

3.9 Local and Regional Plan Consistency

This section evaluates the proposed project's consistency with the goals and objectives of the following local and regional plans:

- The Town of Amenia Comprehensive Plan Update (2007)²⁹
- Directions: The Plan for Dutchess County (1987)
- Greenway Connections (2000)

3.9.1 Existing Conditions

Town of Amenia 2007 Comprehensive Plan Update

The Town of Amenia recently completed an update of its 1991 Master Plan. The new document is known as the Town of Amenia 2007 Comprehensive Plan Update and it builds on the goals set forth in the 1991 plan. The following is a brief overview of the Comprehensive Plan Update. The Proposed Action's consistency with the Update is discussed in Section 3.9.2.

The overall vision of the 2007 Comprehensive Plan Update is as follows:

“What Amenia can and will become: We want Amenia to grow into a diverse, vital and business-friendly community of agriculture, small businesses and homes all located in an appealing setting with great natural beauty; a unique unity of six different, clean, well-preserved historic town hamlets (Amenia, Wassaic, Amenia Union, South Amenia, Smithfield, and Leedsville); and amenities that attract residents, travelers, shoppers, diners and vacationers.”

In order to fulfill the vision statement, six goals have been identified in the Update, which are summarized here:

1. To achieve a broad-based balance between the rural, historic, and agricultural beauty of the town as it is and the need for appropriate and smart economic growth and development.
2. To establish a business-friendly attitude and commitment that will attract and support the development of retail, small business, service businesses and

²⁹ The Final Scoping Document requires evaluation of the 1991 Comprehensive Plan and the 2003 Recommended Actions to Amenia Comprehensive Plan (if adopted prior to submission of the DEIS). Since the Town adopted a Comprehensive Plan Update on July 19, 2007, which supercedes the earlier planning efforts, evaluation of the project's compliance with the two earlier documents is not necessary.

light industry; will create employment opportunities (especially for young people); and will increase tax revenues.

3. To develop and encourage the growth of agriculture as a profitable business within the context of preserving open space.
4. To encourage more housing – low, affordable, moderate-income, high-end, and rental – to create a genuinely multigenerational community that is a vital place with good schools for growing families, a safe place for young people to grow up and to which they will want to return because of the employment opportunities they have here, and an attractive, safe place for elderly people.
5. To maximize Amenia’s strengths and attract tourists, shoppers, athletes, lovers of good food and wine, historians, and other money-spenders.
6. To forge a strong positive public consensus about the future of Amenia so that it will live up to the commitments citizens make, enforce laws/regulations, and consistently support community pride.

The Comprehensive Plan Update follows the vision and goals with sections on changes that have occurred (and those that have not occurred but would have been desirable) since the 1991 Master Plan and policy implications, a summary of the Update’s recommendations, and a description of existing conditions and background information.

To support the Town’s economic development, one of the Comprehensive Plan Update’s recommended action items is to revise the Zoning Law so that it is both business-friendly and protective of the environment. More specifically, the Comprehensive Plan recommends the creation of a “Resort Development Overlay Zone” to give added flexibility for businesses that contribute to the tourist and second-home economy while also protecting scenic views and environmental resources. In accordance with these recommendations, the Town adopted a revised Zoning Law on July 19, 2007 that includes the recommended Resort Development Overlay Zone.

Dutchess County Master Plan

The Dutchess County Planning Department prepared a Master Plan in 1987, entitled *Directions: The Plan for Dutchess County*. The Plan identifies 14 areas for which specific goals have been identified, each with specific policies to help achieve a balance between economic growth and environmental responsibility. As outlined below, these goals encompass issues such as community values, economic development, and natural resources. A discussion of the Proposed Action’s

consistency with the applicable policies that are stated for each goal is presented in Section 3.9.2.

1. *Community Values Goal:* To create strong, healthy communities that facilitate supportive interpersonal communications, enhance an individual's sense of well being, support and encourage strong families, and provide an environment wherein people can understand and respect one another.
2. *Demography Goal:* To provide for anticipated population growth, while allowing for the orderly and reasonably-timed expansion of community services to accommodate this growth.
3. *Regional Perspective Goals:* 1) To foster Mid-Hudson regional identity and cooperative activity; and 2) to maintain and improve the beauty of the Hudson River shoreline.
4. *Economic Base Goal:* To preserve and strengthen the economy of Dutchess County, and to encourage a growing and increasingly diversified economic base.
5. *Natural Resources Goals:* 1) The water resources goal is to preserve and maintain the quantity and quality of the County's surface and groundwater resources; and 2) the land resources goal is to protect the County's soils, prime and important agricultural lands, steep slopes, and significant natural areas, and to preserve the health and usefulness of the County's forests.
6. *Water Supply and Waste Disposal Goal:* To ensure adequate long-term supplies of clean, reasonably priced water and environmentally sound disposal of wastes.
7. *Land Use Goal:* To promote a land use pattern that strengthens existing centers, protects important natural resources, maintains an efficient transportation network, provides for economical services and facilities, fosters an orderly pattern of growth and development, and helps each community protect its community values and maintain its distinct identity.
8. *Transportation Goal:* To maintain and enhance the existing transportation system, to encourage alternative means of transportation, to maintain a coordinated, effective, efficient and comprehensive public transportation system, and to ensure that future improvements are a positive force in shaping the physical, social, and economic environments.

9. *Housing Goal:* To provide housing alternatives for all residents, which ensure quality in construction and environment, variety, affordability, and accessibility.
10. *Community Facilities Goal:* To promote the maintenance, enhancement and development of community facilities and services that meet the needs of as many people as practicable in the most cost-effective way.
11. *Recreation and Open Space Goal:* 1) To meet the recreational needs of all of the county's residents in a way that fulfills community goals, maximizes accessibility, and minimizes public costs; and 2) to preserve an interconnected system of permanent open space that protects significant cultural, scenic and natural features and provides physical separations between adjacent communities within urban and suburban areas and to maintain the open, forested and agricultural atmosphere in rural communities.
12. *Historic and Cultural Resources Goal:* To promote the historic and cultural heritage of Dutchess County and to preserve significant artifacts, records, landscapes, structures, and sites.
13. *Energy Goal:* To promote conservation and the efficient use of existing energy supplies while encouraging the development and use of less polluting, less costly, and locally produced renewable energy resources.
14. *Site Planning Goal:* To achieve consistent high-quality site planning in Dutchess County in order to promote beauty, order and harmony, to ensure compatibility with surrounding land uses, and to provide a visual and natural environment that will encourage economic stability and growth.

Greenway Connections

The 1991 Hudson River Valley Greenway Act created a process for voluntary regional cooperation among 242 communities within the 13 counties that border the Hudson River (known as Greenway Communities). The intent of the Greenway Act is to promote the goal of the preservation, enhancement and development of the resources of the Hudson River Valley while continuing to emphasize economic development activities.

To assist Greenway Communities in Dutchess County, the Dutchess County Department of Planning and Development created Greenway Connections, a sourcebook of ideas and solutions that highlight community projects and provide principles to build on or improve landscape patterns in Dutchess County. Greenway Connections provides a list of Greenway Guides with specific policies to be

implemented for achieving the desired plan of development for Dutchess County. The Greenway Guides, as categorized in Greenway Connections, are the following:

- A. Protecting the Countryside
 - 1. Fitting into the Landscape
 - 2. Preventing Strip Subdivisions
 - 3. Site Sensitive Utilities
 - 4. Saving Farmland with Development
- B. Strengthening Centers
 - 1. Priority Growth Areas
 - 2. Walkable Communities
 - 3. Building in Context
- C. Improving Suburbs
 - 1. Commercial Strip Redevelopment
 - 2. From Congestion to Circulation
- D. Greenway Connections
 - 1. Connected Habitats
 - 2. Stream Corridor Protection
 - 3. Highways into Greenways
 - 4. Wellhead and Aquifer Protection
- E. Site Specifics
 - 1. Landscaping
 - 2. Signs
 - 3. Parking Lots

4. Lighting

5. Street Trees

According to Greenway Connections, the Greenway Guides are intended to help create better communities, and they provide “direction about the kind of development a community welcomes, yet still allow for flexibility in the local planning review process.” The proposed project’s consistency with applicable Greenway Guides is discussed below.

3.9.2 Local and Regional Plan Consistency

The proposed project’s consistency with each applicable local and regional plan, as required by the Final Scoping Document, is presented below.

Town of Amenia 2007 Comprehensive Plan Update

The proposed project is consistent with the six major goals of the 2007 Comprehensive Plan Update, as described below.

Table 3.9-1 Consistency with Town of Amenia 2007 Comprehensive Plan Update

Goal	Consistency
<p>1. To achieve a broad-based balance between the rural, historic, and agricultural beauty of the town as it is and the need for appropriate and smart economic growth and development.</p>	<p>The proposed project includes the development of a resort at a site that is already developed with a golf course, and preserves 75% of the site as open space. Preservation of the golf course maintains the open feel of the site, and the large expanses of greens and fairways in a sense mimic the open agricultural fields that are common throughout the Town and contribute heavily to its rural character. From most public views of the site, the golf course will remain the dominant feature.</p> <p>The site plan also takes advantage of the site’s topography and existing natural features to screen many buildings from view and reduce the project’s visual impact. Landscaping will feature a combination of deciduous and evergreen trees and shrubs. Supplemental plantings and street trees will be added to existing vegetation screening along internal roadways. The mixture of vegetation types of varying heights along the roadways and near most proposed structures will add interest and diversity to the landscape. Likewise, streetscapes will be supplemented with a variety of deciduous trees to enhance the area’s aesthetic appeal.</p>

Table 3.9-1 Consistency with Town of Amenia 2007 Comprehensive Plan Update

Goal	Consistency
	<p>With respect to economic development, the proposed project will generate significant tax revenues for local taxing jurisdictions. Please see Section 3.17, "Fiscal Resources," for a detailed discussion. The project will also add significantly to Amenia's economy as a resort and golf-oriented destination. The proposed project will generate local and regional economic benefits. For example, Silo Ridge currently makes \$1.8 million in purchases annually, approximately half of which occur within Dutchess County. Future purchasing is expected to more than double with the proposed project (and may be substantially greater), and the Applicant expects that approximately half of those purchases will continue to be made through businesses, suppliers, and providers within the County.</p> <p>Project-related employment and spending will indirectly contribute to increased spending in the region. Direct employment by the hotel, golf course, and other resort amenities will result in increased household spending by resort employees in the local and regional economy. In turn, businesses that provide supplies and services to the resort will benefit through increased revenues and income to their employees, resulting in increases in spending in those locations, and people living in the areas where suppliers operate will benefit through new jobs indirectly generated through the operation of the project.</p>
<p>2. To establish a business-friendly attitude and commitment that will attract and support the development of retail, small business, service businesses and light industry; will create employment opportunities (especially for young people); and will increase tax revenues.</p>	<p>The project will add to Amenia's economy and will increase the number of job opportunities in the Town and region. The jobs will range from resort management positions and marketing and finance jobs to food service, facilities, and customer service jobs. As noted above, the resort community will also support local and regional businesses through the purchase of goods and services that they provide. The resort will purchase goods such as food, linens, paper products, and equipment, and services including cleaning services, landscaping, and utilities such as internet and phone services.</p> <p>The significant tax revenues that the project will contribute to relevant Town taxing entities will allow the Town to use surplus monies to improve services</p>

Table 3.9-1 Consistency with Town of Amenia 2007 Comprehensive Plan Update

Goal	Consistency
	to Town residents. With the estimated surplus in project-generated tax revenue to the Town, the project will greatly offset any modest increases in community services costs that its residents and occupants would demand. Please refer to Section 3.17 for a comparison of projected tax revenues generated by the proposed project with the estimated cost to school and municipal entities as a result of future populations.
3. To develop and encourage the growth of agriculture as a profitable business within the context of preserving open space.	The proposed project does not include an agricultural component. However, it does propose to preserve over 75% of the 670-acre site as open space, which includes both the golf course and the undeveloped, wooded hillside on the western portion of the site.
4. To encourage more housing – low, affordable, moderate-income, high-end, and rental – to create a genuinely multigenerational community that is a vital place with good schools for growing families, a safe place for young people to grow up and to which they will want to return because of the employment opportunities they have here, and an attractive, safe place for elderly people.	While intended as a second-home resort community where prospective residents are more likely to come from outside of Amenia than from within, the proposed project is consistent with this goal in that it provides several different housing types that would differ in appeal to different people. The project also does not remove any existing housing, would not adversely affect any existing housing in the hamlet or elsewhere in the Town, and would not introduce any obstacles that would make it more difficult for the Town to meet this goal.
5. To maximize Amenia’s strengths and attract tourists, shoppers, athletes, lovers of good food and wine, historians, and other money-spenders.	The creation of a destination resort with associated amenities is consistent with this goal. The proposed project will attract tourists, diners, and other money-spenders to the Town and region. The increase in tourism generated by the proposed project will have significant economic benefits in Amenia and throughout Dutchess County and the region, as people staying at the resort will spend money while out shopping, dining, and sight-seeing in the greater area. As noted in Section 2.0, a 2002 study by Marist College Bureau of Economic Research ³⁰ found that out-of-region visitors within a ten-county region (including Dutchess County) spend an average of \$108 on meals/food, \$45 on transportation/gas, and \$81 on shopping (on retail goods other than souvenirs

³⁰ Davis, Dr. Ann, 2002. Report of Interviews at Hudson River Valley National Heritage Area. Marist College Bureau of Economic Research.

Table 3.9-1 Consistency with Town of Amenia 2007 Comprehensive Plan Update

Goal	Consistency
	and books) per trip. These figures are good estimates of tourism spending for the region. As applied to future visitors to Silo Ridge, assuming an average hotel occupancy of 50% and an average length of stay of three nights, Silo Ridge hotel guests are projected to spend approximately \$2 million on meals and food, \$800,000 on transportation and gas, and \$1.5 million on retail goods annually, much of which is expected to occur locally and within the region. This is a significant positive economic impact for the Town, County, and region.
6. To forge a strong positive public consensus about the future of Amenia so that it will live up to the commitments citizens make, enforce laws/regulations, and consistently support community pride.	This goal is not applicable to the proposed project.

The proposed project is also consistent with the intent of the Resort Development Overlay District (RDO), which was recently adopted as part of the revised Town Zoning Law. Furthermore, the project also brings the Town closer to the goal of providing sewers in the hamlet of Amenia in that the Applicant is proposing to dedicate the project’s onsite wastewater treatment plant to the Town, which could later be expanded to provide capacity to serve the hamlet of Amenia.

Dutchess County Master Plan

As previously mentioned, *Directions: The Plan for Dutchess County* presents policies that correspond to each stated goal. The proposed project is consistent with the following policies as described below.

Community Values

Policy 1.2 – Dutchess County advocates effective public participation in local and county decision making in order to ensure that the concerns of all residents are heard.

The SEQRA process guarantees that concerns of residents regarding the Silo Ridge Resort Community will be addressed. This is achieved through public hearings and comment periods, which allow for these concerns to be addressed in the Environmental Impact Statement.

Demography

Policy 2.1 – Dutchess County encourages the continuing use of demographic information to predict the demand for land use resources and community services.

In support of this goal, the Applicant utilized nationally recognized demographic multipliers to estimate population and employment that will be generated by the Silo Ridge Resort Community. This information is being used throughout the SEQRA process to safely and efficiently plan for potential impacts on land use resources, such as open space and wetlands, and community services, such as the surrounding transportation infrastructure and police, fire, and EMS resources, which may result from the proposed development.

Regional Perspective

Policy 3.2 – Dutchess County supports continuing work to maintain a regional distinctiveness in its use of land and natural resources.

The development of a high-quality resort community will attract tourists and visitors to Amenia and increase the economic strength of the tourism industry in Amenia and the County as a whole.

Economic Base

Policy 4.3 – Dutchess County supports the development of tourism in ways that promote the county as it is, including its historic and visual environment.

As described above, the proposed project will generate considerable economic benefits through its impact on tourism. The project will enhance the tourism industry in Amenia and Dutchess County via the golf course and the development of a luxury residential community and hotel complex. Direct and indirect benefits of this increased economic activity will be felt throughout the region, as described in Section 1.0, “Executive Summary.”

Natural Resources

Policy 5.9 – Dutchess County advocates the adoption of local measures that prevent increases in stormwater runoff volumes and rates as development occurs, except where such increases will have no adverse environmental impacts.

Through the use of Best Management Practices and an efficient on-site drainage design, the Silo Ridge Resort Community will not result in an increase to stormwater runoff volume or rate. Stormwater management techniques are described in detail in Section 3.2, “Water Resources,” and in Appendix 9.5, “Preliminary Master Stormwater Pollution Prevention Plan.”

Policy 5.12 – Dutchess County advocates vigorous enforcement of the NYS Freshwater Wetlands Act by state, and where appropriate, local or county government.

The Proposed Action will comply with all applicable local, State, and Federal wetland regulations, as described in Section 3.2, “Water Resources.”

Policy 5.14 – Dutchess County advocates the protection of wetlands and their buffers from development activities.

The layout of the Silo Ridge Resort Community is designed to maximize preservation of wetlands and wetland buffer areas. The project will affect a total of approximately 0.09 acres of onsite wetlands and approximately 2.02 acres of NYSDEC-regulated wetland buffer, as discussed in Section 3.2, “Water Resources.”

Water Supply and Waste Disposal

Policy 6.2 – Dutchess County encourages development in those areas supported by central water and sewer services, commensurate with the compatibility of existing land uses and the capacity of roads and other services to accommodate the development.

The Applicant proposes to serve the Silo Ridge Resort Community with onsite water and wastewater systems. The project site is located in an area of existing residential and recreational uses and will therefore serve to reinforce existing land development patterns by offering additional housing opportunities in Amenia and maintaining large portions of the site as open space.

The internal road system will be designed in accordance with the Town Code and with input from local emergency service providers to ensure the safe movement of traffic on-site and site access connections are located at areas that provide adequate site distance for entering and exiting vehicles.

Policy 6.18 – Dutchess County supports conscientious enforcement of the State Pollution Elimination Discharge Elimination System (SPDES) to maintain and restore the quality of our water resources.

Through the use of Best Management Practices and an efficient stormwater and drainage design, the Silo Ridge Resort Community will maintain the quality of Dutchess County's water resources. See Section 3.2 and Appendix 9.5.1 for more information.

Policy 6.20 – Dutchess County encourages the recycling of waste materials.

The Silo Ridge Resort Community will be in compliance with applicable Town of Amenia regulations and requirements for the recycling and/or hauling of waste materials, as discussed in Section 3.15, "Utilities – Solid Waste."

Policy 6.21 – Dutchess County supports the protection of all surface and groundwater resources regardless of present usage.

As described in Sections 3.2, "Water Resources," 3.13, "Utilities – Water," and 3.14, "Utilities – Wastewater," the Silo Ridge Resort Community will maintain the quality of surface and groundwater resources on the project site.

Land Use

Policy 7.4 – Dutchess County encourages the maintenance and strengthening of the traditional community centers within the county.

The proposed resort community will encourage economic growth in the nearby Hamlet of Amenia as a result of project-related employment and spending. It is anticipated that the additional population from the project will help sustain local businesses.

Policy 7.9 – Dutchess County supports the meaningful use of the State Environmental Quality Review Act (SEQRA) in the review of all development proposals. Municipalities should clearly outline the conditions for review in their local plans and regulations.

The Proposed Action will comply with the SEQRA process and regulations.

Transportation

Policy 8.3 – Dutchess County supports the establishment of transportation system management techniques to conserve energy, improve air quality and preserve the traffic volume capacities of existing transportation systems.

The Applicant is proposing to provide a shuttle connection between the resort and the Wassaic train station and potentially to a location within the hamlet of Amenia. The shuttle would be owned and operated by the proposed project and would allow

people from the New York City area who either wish to stay at the hotel or who own residential units at the resort to travel to their destination without the use of a personal vehicle. It could also allow project occupants to travel to the hamlet without use of a car.

Housing

Policy 9.10 – Dutchess County encourages municipalities to locate new housing within easy access to services and employment.

The Silo Ridge Resort Community will be located off of NYS Route 22 and US Route 44 approximately ½-mile from the hamlet of Amenia, allowing easy access to a variety of service and employment opportunities.

Policy 9.19 – Dutchess County advocates housing design that is visually compatible with its environment.

The Silo Ridge Resort Community will feature a design and layout that will reduce the visual impact of the project and preserve existing vistas and open space areas to the greatest extent possible. Proposed buildings will generally be situated along the edges of the golf course and at the base of hillsides, and will incorporate natural building materials and earth-tone colors to enhance the development's compatibility with the natural environment. Onsite landscaping will feature a combination of deciduous and evergreen trees and shrubs, including a mixture of vegetation types of varying heights along the roadways and near most proposed structures to add interest and diversity to the landscape. Likewise, streetscapes will be supplemented with a variety of deciduous trees to enhance the area's aesthetic appeal and maintain the region's rural character.

Recreation and Open Space

Policy 11.17 – Dutchess County encourages the maintenance of open space as a technique for preserving unique ecological features, such as floodplains, wetlands, steep slopes and major aquifers.

The layout and design for the proposed project allows for the preservation of approximately 500± acres, or 75% of the site, as open space and recreational lands, which will maintain the integrity of sensitive environmental features. The Proposed Action will disturb approximately 0.09± acres of onsite wetlands, including a 0.06-acre isolated wetland, and although a small section of the existing boulevard entrance and golf course is located within a floodplain, no future development is proposed for this area. Further, the Applicant proposes to cluster single-family units along the edges of the golf course, both in order to preserve the golf course and to minimize the environmental and visual impact of the residential development by

following the site's topography. In addition, the use of a community water system will prevent potential impacts to aquifers, and the sewage treatment system will not affect groundwater quality or the wetlands, as it will be designed and approved to meet the criteria established by the Dutchess County Health Department and the New York Sanitary Code.

Historic and Cultural Resources

Policy 12.2 – Dutchess County supports the identification of all historic sites and the development of historic place inventories.

Policy 12.9 – Dutchess County encourages research into this area's historic and cultural heritage.

The Applicant commissioned a Phase 1A and 1B Archaeological Survey of the site to assess the historical and archaeological resources, as described in Section 3.5, "Cultural Resources." The investigation revealed two historic archaeological sites within the project area: Temporary Site 3662-01 and Temporary Site 3662-02, both of which are located within proposed areas of disturbance on the project site. The Applicant is currently conducting a Phase 2 investigation in the area of Temporary Site 3662-01 and is considering another location for the proposed wastewater treatment plant (WWTP) that would allow avoidance of Temporary Site 3662-02.

Energy

Policy 13.1 – Dutchess County encourages energy-efficient land use patterns, site designs and building construction.

The Silo Ridge Resort Community will use new energy-saving features and will incorporate designs to maximize energy efficiency and reduce energy usage, where possible. Some of the features that may be included in the project design include:

- Use of solar energy to heat water in south-facing walls;
- Use of low-albedo roofing materials to reduce heat gain on roofs; and
- Optimization of building siting to take advantage of natural ventilation and maximize sunlight on southern exposures, where possible.

The Applicant also intends to pursue the use of ENERGY STAR-rated Home Building Contractors and Hospitality Partners. Facilities that earn the ENERGY STAR must meet guidelines for energy efficiency set by the U.S. Environmental Protection Agency (EPA). ENERGY STAR-qualified homes are at least 15% more energy efficient than homes built to the 2006 International Energy Conservation

Code. ENERGY STAR qualified facilities can include a variety of energy-efficient features, such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, and ENERGY STAR-qualified lighting and appliances. These features have been proven to contribute to improved home quality and comfort, and to lower energy demand and reduce air pollution.

Site Planning

Policy 14.4 – Dutchess County supports site designs which compliment neighboring land uses, emphasizing functional connections whenever possible.

Specific design considerations have been proposed to help reduce the visual impact of the proposed resort community, such as making use of existing topography and vegetation to screen buildings and the addition of decorative landscaping. Large portions of the project site will be landscaped, converted into recreational lands and amenities, or left undeveloped. For example, the ridgeline in the western portion of the project site has been kept free of development for both visual and environmental protection and to provide opportunities for recreational uses and hiking trails. In addition, the Applicant proposes to cluster single-family units along the edges of the golf course, both in order to preserve the golf course and to minimize the environmental and visual impact of the residential development by following the site's topography.

Off-site pedestrian circulation systems in proximity to Silo Ridge include sidewalks in the Amenia Hamlet and the Harlem Valley Rail Trail, which runs northeasterly through an area nearby the eastern sections of the project site. As the only route between Silo Ridge and these systems would require crossings and travel along US Route 44 and NYS Route 22, where there are no pedestrian facilities, it is outside the Client's control to provide direct pedestrian links to them. At present, the nearest access point for the Harlem Valley Rail Trail is in the Hamlet of Amenia, which Silo Ridge residents and visitors could access with provision of a shuttle service, which is being considered for the project site.

There is sufficient road width along these roads to support both pedestrian and bicycle use if the State Department of Transportation were to develop the necessary facilities. The Dutchess County and New York State Departments of Transportation have been establishing bike routes and walking paths along many roadways, with bicyclist sharing the rights-of-way with motor vehicles. NYS Route 343 is a designated bicycle route, and US Route 44 and NYS Route 22 are under consideration for future bicycle and pedestrian routes.

Policy 14.6 – Dutchess County supports the conscientious use of the State Environmental Quality Review Act (SEQRA) to gain a full understanding of

economic and environmental issues and to make potential concerns open to public involvement and comment.

The Applicant is in compliance with SEQRA regulations and the timeline designated by SEQRA requirements.

Policy 14.8 – Dutchess County advocates use of scoping sessions as a preliminary step in the environmental impact evaluation process.

The Applicant is in compliance with SEQRA regulations and the timeline designated by SEQRA requirements.

Policy 14.34 – Dutchess County supports the implementation of specific erosion control measures in site plans as outlined in the Dutchess County Erosion and Sedimentation Control Manual.

The Applicant will implement erosion control measures through the use of Best Management Practices (BMPs), as described in Section 3.1, “Soils and Geology.”

Policy 14.35 – Dutchess County supports the limitation of stormwater runoff from all commercial, high density residential, industrial and office park areas so that natural runoff characteristics can be maintained.

Through the use of a Stormwater Pollution Prevention Plan (see Appendix 9.5), the development will maintain the overall destination of stormwater runoff from the site’s watershed.

Policy 14.37 – Dutchess County encourages the siting of residential buildings on lots that front on low-volume roads that are specifically designed for residential access.

Residential buildings will be sited along internal roadways, which will be designed in accordance with the Town Code to ensure safe movement of traffic onsite, and site access connections are located at areas that provide adequate site distance for entering and exiting vehicles.

Policy 14.38 – Dutchess County supports subdivision road widths that are appropriate to the scale of the development.

Onsite roadways will be privately owned and therefore do not need to meet Town roadway specifications. However, the interior roadways will be designed to meet the needs of emergency providers, as described in Section 3.10, “Police, Fire, and Emergency Medical Services.”

The policies established for the County's goals for Community Facilities are not applicable to the proposed project. Finally, although the proposed project will comply with all Federal, State, and Local environmental protection laws, it does not meet the County's complete statement of objectives of the policies for the Natural Resource, Land Use, and Site Planning Goals.

Greenway Connections

The proposed project is consistent with the following applicable Greenway Guides, as described below:

A1. Fitting into the Landscape

The proposed project is purposely being designed to fit into the landscape as much as possible, as the landscape of the project site is one of its most defining characteristics. This Greenway Guide recommends placing buildings along tree lines to avoid construction on ridges or in open fields and maintaining or enhancing scenic views. The proposed project meets these objectives by preserving the golf course and tucking the majority of the development in among the landforms to minimize disturbance to steep slopes as much as possible, and to maintain the overall rural appearance of the site as viewed from significant locations such as the US Route 44 hairpin turn.

B2. Walkable Communities

This Greenway Guide stresses planning for pedestrians in cities, villages, and town centers, with a safe network of sidewalks and crossings within a five- to 10-minute walk of the center. While the proposed project is not itself a town center, it does include a safe network for pedestrian travel on the project site, through the use of golf cart paths and meandering sidewalks throughout the site. In addition, a central core of uses has been planned around the hotel and golf club area, which would encourage walking from nearby homes to the variety of amenities in this location. Furthermore, the site is located only ½-mile from the hamlet of Amenia.

B3. Building in Context

This Greenway Guide recommends building within the context of the surrounding community, particularly with emphasis on creating a unified streetscape. While this recommendation does not explicitly apply to the proposed project as the project does not include building along an established streetscape like that in the hamlet of Amenia, the project is nonetheless being designed to complement the existing rural character of the surroundings, rather than create something out of context. The majority of buildings onsite will be sited with the existing topography to maintain the open landscape of the site. The facades of larger structures such as the hotel will

be broken up with architectural features to appear to reduce the overall massing of the buildings.

D1, Connected Habitats and D2, Stream Corridor Protection

The project's consistency with these Greenway Guides is described in Section 3.2, "Water Resources," as required by the Final Scoping Document for that section.

D4. Wellhead and Aquifer Protection

As described in Sections 3.2, "Water Resources," and 3.13, "Utilities – Water," the proposed project will ensure the protection of groundwater resources, both in quality and quantity.

E1. Landscaping

This Greenway Guide recommends the incorporation of landscaping into the overall project design, rather than using it to simply screen or hide less pleasing elements of the project. The proposed project will use landscaping to create formal places, such as in the areas surrounding the hotel, and to provide visual appeal along roads and in the vicinity of residential units.

E3. Parking Lots

The proposed project will provide several parking areas throughout the site to serve the various uses proposed. Landscaping will be incorporated to provide visual interest and screening.

E4. Lighting

The proposed project will incorporate target light levels designed for the rural location and surrounding conditions, with the understanding that lower light levels are sufficient in darker areas. The lighting design will comply with Town of Amenia Code requirements and specify the minimum light levels necessary to accomplish the project's lighting objectives for safety and security, as well as for aesthetic enhancement.

As described in Section 3.6, "Visual Resources," lighting fixtures will be at a human-scale, with height maximums of 10' to 15' for street and pedestrian lighting, and 15' to 20' for parking lots, and will be spaced at distances approximately four times their height. Full shielding will be specified in order to avoid glare on-site and prevent off-site glare. Direct lighting will be used only where needed, such as for safety, and only top-mounted fixtures will be used for architectural accents and sign lighting. Lighting will have photometric controls appropriate for its application. For

example, active recreation areas such as tennis courts will have lighting activated only when in use. Metal halide lighting (clear white light) will be used, with low wattage incandescent bulbs (full spectrum white light) used for accent lighting wherever possible. No mercury vapor or low pressure sodium fixtures will be used.

E5. Street Trees

The project will incorporate a variety of trees along interior site roadways to provide an appealing canopy. Development was arranged on site to utilize existing tree masses for screening and softening. This allowed the majority of on site vegetation to be retained. Trees will be provided at varying interval along roads for shade and cadence. New landscaping around structures will provide pedestrian scale, color and ornamental interest. Shade, flowering and evergreen tree plantings combined with shrub masses and herbaceous layer plantings will seamlessly knit the development back into the natural landscape.

3.9.3 Proposed Mitigation Measures

The proposed project is consistent with the majority of the goals and objectives of applicable local and regional plans. Mitigation is not necessary.

This page intentionally left blank