



LANDSCAPE CHARACTER

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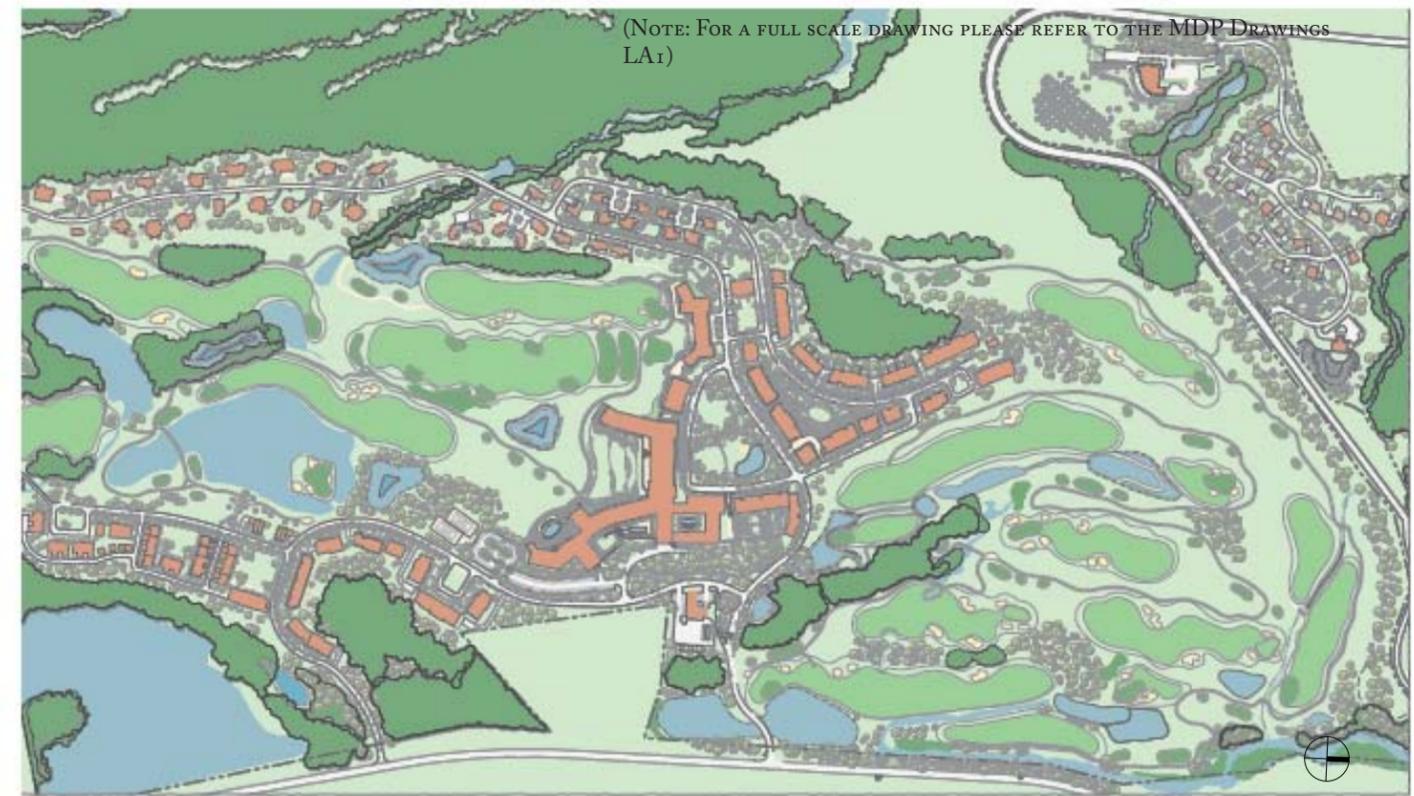
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Landscaping

The project proposes extensive landscaping with primarily native species to provide screening, buffering, visual interest, habitat, carbon reduction, erosion control, spatial definition, and shade and cooling to mitigate effects on conservation areas. The proposed landscaping is designed with viewshed effects in mind, to greatly reduce the apparent mass of the project, screen the development from view and transition the edges of the development into the natural landscape. The conceptual landscaping plan contained in sheet LA-1 of the MDP plan set offers trees at varying intervals along roads and sidewalks for shade and cadence. New landscaping around structures will focus views and provide pedestrian scale, color and ornamental interest. Shade, flowering and evergreen tree plantings combined with shrub masses and herbaceous layer plantings will help to screen the development. The following commitments will enhance the natural beauty of the resort community.

- The preservation of the 80% of the site as open space including the 230 acre hillside on the west side of the golf course.
- The project will utilize clearing and grading limits to ensure the vegetation is only removed in areas where it is necessary.



Ilex glabra, Holly



Pinus strobus, White Pine



Coryla alba, Sweetwood



Acer rubrum, Red Maple



Quercus phaeocarpa, Sawtooth



Thuja occidentalis, Eastern Red Cedar



Prunella serotina, Black Cherry



Fraxinus americana, White Ash



Hydrangea serrata, Common Hydrangea



Ilex opaca, American Holly



Rhus glabra, Flamingo



Aspidistra filix, Maidenhair



Amelanchier canadensis, Shadbolt



Thuja occidentalis, Eastern Red Cedar



Cornus florida, Flowering Dogwood



Cornus canadensis, Spicebush



Corylus, Winter Hazel



Liriodendron tulipifera, Yellow-flowered Tulip Tree



- Native plant species will be used in the planting palettes for vegetative buffers, habitat restoration areas, and out-of-play areas within the golf course in accordance with the Habitat Management Plan. Planting and early maintenance schedules will be followed so as to minimize the colonization of disturbed areas by invasive species. All mitigation plantings in buffer areas and stormwater retention structures will be overseen by the Town's environmental consultants.

- Landscaping around the proposed hotel-condominium, homes, roadways, parking areas and site amenities. Native plant species will be used as much as possible in accordance with the NRMP.

- The implementation of a comprehensive Habitat Management Plan for the site. (Please refer to pages 71-76 for more information on the HMP and the NRMP)

- The implementation of a Natural Resources Management Plan (NRMP) which provides for the management of golf course and community lawns of the site.

- The preservation of the cluster of shagbark hickories located along the edge of the golf course above the southwest bank of Wetland L/L.

- Maintain the island forest habitats on the south end of the site to allow some (particularly for birds) habitat connectivity between Wetland L/LL and the western slopes.

- In areas of steep slopes, cutting of existing vegetation will be minimized by field surveying each building site including trees 8" caliper and larger prior to site plan submission and custom designing each building for the site.

- Maintenance of a naturally vegetated area of 750 feet surrounding the pool (Wetland U). No more than 25% of the zone 100-750 feet from the vernal pool should be disturbed if the vernal is to remain a viable habitat

Use of native plantings

- Native plants of local stock (Harlem Valley, southern New England origin) will be used for all natural plantings associated with the Habitat Management Plan. If the applicant is unable to achieve these habitat goals, the applicant must demonstrate during Site Plan review why the use of only native plants is not possible.
- Single family home sites that abut natural areas at the toe of the forested slope on the west side of the golf course will have the limits of the yards demarcated. (See map indicating where these demarcation will occur (red line)) The means and methods of this demarcation will be reviewed and approved by the Planning Board during Site Plan review. In the area between the house and the demarcations, both native and non-native plants will be permitted. However all homeowners are restricted from using plants or groups of plants considered to be invasive or potentially invasive. The list of invasive or potentially invasive plants will be finalized by the Town's environmental consultants during Site Plan review.
- There will be clear language excluding any expansion into or use of the areas beyond the demarcations of any structures, play sets, gardens, shed, wood piles, vehicles etc. and that this area will not be used for the disposal of yard or other waste. No firewood etc. can be removed from the protected area and deadfall left in situ. Homeowners will be provided with information at purchase and at closing that discusses these restrictions and the reason for their emplacement.
- A landscape planting plan will be evaluated during Site Plan review. This plan will give preference to trees indigenous to the Harlem Valley. For example, the Eastern Red Cedar is indigenous to old fields in the Harlem Valley and therefore may be very appropriate for the site.



(NOTE: FOR A FULL SCALE DRAWING PLEASE REFER TO THE MDP DRAWINGS LA3)



Retaining Walls

Due to the hilly site conditions, and the rural settings, walls are an important component of the design. Retaining walls are used to create outdoor rooms for individual units sited on hillsides as well as to differentiate the golf course from the adjacent residences. Wall heights have been restricted to a maximum of 6'-8': where greater grade changes need to be accommodated, multiple lower, stepped walls, softened with plants, are used. Most site walls- retaining or free standing- are to be constructed of local stone. Walls attached or immediately adjacent to the buildings will be more architectural in character, with a concrete structure and veneered stone face. Walls located in remoter parts of the landscape will be rustic in appearance and construction; either dry-laid or with mortar deeply raked back (to appear dry laid). In certain locations stone retaining walls give uniform and distinctive character to the streetscape.



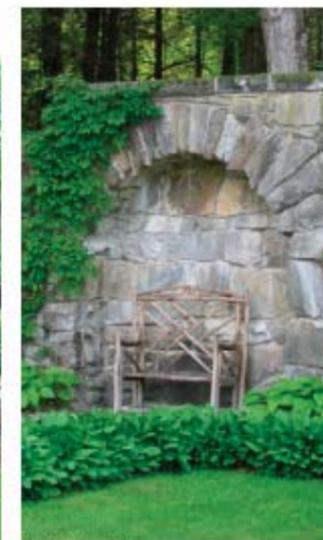
Annie House, Millbrook, NY



Wall at Blue Hill, Stone Haven, NY



Flanking Stone Wall Terrace



The Mount, Lenox, MA



Stone Wall, Philip Johnson House, New Canaan



Terraced Stone Walls with Slab Steps, Skyline Quarry, CT



Stone Wall, Arnsale, NY



Dry Laid Stone Wall, Polly Hill Arboretum, MA

Signage

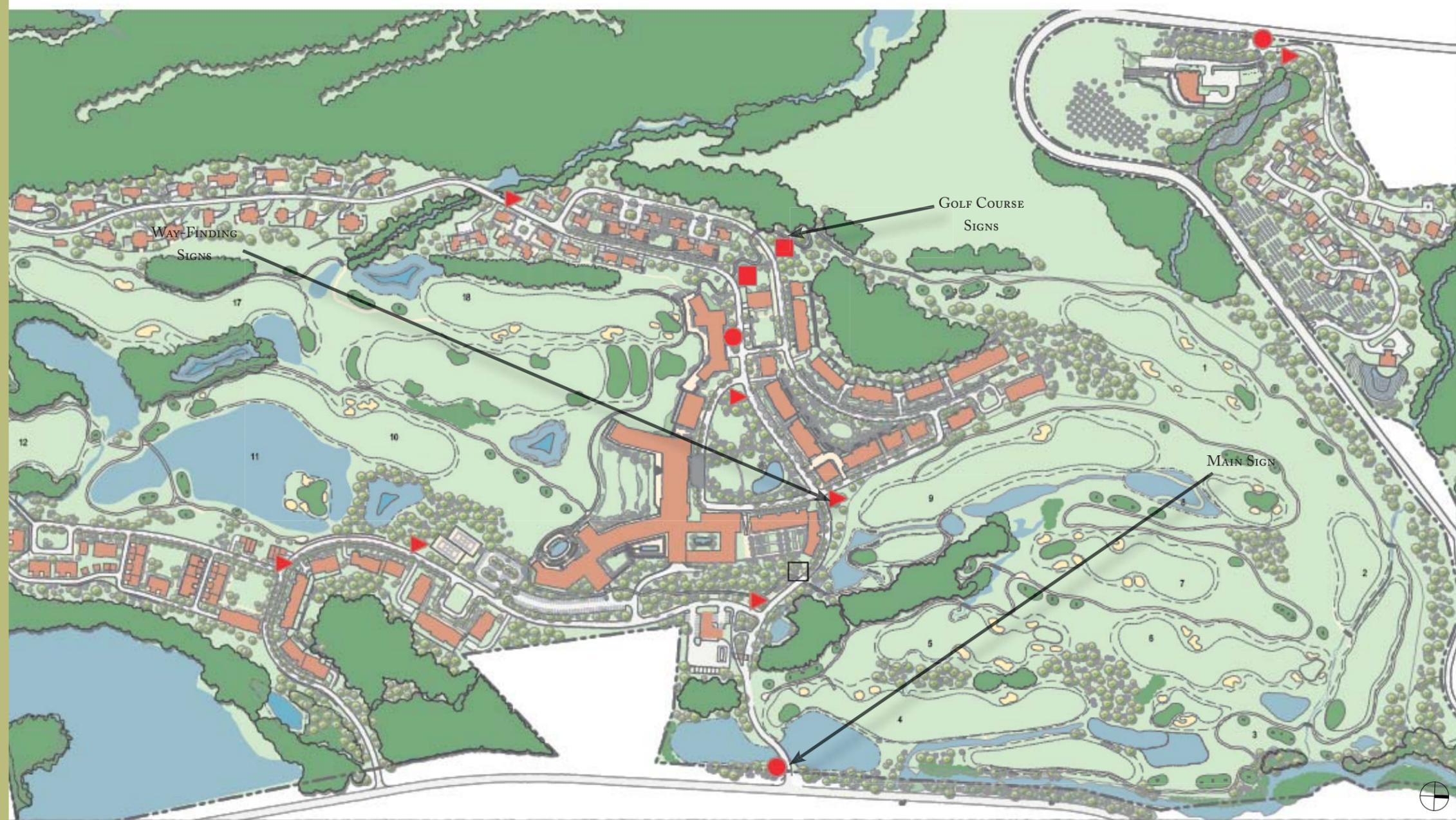
Silo Ridge Resort's signage will be simple and elegant. The entry sign on route 22 will incorporate stone with subtle lettering. Directional and street signage for the site will be developed as a coordinated group. Signs will be mounted either on buildings or on low-or-mid-rise poles necessary for visibility. Materials may include wood, stone, wrought iron, or other metal; the key being clear and simple conveyance of information. Different neighborhoods will be designated with distinctive graphics to lend a specific character and sense of uniqueness to each.

It is anticipated that the front entry sign, and the Winery Restaurant sign will be lit. Signs visible from public roads will be high quality yet will have an understated elegance character about them. The applicant has committed to no internally illuminated signs. Furthermore the applicant has committed to the Dark Skies standards discussed in Appendix E; final signs design will be completed during site plan review.

The signs will be in compliance with zoning section 121-39 which sets the following purpose:

The purpose of this section is to control the location, size, quantity, character, and lighting of signs in order to maintain the attractive appearance of the Town and avoid conditions of clutter and unsightliness. Through these regulations the Town seeks to:

1. Protect public health and safety by ensuring that signs do not create dangerous conditions, obstruct vision necessary for traffic safety, or confuse, distract, or mislead motorists, bicyclists, or pedestrians; and
2. Promote the general welfare by creating a more attractive visual environment that preserves the Town's historic and rural character, protects property values, encourages economic growth, enables businesses and other establishments to identify themselves, and minimizes negative impacts of signs on adjoining properties.



(NOTE: FOR A FULL SCALE DRAWING PLEASE REFER TO THE MDP DRAWINGS LA5)



Paving and Materials



(NOTE: FOR A FULL SCALE DRAWING PLEASE REFER TO THE MDP DRAWINGS LA4)

Paving and other sites materials will be primarily natural. Since a majority of site paving is in road system, we will explore the use of permeable material (asphalt or concrete) to reduce the amount of run-off created. In the Village Center the street section incorporates a granite curb, while street in the outlying areas are more rural in character with no curbs and planted swales to pick-up run-off. Sidewalks and other sites paths will be sand-set bluestone, brick, concrete pavers or combination of the proposed materials; concrete is used in less visible areas. Private residences terraces are sand-set bluestone, brick, or another simple material. Terraces at the Hotel, winery, restaurants, and other public buildings are a combination of mortared and sand-set stone. These terraces may incorporate other elements such as concrete or brick. Golf paths will be asphalt again; we will try to incorporate a permeable material. Bridges for the golf paths will be of natural materials such as stone or wood. Surface parking areas, which are minimal, will be of similar paving as the site roads. Public areas like the Village Green or neighborhoods parks will be furnished with the traditionally styled benches and trash receptacles. Bike racks will be located throughout the site, especially in the Village Center to encourage use. (Note: All materials used for wetlands crossings will be reviewed and approved during the site plan review)

Lighting

A detailed lighting plan that specifies lighting location, intensity and trespass will be prepared during Site Plan review. Silo Ridge commits to the following nighttime lighting limits that will minimize light pollution (skyglow, light trespass, and glare):

Up-light

- No more than 2% of the light (measured in lumens) emitted from the street lighting, area lighting (parking lots, storage areas, utilitarian building-mounted lighting, etc.) and path lighting will be directed upward. All of these fixtures will have “cutoff” optical systems that direct almost all light downward.
- No internally illuminated signs.

High Brightness and Glare

- No more than 300 lumens shall be emitted from any fixture between 80 degrees and 90 degrees. (0 degrees is straight downward from the fixture; 180 degrees is straight overhead.)
- Street, path, and area lighting poles will not exceed 20' in height. The Winery Restaurant parking area lights are expected to be pedestrian level lamp posts or bollard style lights due to the sensitive nature of the location of this facility. Full height street lights will not be used in the Winery Restaurant parking area.
- Where bright arc tubes from metal halide lamps (bulbs) or LED products would be glaring for pedestrians beneath the fixtures, prismatic lenses or diffusers will be used to reduce the direct glare of the light source.
- No lighting will be used on the practice range for extending the hours of operation. Nighttime lighting used will be for staff use only, and will cease within one hour of dusk.
- No street or area lighting fixtures will be tilted upward to project light farther, since this can turn a good-quality fixture into one that produces glare or skyglow.
- No street lights will be used in the Vineyard Cottages or Single Family Home sections of the resort. Portions of blocks B, and C and all of blocks D, E, F and G are expected to utilize pedestrian level lampposts as opposed to full height street lights.
- Light spillage into natural areas (forests and wetlands) has been minimized and/or avoided by ecologically-friendly lighting design and lighting regimes.



(NOTE: FOR A FULL SCALE DRAWING PLEASE REFER TO THE MDP DRAWINGS LA2)





Energy Use

- The outdoor lighting system will use 75% or less of the power allowed by the ASHRAE/IESNA 90.1 2004 energy standard.
- Continuous lighting, (i.e. street lighting on regular pole spacings, located continuously along a street or roadway) will be used in areas of high vehicle/pedestrian conflict only. It will be limited to the resort core/Village Green areas in the town. All other areas will use street lighting at intersections, cross-walks, or other areas of potential safety concern.
- Pedestrian pathway lighting will be used at steps, ramps, turns, important meeting points, or points of safety concern only. Lighting will not be continuous.
- No lighting fixtures used for street lighting, area lighting, or path lighting will use a higher wattage lamp or lighting system than 150W.

Decorative Lighting

- Wall sconces, post-top lighting, pedestal lighting, or hanging lanterns used outdoors for decorative purposes will be limited to 400 lumens per bulb unless they emit their light downward only. (400 lumens is the approximate light output of a 40W incandescent bulb.)

Façade Lighting

- Any façade lighting will direct 90% or more of its lumens toward the façade, allowing no more than 10% of the lumens to escape to the sky. Façade lighting will be minimal, using no more than 50% of the power allowed by the ASHRAE/IESNA 90.1 2004 Energy Standard.
- Façade lighting will be shut off within ½ hour after curfew.

Landscape Lighting

- Landscape lighting, if used, will use lamps emitting less than 1000 lumens (equivalent to a 50W MR16 halogen lamp.)
- All landscape lighting will be switched off within ½ hour after curfew.

Curfew

In order to preserve the quiet and darkness of night, the Community at Silo Ridge will establish a curfew, after which decorative or unneeded lighting will be extinguished. As an example, curfew may be set not later than 11 pm during the week, and 1 am on weekends (Friday included) in order to allow residents and guests later hours for dinner, activities, and entertainment. It may be possible to reduce street, area, and path lighting within a set time after curfew.

A complete lighting parameters narrative was provided by Naomi Miller Lighting Design for the resort and can be found in Appendix E.

Visual Commitment

Caring for the natural beauty of the site and protecting views from the surrounding countryside, is of prime importance to Silo Ridge Resort. The Master Development Plan accomplishes this primarily through careful site layout, building design, and landscaping.

Site design measures include clustering of many buildings to reduce sprawl effect, the sensitive use of existing natural topography and vegetation to shield buildings with the combined net affect being ridgelines and cherished views to distant hills are preserved.

Building design measures include use of natural building materials, carefully selected building colors, placing units in the building's roof space to reduce massing, placing many parking spaces below grade, and stepping buildings with the natural contours of the land. The combined net effect is to knit many buildings back into the landscape.

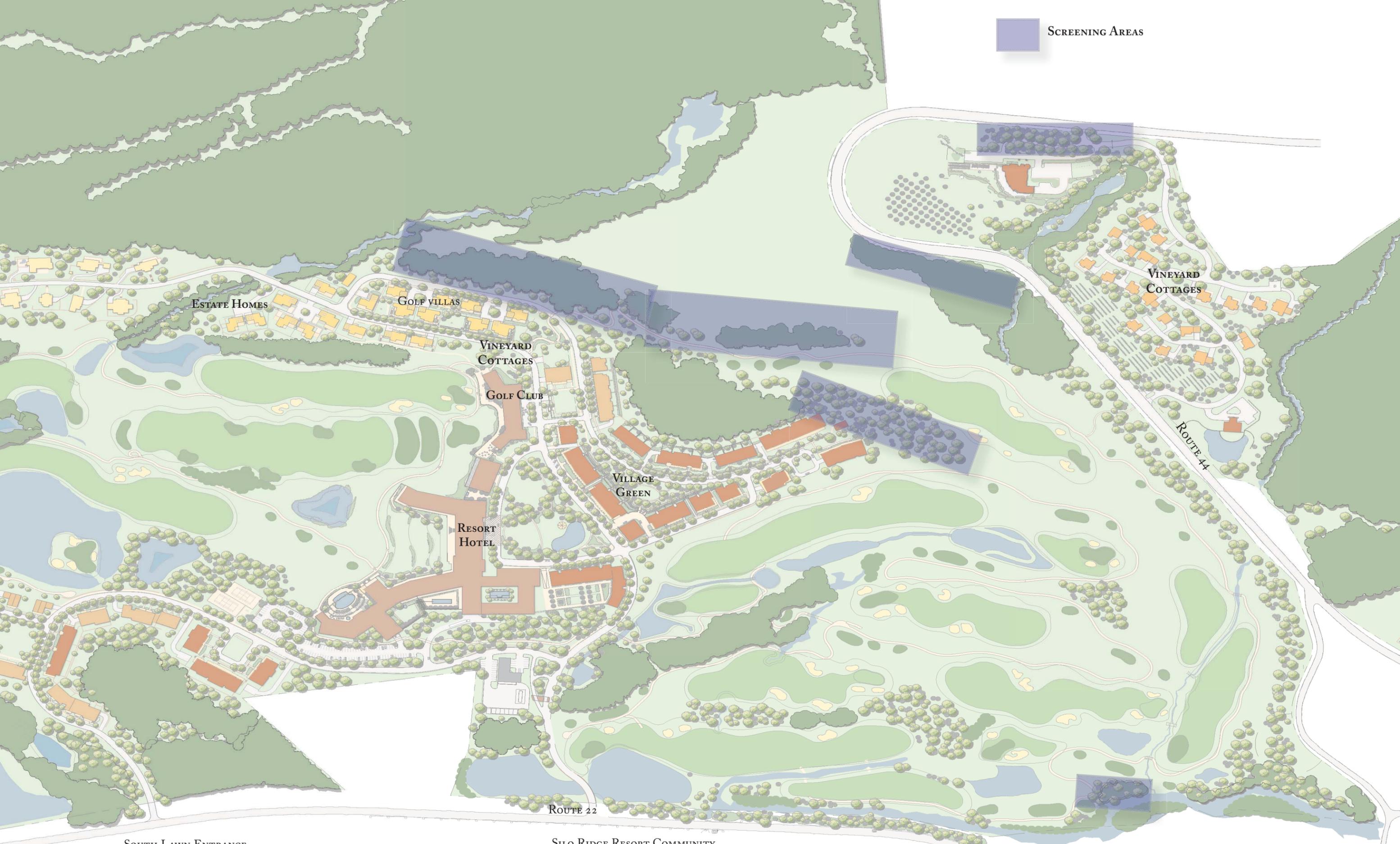
Landscaping will be employed to further screen many buildings. The landscape utilized for the main screening areas will be designed to naturalize with the adjacent surroundings over time.

The interaction between effective site design, building materials and colors and exceptional screening in combination make these measures more effective than if they were undertaken independently.

As the Master Development Plan is advanced, a Confirmatory Visual Assessment will be conducted as part of the Site Plan review. The assessment will need to confirm the above measures were employed to the satisfaction of the Planning Board.



SCREENING AREAS



ESTATE HOMES

GOLF VILLAS

VINEYARD COTTAGES

GOLF CLUB

VILLAGE GREEN

RESORT HOTEL

VINEYARD COTTAGES

ROUTE 44

ROUTE 22

SOUTH LAWN ENTRANCE

SILO RIDGE RESORT COMMUNITY ENTRANCE

Five Minute Walk = 1200'



Statement of Methodology (Visual Analysis)

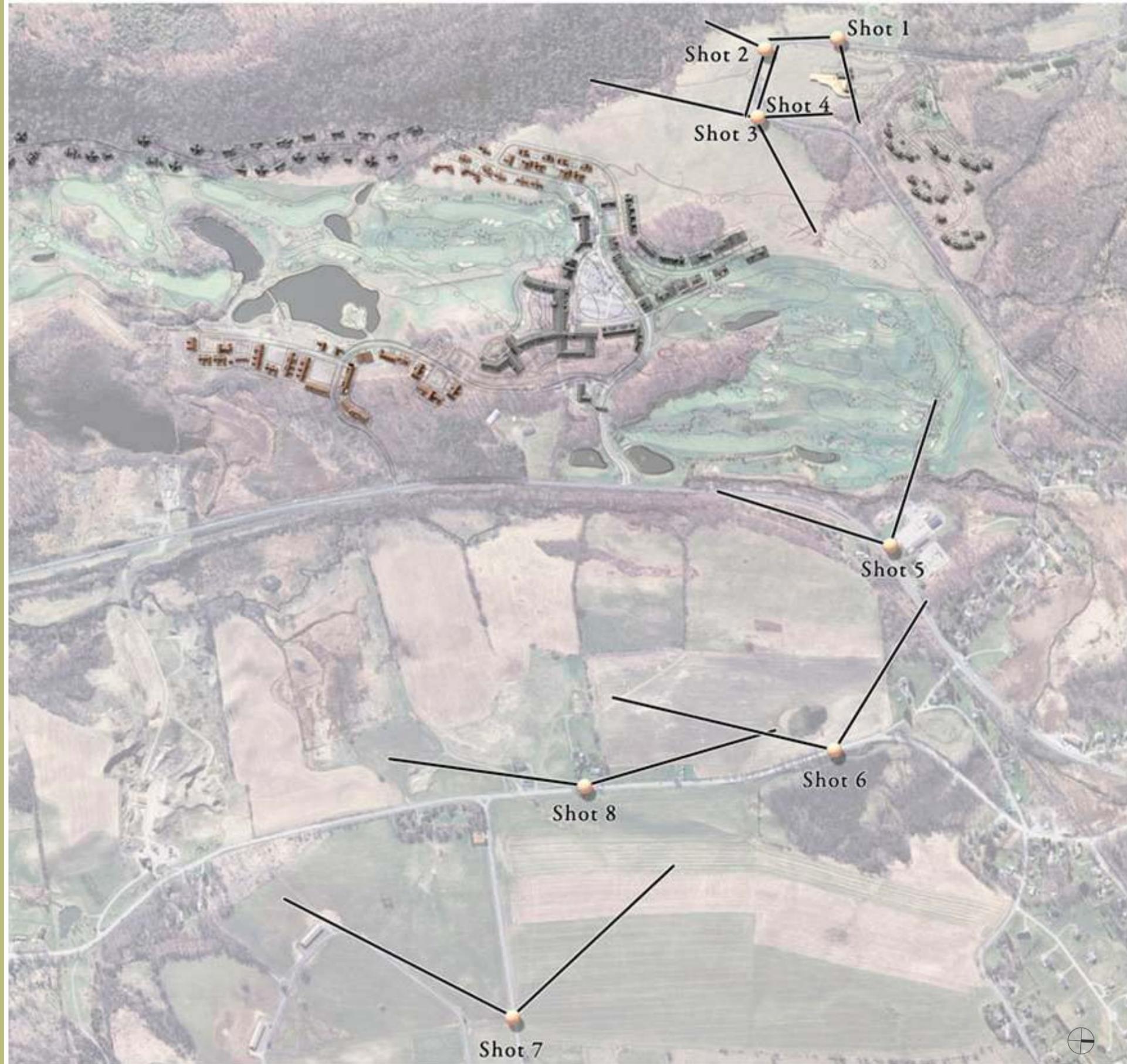
In order to evaluate the visual impact of the Silo Ridge Resort Community development upon the environment one must be able to observe the proposed structures accurately placed within the landscape. To accomplish this, digital technologies are deployed to demonstrate what impact the future complex will have on critical view sheds around the property.

Using engineering documentation, a 3D model of the site is developed. The provided topographical information (supplied to Virtual Sciences by the Applicant) was imported into the 3D application (3ds max by Autodesk) at the proper scale. A satellite image of the site (obtained via Google Earth) was then brought into the 3d application and matched it to the digital topography. To further ensure accuracy, a 10 Meter/7.5 Minute USGS SDTS Digital Elevation Model of Amenia, NY that encompasses the entire Silo Ridge site was acquired and used for alignment reference.

Mass models of the proposed buildings were developed using a combination of CAD documents and design reference information provided by Robert A. M. Stern Architects (RAMSA). They were then accurately placed in the site model utilizing the building footprints from the site plan (X, Y axis) and the finished floor elevations (Z axis) specified. The combined buildings and site plan represent the completed 3D dataset.

Photography of the existing conditions was taken at the (8) eight locations called out by the Planning board as visually sensible in the site (8 view points are represented in the map). The photography was acquired using a digital camera with a 50 mm focal length. Matching virtual cameras were created in the 3D dataset based on knowledge of the locations from site visits and then pinpointing those locations on the 3D typography. The correct camera parameters were calculated based on information provided by the site photographs and general knowledge of technical differences between digital and film cameras.

The site photography was then imported into the 3D application and used to further ensure the alignment of the virtual cameras. Alignment was checked based on existing information visible in the photographs (i.e. structures, tree lines, power poles, drives and cart paths, golf course features).





Panoramic Images – Existing Conditions

- Each viewpoint contains a multitude of images digitally stitched together to form a panoramic image (Except for Viewpoint 4)
- The panoramic image allows the user to observe the entire view shed in scale and context of the broader landscape



Panoramic Images – Unmitigated Images

- Proposed Buildings and/or neighborhood blocks are shown in “white model format” without any additional screening to confirm methodology was properly executed prior to mitigation

UNMITIGATED VISUAL SIMULATIONS ARE INCLUDED IN THIS VISUAL IMPACT ANALYSIS STRICTLY AS A TOOL (OR THEORETIC STEP) TO HELP ASSESS THE EFFECTIVENESS OF THE MITIGATED VISUAL SIMULATIONS INCLUDED IN THIS PRESENTATION. HOWEVER, THE APPLICANT IS NOT PROPOSING TO BUILD AN UNMITIGATED PROJECT.



Panoramic Images – Mitigated Images

- Mitigated Images represent views after proposed construction using earth toned colors, natural roof colors and incorporating vegetation and other natural screening
- Landscape screening and/or mitigation is depicted as 5 years of growth after planting

VIEWPOINT 1 (MITIGATED)



VIEWPOINT 3 (MITIGATED)





(NOTE: THE FOLLOWING IMAGES ARE 2 OF THE 8 VIEWPOINTS. THESE IMAGES ARE LOCATED IN APPENDIX G OF THE SILO RIDGE COMMUNITY FINAL ENVIRONMENTAL IMPACT STATEMENT DATED SEPTEMBER, 16, 2009.)



