

I. Existing Conditions

The 670±-acre project site is located west of NYS Route 22 in the Town of Amenia in eastern Dutchess County, New York, approximately 25 miles east of Poughkeepsie, NY and five miles west of Sharon, CT. The site is approximately ½-mile southwest of the hamlet of Amenia and two miles north of the hamlet of Wassaic. It is accessible via US Route 44 from the east and west and NYS Route 22 from the north and south. The Wassaic Metro-North train station with service into New York City's Grand Central Station is located approximately ½-mile south of the site.

Approximately 170 acres of the project site consists of the Silo Ridge Country Club, an 18-hole golf course and clubhouse with associated amenities. The project area also includes approximately 47± acres of ponds, streams, and wetlands and 12± acres of roads, buildings, and other paved surfaces. A 2.2-acre parcel north of Route 44 is developed with an unoccupied residential building. The remaining acreage consists primarily of undeveloped land not in agricultural use. This includes approximately 230 acres of wooded land on the hillsides and ridge to the west of the golf course.

Land uses within a ½-mile radius of the project site include: agricultural; commercial; community and public services; industrial; residential; recreation and entertainment; wild, forested, conservation lands and public parks; and vacant land. The predominant land use within a ½-mile radius is "wild, forested, conservation lands and public parks." It should be noted that much of the land within the project site that is identified as "vacant land" is forested, particularly in the western portion of the site.

As noted above, the 670±-acre project area is largely vacant and undeveloped, except for a 2.2-acre residential parcel and the existing golf course and its associated amenities, which include a clubhouse and banquet facilities. The recreational facilities, including the golf course, encompass approximately 135 acres of the 170±-acre parcel. The 18-hole golf course is open to the public and supports approximately 30,000 rounds of golf per year. The clubhouse and banquet facilities are used for special events, including conferences, meetings, weddings, and other special occasion parties. In addition to the golf course, open space on the project site also includes the approximate 230-acre hillside and ridge in the western portion of the site.

The project site has varying topography, with slopes ranging from almost 100% to nearly flat. Approximately 58% of the project area has slopes greater than or equal to 15%.

A small area in the northeast portion of the project site along Route 22, south of Route 44, is adjacent to Amenia/Cascade Brook. Approximately 11.6± acres of this area of the site are within the 100-year flood plain. All other areas of the project site appear to be outside of the 100-year flood plain.

According to the Wetland Delineation Report prepared for the proposed project, there are eight streams on the project site, two of which are perennial (flow year-round) and six of which are intermittent (dry some of the time). One of the perennial streams is Amenia/Cascade Brook, which enters the project site south of Route 44, traverses along the eastern property boundary, and exits the site near the existing golf course entrance on Route 22. The other perennial stream is unnamed. The stream flows southeasterly and drains into Amenia/Cascade Brook off of the project site. The remaining streams are denoted on the wetland delineation map. There are 11 wetlands located throughout the project site, totaling approximately 36 acres.

The project site currently obtains water from a combination of sources. The existing clubhouse is served by a water supply system consisting of an onsite groundwater supply well, water treatment equipment, and finished water storage. The existing golf course irrigation system is a separate and independent system used to irrigate the tees, greens, and fairways. In total, approximately 135± acres are currently irrigated. Irrigation water is drawn from a natural spring pond onsite and distributed via a network of underground piping to irrigation sprinklers. The irrigation pond is fed by a natural spring source, a small onsite stream, and by stormwater runoff from the site.

The existing sanitary wastewater system consists of an onsite septic system with subsurface disposal via leach field. The system operates under New York State Pollution Discharge Elimination System (SPDES) permit number NY0234966, with a permitted flow rate of 0.0126 million gallons per day (MGD) or 12,600 gallons per day (gpd) and a permit expiration date of 2025.

The project site is currently accessible via a main entrance on NYS Route 22. This entrance provides access to the Silo Ridge Country Club. The residential parcel north of Route 44 is accessed by a driveway on the westbound side of Route 44. The eastern boundary of the project site is Route 22, which is a major north-south transportation route through eastern Dutchess County. US Route 44 bisects the project site in the northern portion of the property.