

## Town of Amenia Planning Board

Town of Amenia  
4988 Route 22  
Amenia, NY 12501

(845) 373-8118 / (845) 373-9147 Fax

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### Special Permit and Site Plan Application Project Description

Applicant: Silo Ridge Ventures, LLC

Owner: Silo Ridge Ventures Property A, LLC

Property Address: Route 22, Amenia, NY 12501

Grid Number (S) 7066-00-732810: 860725: 742300: 670717: 628131: 7067-00-709177  
Part of 7066-00-870350

Project Name: Silo Ridge Resort Community

**Project Site Description:** provide a description of the project site, including the existing conditions of the site, the natural resources and environment features of the site (e.g., wetlands and watercourses, vernal pools, steep slopes, forest, wildlife habit, prime and statewide important agriculture soils, active farmland, and scenic view sheds), Current use / development of property (e.g., structures, roads, fences), and known past uses of the site. A conservation analysis complying with section 121-20 (A) of the Zoning Law of the Zoning Law may be substituted for this project site Description.

See record of prior Application for Special Use Permit / Master Development Plan Approval, including SEQRA findings statement dated January 8, 2009 and Special Use Permit and Master Development Approval Findings Statement dated June 25, 2009 , both issued by the Town Planning Board

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**PROJECT DESCRIPTION:** Provide a description of the Project including: a general description of the nature of the Project; the type, number and approximate square footage of proposed buildings to be constructed, the approximate amount of land to be disturbed, the approximate length and/or surface area of proposed driveways, internal roads, and parking areas, the municipal, state and/or federal approvals and permits that will be required, and any waivers or variances that will be requested from the Town.

Redevelopment of the Silo Ridge Country Club site as a resort community having the following primary components (collectively, the "Project"):

1. Approximately 159 detached single family residences.
2. Approximately 65 attached single family residences (condominiums and townhomes).
3. Approximately 21 lodging units.
4. Approximately 2,000 square feet of neighborhood retail space.
5. A renovated and improved 18 hole golf course, with related amenities and facilities, including a reconstructed clubhouse.
6. The previously approved Winery Restaurant.
7. Accessory facilities and structures, including family activity barn(s) and other amenity buildings, and a golf maintenance facility and other service buildings.

The Applicant is applying for:

1. Amended Special Use Permit/Master Development Plan Approval (prior approval granted June 25, 2009).
2. Site Plan Approval of the first phase of the Project.
3. Preliminary Subdivision/Lot Adjustment Approval to: (i) with the consent of the owner, subdivide from the adjoining property owned by Harlem Valley Landfill Corp. (Parcel No. 7066-00-870350) approximately 6 acres to be incorporated into the site (and used for portions of golf holes 13 and 14); and (ii) subdivide the site for the golf course and related facilities; single-family home lots; lots for attached condominium residences; lots for townhome units; lot for lodge buildings; lot for the Winery Restaurant; and lots for the conserved open space outside the golf course. Preliminary plat plan C4.01 dated 3/3/14 with layout and lot numbering prepared by VHB submitted with Application.