment will be performed during peak morning and peak afternoon hours. Noise levels recorded at these locations (Level Equivalents – L_{eq}) will be compared to United States Environmental Protection Agency (USEPA) and New York State Department of Environmental Conservation (NYSDEC) guidelines for noise resources.

3.15.2 Potential Impacts

Impacts resulting from phased construction activities will be assessed using information obtained during the noise screening assessment process. Expected noise levels produced by typical earth moving equipment will be reviewed against existing noise levels, as well as applicable USEPA and NYSDEC guidelines. The NYSDEC program policy document entitled “Assessing and Mitigating Noise Impacts” will be used to report on expected noise levels. Distance, topography, vegetation, noise source duration, and weather conditions will be evaluated for expected noise impacts associated with construction activities, construction traffic, and traffic flow upon project completion.

This section will also provide a discussion regarding potential noise impacts associated with the Amenia Rod and Gun Club.

3.15.3 Mitigation Measures

Based on the results of the noise screening assessment and evaluation of expected impacts, the Applicant will evaluate mitigation measures to reduce identified noise impacts and comply with applicable guidelines.

The Applicant will present a plan to reduce noise impacts relating from the Amenia Rod and Gun Club, if needed.

3.16 Fiscal Impact Analysis

3.16.1 Existing Fiscal Conditions

This section will include a discussion of the existing revenues and taxes generated from the site and any existing municipal costs related to the site for all applicable jurisdictions – Town (including highway), County, School District, and any special districts.

3.16.2 Potential Fiscal Impacts

A discussion of the projected costs and revenues associated with the project utilizing the methodology identified in the Urban Land Institute, *Development Impact Assessment Handbook*, 1994, will be prepared for each taxing jurisdiction. The assumptions on which costs and revenues are based shall be clearly presented. Use Webutuck School District data for the school analysis, if available.

Discuss the fiscal implications of condominium ownership versus fee simple ownership of the townhouses, if that is proposed. Discuss what effect condominium ownership would have on tax revenues, recreation and other Town fees.

3.16.3 Fiscal Mitigation Measures

As required.

3.17 Demographics

3.17.1 Existing Conditions

Existing demographics of the Town of Amenia relative to target market demands for the resort community proposed under the project, will be presented. Most recent U.S. Census Bureau or other comparable source of information for the Town of Amenia will be used to describe existing population characteristics, age, distribution, household size, income, and composition. In addition, population projections will be provided to determine future demands for housing and the tourist trade. Using current source material, a description of local and area-wide housing conditions will be provided.

3.17.2 Potential Impacts

The affect of project population on existing demographics and tourism and housing markets will be analyzed in terms of changes in the income levels, age composition, and other characteristics of the population of the Town of Amenia.

3.17.3 Mitigation

Means to address any significant negative impacts will be discussed.

3.18 Community Character

3.18.1 Existing Conditions

Identify and discuss the scale, architecture, building types, and building height of existing residential and commercial structures in the hamlet and its immediate surroundings (1/2 mile of site).

3.18.2 Potential Impacts

The potential impacts on community character as a result of the townhouse style of housing, the hotel and other project elements.

3.18.3 Mitigation

Identify the scale, architecture, building types, and building height of proposed structures.

4.0 ADVERSE UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS IF PROJECT IS IMPLEMENTED

This section will include a discussion of the adverse environmental impacts identified in Section 3.0 that can be expected to occur regardless of the mitigation measures proposed.

5.0 ALTERNATIVES

The following alternatives to the proposed project will be considered:

5.1 No-Build Alternative

The “No Build” alternative will be addressed as required under 6 NYCRR 617.9(b)(5). The “No Action” alternative is the scenario that would occur if no residential or commercial development were to take place on the project site.

5.2 Traditional Neighborhood Alternative

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.

5.2 Reduced Scale Alternative

A reduced scale 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.

5.3 Conforming Zoning Alternative

An alternative that eliminates the need for zoning changes required by the proposed project.

5.3 Alternative Energy Option

The Applicant will analyze the potential and feasibility for the use of alternative energy resources at the Silo Ridge Resort Community, including the potential for wind power, solar energy, groundwater heat pump sources, and the use of methane from the Harlem Valley Landfill. Discuss whether such an approach would qualify for LEED certification.

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section will include identification of the natural and human resources listed in Section 3.0 that will be consumed, converted, or made unavailable for future use.

7.0 GROWTH INDUCING ASPECTS

Section 7.0 will discuss the potential growth-inducing aspects that the proposed project may have, including increases in local business demands and resident population; new service industries which may be needed in response to demands of the project's residents; and further growth potential through improved infrastructure.

8.0 EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

Section 8.0 will discuss the energy sources to be used for the proposed project, the anticipated levels of energy consumption, and proposed energy conservation measures.

9.0 APPENDICES

- 9.1 Correspondence (including all SEQR documentation and all correspondence related to issues addressed in the DEIS)
- 9.2 Cultural Resources Survey
- 9.3 Visual Analysis
- 9.4 Traffic Impact Study
- 9.5 Preliminary Stormwater Pollution Prevention Plan
- 9.6 Engineering Drawings
 - 9.6.1 Site Plan at 1" = 100'
 - 9.6.2 Site Grading Plan at 1"=100'
 - 9.6.3 Erosion and Sediment Control Plan
 - 9.6.4 Stormwater Quality and Management Plan
 - 9.6.5 Conceptual Utility Plan
 - 9.6.6 Landscape Plan
 - 9.6.7 Lighting Plan
- 9.7 Architectural Drawings