

Millbrook Ventures, LLC
5021 Route 44
Amenia, NY 12501

March 9, 2009

Mr. William Flood, Chairman, and Planning Board Members
Amenia Town Hall
P.O. Box 126
Mechanic Street
Amenia, New York 12501

Re: Silo Ridge Resort Master Development Plan and Special Use Permit

Dear Mr. Flood and Planning Board Members,

As a follow up to a discussion at the Planning Board meeting on January 29, 2009 and item 4 of the Greenplan memo dated January 27, 2009, following is an outline of the Silo Ridge Resort Community Master Development Plan layout improvements that occurred from the April 3, 2008 submission to the March 9, 2009 submission.

In furtherance of reducing slope grading impacts, reducing impacts to wetlands and watercourses, reducing visual impacts, reducing tree clearing, reducing retaining walls, and improving water quality, among other benefits, set forth below are improvements made to the 4-3-08 MDP, that are included in the Master Development Plan ("MDP") submission dated 3-9-09. These proposed improvements to the MDP derive primarily from conditions set forth in the Findings Statement adopted by the Planning Board 1-8-09, although they may also reflect an effort by the project team to improve and better define the MDP as part of the on-going design process, with the overall effect being a reduction of the environmental impacts of certain components thereof.

Winery Restaurant:

- The Winery Restaurant has been shifted approximately 25' north from the proposed location in the April 3, 2008 MDP.

Blocks H, I, J, K, L:

The relocation of units from the April 3, 2008 MDP are as follows:

- Block L
 - Single Family homes H-1, H-2, H-3, H-4, H-5 and H-6 are relocated southwest of hole #13

- The connector road to these homes that was proposed to be installed adjacent to stream J is being eliminated
- This eliminates Block L in its entirety
- Block K
 - Single Family home H-7 is relocated southwest of hole #13.
 - H-7 was previously located as the 1st house on the right as you are heading south after crossing the bridge at stream J.
- Block J
 - Single Family homes H-24 and H-25 are relocated southwest of hole #13
 - These were previously located adjacent to hole #17 tee box
- Block I
 - H-29 is relocated southwest of hole #13.
 - H-29 was previously located directly north of stream M/P on the east side of the single family road
- Block H
 - H-30 is relocated southwest of hole #13
 - H-30 was previously located directly south of stream M/P on the east side of the single family road

Based on the above proposed relocations within the Blocks, if the demarcation were to stay the same as the April 3, 2008 MDP, the Blocks would have the following unit counts:

- Block L
 - 0 units (Block eliminated)
- Block K
 - 15 units
- Block J
 - 2 units
- Block I
 - 2 units
- Block H
 - 22 units

To more evenly distribute the homes within consolidated Blocks, based on the new layout, this March 9, 2009 MDP proposes eliminating Blocks lettered K and L and further proposes to have the Blocks demarcated per Sheet SP-3 which will have the following unit count per Block.

- Block H
 - 16 units
- Block I
 - 9 units

- Block J
 - 16 units

Total single family fee simple is 41, which is the same as the April 3, 2008 MDP.

Block V:

Looney, Ricks, Kiss Architects has provided a revised layout for the Vineyard Cottages area. This plan accomplishes the following:

- (1) Removes all structures and parking areas from the 100 foot open space buffer to existing residential uses that are not within the RDO district, including the cabana and Vineyard Cottages,
- (2) Relocates all structures and the clubhouse parking area to locations outside the 100 foot open space buffer and outside the 100 foot SPO vegetative buffer;
- (3) Locates a portion of the access road to the upper portion of Block V in the open space buffer, and this portion of the access road in this open space buffer area provides frontage for no more than six Vineyard Cottages;
- (4) Maintains a 150' buffer around headwater streams R/S and V to the maximum extent practicable; and
- (5) Proposes a landscaping pattern reflective of the area's natural landscape similar to the plan studied in the DEIS. This similar landscaping pattern will include not only the field grasses originally proposed, but also working landscape elements like cultivated grasses (i.e., grains), vines, and smaller flowering fruit trees

Please let me know if you have any questions or require additional information.

Sincerely,

Michael Dignacco

Cc: Dan Leary, Esq., Cuddy and Feder
Michael Hayes, Esq., Daniela and Porco
Mary Ann Johnson, Greenplan
Mike Soyka
Dr. Michael Klemens