

SILO RIDGE

RESORT COMMUNITY



VOLUME I

ADDENDUM TO ENVIRONMENTAL ASSESSMENT FORM

March 19, 2014
AMENDED JANUARY 2015

Prepared For:

Silo Ridge Ventures, LLC.

5021 US Route 44
Amenia, NY 12501

TABLE OF CONTENTS

I.	Introduction	5
II.	Description of the Modified Project	5
II.1	General Description	5
II.2	Program Components.....	7
II.3	Easements.....	10
II.4	Homeowners Association/Condominium Structure of the Modified Project ..	10
II.5	Roads, Site Access and Circulation	11
II.6	Parking.....	13
II.7	Generalized Construction Phasing	14
II.8	Project Modifications and Reduced Impacts	15
II.9	Other Site Design Features Provided As Mitigation	21
III.	Summary of Potential Impacts and Mitigation Measures	24
IV.	Conservation Analysis Requirement	39
IV.1	Site Overview.....	39
IV.2	Potential Conservation Areas.....	39
IV.3	Design Considerations Based on Site Features	40
IV.4	Potential Impacts to Conservation Areas	41
IV.5	Proposed Mitigation and Enhancements.....	41
V.	Compliance with Zoning Requirements	41
VI.	Significant Adverse Unavoidable Impacts	75

APPENDICES

Appendix A: Residential Comparison Plans

Appendix B: Golf Comparison Plans

Appendix C: Soils & Geology

C.1 Soils Map

C.2 Environmental Constraints Plan

Appendix D: Water Resources

D.1 Wetland and Waterbody Impact Table

D.2 Silo Ridge Map of Wetland Survey

D.3 Stormwater Management Summary

D.4 Floodplain Comparison Plans

D.5 Buffer Management Comparison Plans

Appendix E: Environmental Studies for Harlem Valley Landfill Corp. Parcel

E.1 Existing Vegetation

E.2 Community Bird Survey

E.3 Ecological Assessment

Appendix F: Cultural Resources

F.1 End of Fieldwork Memo: Phase IA / IB

F.2 HPI – Phase IA/IB Archeological Survey and Phase II Archeological Evaluation

F.3 Avoidance Monitoring and Unanticipated Discovery Plan

F.4 OPRHP Concurrence Letter dated September 18, 2014

Appendix G: Transportation

G.1 Traffic Memorandum – MDP

G.2 Traffic Memorandum – Phase 1

Appendix H: Land Use and Zoning

H.1 Silo Ridge Zoning Map

H.2 Silo Ridge SPO Plan

Appendix I: Utilities – Water and Wastewater

I.1 Silo Ridge Projected Water Demand

I.2 Silo Ridge Projected Wastewater Flow

I.3 Water Budget Report

I.4 Ground Water Exploration and Pumping Test Program

Appendix J: Silo Condition Report

Appendix K: Fiscal Resources

K.1 Fiscal Analysis

K.2 Discovery Land Company Supporting Documentation

Appendix L: Fire Department Correspondence

L.1 Site Plan Roadways - Amenia Fire Department Letter dated August 18, 2014

L.2 Hammerheads - Amenia Fire Department Letter dated December 10, 2014

L.3 Hydrants - Email - Amenia Fire Department dated October 30 2014

L.4 Turn Out - Amenia Fire Department Letter dated January 12, 2015

L.5 Turn Out - Wassaic Fire Department Letter dated January 18, 2015

Appendix M: Local and Regional Plan Consistency Memo dated June 2014

Appendix N: TND Memo dated August 2014

Appendix O: Memo Regarding Waivers dated February 5th, 2015

Appendix P: Natural Resource Management Plan (NRMP)

P.1 Audubon International Letter dated December 19, 2014

P.2 Natural Resource Management Plan dated December 2014

Appendix Q: Wildlife

- Q.1 Habitat Management Plan dated January 2015
- Q.2 Silo Ridge Resort Community Updated Invasive Plant List
- Q.3 Silo Ridge Native and Non-Native Plant List

Appendix R: Amenia Fish and Game

- R.1 Amenia Fish & Game - Renna Letter dated August 21, 2014
- R.2 Agreement: Underground Shooting Range
- R.3 Preliminary Plans dated December 2014
- R.4 Amenia Fish & Game Submittal dated February 2015

LIST OF TABLES

Table 1, "Land Use Types and Counts"	8
Table 2, "Project Modifications"	15
Table 3, "Approved Master Development Plan Compared to Proposed MDP"	19
Table 4, "Summary of Potential Impacts and Mitigation Measures"	25

ADDENDUM TO ENVIRONMENTAL ASSESSMENT FORM FOR THE SILO RIDGE RESORT COMMUNITY

DATED MARCH 3, 2014

I. Introduction

This addendum is submitted to the Town of Amenia Planning Board in support of the Environmental Assessment Form for the Silo Ridge Resort Community dated March 3, 2014, and the applications of Silo Ridge Ventures, LLC (the "Applicant") for (i) Amended special use permit/master development plan approval of the Silo Ridge Resort Community (also now known as Silo Ridge Field Club, and sometimes referred to herein as "Silo Ridge," or the "Modified Project"); (ii) site plan approval of the first phase of Silo Ridge; (iii) related preliminary subdivision approval; and (iv) certain ancillary waivers, approvals, and a determination, in conjunction with the principal applications. Capitalized terms used but not defined in this addendum have the meanings given to them in the Amended Master Development Plan of the Silo Ridge Resort Community, last revised January 8th, 2015 (the "Amended MDP"). Unless otherwise indicated, all references to: (i) the Site Plan Drawings are to the plans and drawings last dated January 8, 2015; (ii) the Preliminary Subdivision Plat and to the Subdivision Drawings are to the drawings last dated January 8, 2015; and (iii) to the "Amended MDP Drawings" is to the drawings accompanying the Amended MDP narrative, all last dated January 8, 2015.

II. Description of the Modified Project

II.1 General Description

The Silo Ridge site (the "Site") is a total of approximately 684.9 ± acres, comprised of: (i) the 669.9± acre site of the former Silo Ridge Golf Course; (ii) 6.4 ± acres from the adjoining property of record owned by Harlem Valley Landfill Corp., to be made part of the Site by lot line adjustment; and (iii) an approximately 8.6 ± acre easement area on the Harlem Valley Landfill Corp. property, within which an access road, the golf maintenance facility, and the wastewater treatment plant for the Project will be located.

Modified Project site is located west of NYS Route 22 in the Town of Amenia in eastern Dutchess County, NY, approximately 25 miles east of Poughkeepsie, NY and five miles west of Sharon, CT. The site is approximately ½-mile southeast 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 site consists of

the former Silo Ridge Country Club, an 18-hole closed golf course and clubhouse. The Modified Project is organized in the manner of a traditional village, with a clubhouse/lodge and other resort functions, including a fitness center, set on a village green. The Amended MDP represents a more compact development that emphasizes walk-ability, and is sensitive to the visual character of the Site. The neighborhoods and roads respond to the rolling topography and capture views across the golf courses and down the long valley. Pockets of density are proposed, which preserve open green space. The architectural expression of the resort buildings recalls the Hudson Valley architecture of the early twentieth century using stone and timber in traditional forms, while the residential buildings reflect the character of Dutchess County's towns and farmsteads.

The "Modified Project" program includes 21 lodging (hotel-condominium) units and a total of 224 residences, including detached single-family homes, attached town homes, and condominiums, as described in Table 1 below and are shown in more detail on the Amended MDP Drawings – please refer to drawings SP2 "Overall Site Plan" and SP3 "Program Details".

The Traditional Neighborhood Design ("TND") approach set forth in Section 121-12.1 of the Town Zoning Law was utilized to plan the resort community and creates a pedestrian friendly environment by concentrating approximately 60% of the residential units and all lodging units within ¼ mile radius of the Village Green core area (the "Village Green"), which facilitates and encourages comfortable pedestrian travel between the various resort community components and amenities. In addition to the residences and lodging units, the Village Green core area also includes the Clubhouse/Lodge and pro-shop, fitness and spa, with below-grade parking. The Amended MDP also incorporates multi-family buildings and emphasizes the use of spaces such as greens and gardens to unify the development and foster interaction among people. These elements of the Modified Project's design contribute to a sense of place and vitality, which are key elements of a traditional neighborhood concept.

Additional residences are located a short walk away southeast of the Village Green in the South Lawn neighborhood adjacent to the pond. These homes are located between the golf course to the west and the treed knolls and wetlands to the east. Building massing of these South Lawn residences is minimal, indicative of a typical neighborhood further from the core of a village. Detached Golf Villas are located west of the Clubhouse and 18th hole fairway, detached single family Estate Homes are located on a meandering country road along the western edge of the golf course and detached Vineyard Cottages are located north of Route 44 to the east of the Winery Restaurant and Artisan's Park Overlook. The Artisan's Park Overlook will be a privately owned open space seasonally accessible to the public and will afford an opportunity for visitors of the region to enjoy the views from a safe location on DeLaVergne Hill. Silo Ridge is intended to be built and heavily marketed as a second-home club community, where the majority of residential

unit owners are expected to be part-time residents who occupy their homes on weekends or for short vacation stays.

The championship golf course designed by Tom Fazio will seek Audubon International Silver Certification and will be an integral part of the community and neighborhoods. A system of walks and golf cart paths throughout the Site will connect all major components of the development. The walks and paths will be separated from the street by planting strips and planting areas, and will follow the street alignment in some places and deviate from it in other locations to adjust to natural vegetation and topography. Street trees will be provided as needed to create shade and visual interest to the streetscape.

II.2 Program Components

Table 1 summarizes the program elements of the Modified Project, which includes a mix of 224 residential condominiums, town homes, and single-family detached homes. The residential program component is described in Section 1.4 of the Amended MDP text.

TABLE 1	
Land Use Types and Counts	
Land Use	Number/Size
Residences:	224 Total
Condominiums (2 to 4 Bedrooms)	52 (Avg. 2,700 SF)
Town Homes (3 and 4 Bedrooms)	13 (Avg. 3,550 SF)
Single-Family Detached	159
Golf Villas	28 (Avg. 3,890 SF)
Vineyard Cottages	19 (Avg. 2,700 SF)
Village Green Homes	24 (Avg. 3,870 SF)
South Lawn Homes	32 (Avg. 3,750 SF)
Estate Homes	56 (Avg. 5,600 SF)
Clubhouse/Lodge:	~34,000 SF
Lodging/Hotel-Condominium Units (2 to 4 bedrooms, in 3 separate buildings)	21 Units
Restaurant	164 seats
Bar/Lounge	41 seats
Golf:	
Golf Pro Shop (located in Golf Academy)	~1,000 SF
Golf Comfort Stations (3)	1,353 SF
Golf Academy	~3,600 SF
Golf Maintenance Facility (on adjoining Harlem Valley Landfill Corp. parcel, by easement)	14,100 SF
Amenities:	
Family Activity Barn	5,862 SF
Pavilion	212 SF
Gatehouse	210 SF
Sales Center	4,113 SF
Fitness	3,637 SF
General Store (in Sales Center)	1,000 SF
Parking Barns (2)	11,220 SF
Winery Restaurant	5,000 SF
	80 seats
Vineyard Cottages Amenities Building (Cabana)	1,250 SF

Residences

All of the town homes, condominiums, 61 of the detached single family homes, and the 21 lodging/hotel-condominium units (which are located in 3 separate buildings), are concentrated in the immediate vicinity of the Clubhouse/Lodge and the Village Green. The town homes are multi-level units and the condominiums are single-level two-bedroom and multi-level 3 and 4 bedroom units. The town homes and condominiums are located exclusively around the Village Green. The units are sited in groupings to maximize open space and views.

Single-family detached homes are located in several neighborhoods throughout the Site. The Village Green neighborhood (24 homes) is located north and east of the Village Green; the Golf Villas neighborhood (28 homes) is located west of the Clubhouse/Lodge; the South Lawn neighborhood (32 homes) is located near the Family Activity Barn and pond; the Estate Homes neighborhood (56 homes) is located along the western edge of the golf course and into the woods at the south end of the Site; the Vineyard Cottages neighborhood (19 homes) is located across Route 44 from the golf course. The single family detached homes range in size from approximately 2,700 square feet to 5,600 square feet, with three to five bedrooms.

Clubhouse/Lodge and Related Amenities; Family Activity Barn

The existing golf clubhouse will be completely demolished and a new Clubhouse/Lodge will be constructed in approximately the same location, just slightly south of the existing building's footprint.

The Clubhouse/Lodge is one of the key components of the "village core" that is envisioned for this area. The Clubhouse/Lodge building is proposed to be 1-1/2 stories from the front (north side) and 2-1/2 stories from the golf course (south side), with the top floor contained entirely within the roof.

The main level of the Clubhouse/Lodge will contain the lobby, lounge, offices, gallery, dining room, kitchen, bar, grill and restroom areas. The upper level will contain 5 lodging units. The lower level will contain pro shop, changing room, office, spa, and locker rooms. This level opens up to ground level on the south side of the building with views of the golf course. The fitness and yoga centers and outdoor pool are located to the west of the Clubhouse/Lodge.

The South Lawn neighborhood will be anchored by the Family Activity Barn. Inspired by the agrarian structure of the region, the Family Activity Barn will be a center of family gatherings with space for resort community events, kids' activities, and a family pool. Overlooking the pond, the barn activities will be able to take advantage of a large lawn leading down to a pavilion.

Winery Restaurant

The Winery Restaurant will be an approximately 80 seat winery themed, old world style restaurant (approximately 5,000 square feet) with outdoor patio, complete with an extensive wine cellar on the lower level, and will be located approximately 530' north of the hairpin turn on Route 44. An orchard and/or decorative grapes are expected to be part of the landscape features in this section of the Modified Project north of Route 44 in keeping with the vineyards and agricultural nature of the region. The restaurant will look to source fine food locally and promote tourism for the region.

II.3 Easements

A 100-foot wide easement granted to the New York State Electric & Gas Corporation traverses a small part of the northeastern-most corner of the Site.

The existing entrance road from Route 22 located on adjoining parcel owned by Harlem Valley Landfill Corp. (tax parcel no. 7066-00-870350) will function as a secondary access road for the Modified Project, serving as an entrance to the Golf Maintenance Facility and wastewater treatment plant ("WWTP"), emergency access to the Site, and potential exit for residents if excessive delays are experienced on exiting movements at the main entrance. This access road, the Golf Maintenance Facility, and the WWTP will be permitted by easement. The easement area totals approximately 8.6 acres.

All required easements for public sewer and water systems, and other utilities, and for emergency access over internal roads (which shall be private "rural roads," and not dedicated to the Town), will be granted to the appropriate easement holders (i.e., the sewage-works corporation in the case of sewer facilities, and the Town, in the case of emergency vehicle road access).

As required by Section 121-18.C(4) of the Town Zoning Law, 538.4 acres, or 80.37% of the area of the Site in the Resort Development Overlay District ("RDO District) will be preserved as open space by a conservation easement (the "Conservation Easement") held by a qualified conservation organization.

II.4 Homeowners Association/Condominium Structure of the Modified Project

The homeowners association/condominium structure of the Modified Project is described in Section 5.0 of the Amended MDP text. Silo Ridge Home Owners Association (the "Master HOA"), will be a master home owners association responsible for managing and governing the community as a unified entity. The Master HOA, along with the owner of the golf course, Clubhouse/Lodge, and related facilities (the "Club Owner"), will also be responsible for ensuring compliance with the conditions of the amended/supplementary Findings Statement ultimately adopted in connection with the

Amended MDP. The Club Owner will be primarily responsible for enforcing the Conservation Easement.

The Master HOA documents will set forth general standards for the operation and maintenance of the community that must be complied with by all constituent individual homeowners and up to 5 condominium associations (each a "Component"). No portion of Silo Ridge, except the on-site WWTP and the facilities of the sewage-works corporation, and the facilities of the water-works corporation (which will own and operate all public water service facilities), will be excluded or will be exempt from membership in the Master HOA.

The Master HOA will have responsibility for maintaining, operating and managing the common areas and facilities of Silo Ridge (the "Common Areas"). The Common Areas will include but will not be limited to, all roads, infrastructure, parking lots, landscaping, irrigation, and signage. The Master HOA will have direct oversight over the sewage-works and water-works corporations.

The Board of Directors of the Master HOA will be responsible for the governance of the Master HOA and will retain a property manager to maintain the Common Areas. The Master HOA will collect an escrow fee from home owners for the post-construction review by the Town Engineer of inspection and maintenance reports required in connection with the SWPPP and will be responsible for the payment of the fee to the Town. The Master HOA will also be responsible for the ongoing care, maintenance, life-cycle and eventual replacement of the landscaping located on Common Areas. The Master HOA will also contract with a private hauler to remove all solid waste and recyclables from Silo Ridge in compliance with all applicable federal, state and local rules and regulations.

Each individual Component condominium association will be governed by its own Board of Managers and the single-family homes and lots will be governed by the Board of Directors of the Master HOA. The Boards of Managers will be responsible for the governance of the buildings and amenities within each condominium association. Each Component condominium association shall be responsible for the ongoing care, maintenance, life-cycle and eventual replacement of the landscaping located on that condominium association's property.

The individual owners of the single-family homes and lots will be Class A members of the Master HOA and condominium unit owners will be Class B members of the Master HOA.

II.5 Roads, Site Access and Circulation

The current entrance from Route 22 to the golf course will remain and will serve as the main entrance to the Modified Project. The existing entrance from Route 22 on the adjoining parcel owned by Harlem Valley Landfill Corp., (the "south entrance") will serve

as access to the Golf Maintenance Facility and WWTP, emergency access to the Site, and a potential exit for residents if excessive delays are experienced on exiting movements at the main entrance. The portion of the Site north of Route 44 will have two entry points for access to the Winery Restaurant and to the Vineyard Cottage units. The first entrance heading east on Route 44 will be at the top of DeLaVergne Hill and will provide access to the Winery Restaurant, and the Vineyard Cottage units. The road will continue eastward through the clusters of residential units and meets up again with Route 44, providing an emergency access point to this interior roadway.

Gates will be installed at all entrances to the Site. The primary purpose of the gatehouse at the main entrance will be for personnel to greet owners and their guests, provide directions or instructions to guests, and identify persons entering the Site and their intended destination(s). The gatehouse will operate 24 hours per day and 7 days per week. It will be necessary to be an owner or owner's guest, or a lodging or golf course guest, to enter the Site. Silo Ridge personnel will have the authority to grant or deny access to the property. Personnel will also have the authority to deny access and to remove persons who are disruptive to other people visiting the resort community and to the operation of the resort community, and who have misrepresented their stated intent or purpose for visiting the resort community. There will be limited access at the south entrance. The south entrance gate will remain open during peak ingress and egress hours, and have a keypad control with codes issued to employees, residents and emergency services only. The Golf Maintenance Facility and the main entrance gatehouse will also have the ability to control the gate. The proposed gate for the entrance at the top of DeLaVergne Hill will be on the access road to the Vineyard Cottage units located to the east of the entrance to the Winery Restaurant parking lot, and will not prevent access to the Winery Restaurant and Artisan's Park Overlook.

Roads throughout the community will be private rural roads ("rural lanes," as defined in the Town Zoning Law) and will be paved. Road profiles will vary depending on location. The roads have been designed to best fit the existing topography and minimize natural, forested steep slope disturbance and clearing of existing vegetation, while being consistent with the Hamlet Design Guidelines and Greenway Connections. In order to minimize disturbances, the roads have been designed to allow up to a maximum grade of 13%. Stone curbs may not be utilized in certain locations in order to promote drainage through vegetated swales. Sidewalks will be concrete pavers, bluestone, concrete or any combination thereof.

II.6 Parking

The parking plan is based on Discovery Land Company's extensive resort community operating experience, the nature of the Modified Project, and the intent of the Resort Development Overlay District ("RDO District"). The parking plan takes advantage of the mix of land uses at Silo Ridge, which in turn presents opportunities for application of joint-use parking, captive parking, and other parking management techniques. As is explained in the Urban Land Institute's report on "Shared Parking," the proximity of various land uses affects the cumulative parking demand by reason of complimentary variations in the demand for parking at different times of the day, days of the week, and weeks of the year. For the Modified Project, examples include seasonal and temporal differences in the demand for parking for the golf course, Clubhouse dining bar facilities, and the theater in the Family Activity Barn.

In addition to joint-use parking (where parking for different land uses varies with time), the Urban Land Institute report recognizes the concept of "captive parkers," which accounts for persons who are parked once but engaged in multiple on-site land-use activities. For example, many residents whose homes are within a convenient walking distance of the Clubhouse and other Village Green amenities will find it more convenient to leave their cars in their garages and walk to the Village Green, and would therefore not be considered to be parked for the Village Green amenities. Furthermore, certain residents will have the opportunity and might find it more convenient to use golf carts as a method of transportation. Residents visiting the Clubhouse/Lodge and related amenities can drop off carts with the golf attendants at the golf cart storage area under the fitness center.

Formal agreements for joint-use parking will not be needed because the Common Areas will be under the control of the Master HOA, and because valet services will be used as the primary method of joint-use parking. This will allow parking to be shifted among and between available parking supplies to match peak demands of complimentary land uses as/when required.

Parking is described in Section 4.4 of the Amended MDP text. As indicated in the Amended MDP, all detached single-family residential units have 2-car garages with apron or driveway space for an additional two vehicles out front for a total of 636 spaces. The condominiums and town homes will utilize a combination of underground parking, on-street convenience parking and covered "parking barn" spaces. The on-street convenience parking will be available for joint-use by other users.

The Master HOA will employ specific parking management techniques to optimize the use of available parking spaces. The valet parking services for the "hospitality" components of the resort community (golf course, the Clubhouse/Lodge, and associated amenities) will be provided among and between surface parking facilities. This will allow

the valet staff to maximize the use of vehicle storage areas while minimizing the turnaround time for retrieval of stored cars.

In addition to valet parking for special events, to accommodate guests, and for regular dining activities, employees will utilize the excess parking spaces at the Golf Maintenance Facility, when needed. There will be a shuttle service offered for employees working at the Village Green area. Employees working at the Sales Center/General Store and Winery Restaurant will utilize the parking area at those locations. Shuttle service will also be provided between the resort community and the Wassaic Metro-North train station as well as the Hamlet of Amenia to accommodate residents of the resort community who may wish to avail themselves of Village amenities or the train on an as needed basis. This will also provide opportunities for guests and employees to travel to and from the resort community without needing to drive and park.

Please refer to Amended MDP Drawings P-1 to P-3, which illustrate the parking details of the Modified Project.

II.7 Generalized Construction Phasing

Construction of the Modified Project is expected to occur over two phases, taking approximately eight years. The construction phasing that is currently anticipated is illustrated conceptually on Amended MDP Drawing SP-5 "Overall Phasing Plan". It is noted that the sequencing of each of the residential components will depend on market demand.

PHASE I: Year 1 to Year 6

- Clear, grub and rough grade the first phase area
- Construct/install infrastructure for first phase
- Construct water system and WWTP
- Sales Office and General Store
- Golf Course improvements, Golf Academy, Comfort Stations and Golf Maintenance Facility
- Clubhouse/Lodge
- Village Green neighborhood, Golf Villas neighborhood, South Lawn neighborhood homes and Estate Homes
- Artisan's Park Overlook

PHASE II: Year 6 to Year 8

- Clear, grub and rough grade the second phase area
- Construct/install infrastructure for second phase
- Winery Restaurant
- Vineyard Cottages

II.8 Project Modifications and Reduced Impacts

Certain modifications to the development program effectively reduce potential impacts to the environment compared to the current approved (October 8, 2009) master development plan. They are summarized in Table 2.

TABLE 2		
Modified Project		
Location	Issue / Resource	Design Modification
Overall Development	Soils and Geology; Visual Resources	The overall density of development has been reduced by a total of 393 residential units (including hotel/condominium lodging units); the number, size and height of the buildings is reduced; no building height waivers are required.
		Reduction of overall project grading disturbances and clearing by approximately 7.4± acres. Reduction of disturbance to steep slopes 15% to 30% by 11.5± acres (of which 7.2± acres is natural, forested steep slopes), and to steep slopes greater than 30% by 14.2± acres (of which 7.2± acres is natural, forested steep slopes).
Main Entrance	Access/Circulation; Visual Resources; Soils and Geology; Water Resources	The gate house at the main entrance will be more than 700' from the entrance to preserve the understated country character of the main entrance.
		The main entrance will be planted with large specimen trees transplanted from within the Site, which would otherwise be removed.
		"Pheasant Run" (road) was redesigned vertically to further accommodate the existing topography and existing vegetation reducing grading and blasting impacts and associated tree removal.

TABLE 2		
Modified Project		
Location	Issue / Resource	Design Modification
		<p>Golf hole #9 has been relocated between the Sales Center and the Village Green, further enhancing the natural backdrop of the area; no additional impervious surface is proposed.</p> <p>Seven (7) units were relocated from the South Lawn area to north of the Sales Center on "Eagles Pass" (road) and "Falcon Way" (road). This location is buffered by existing trees and topography.</p> <p>Grading within the flood plain has been reduced by 2.38 acres.</p>
Village Green Neighborhood	Soils and Geology; Water Resources; Vegetation; Visual Resources; Pedestrian Circulation; Parking; Open Space	<p>"Snowy Owl Court" (road) has been relocated along the tree knoll. The road has been aligned to minimize disturbance to the tree edge. Snowy Owl Court and "Peregrine Drive" (road) are designed using the Dutchess County Department of Planning and Development Hamlet Design Guidelines. The density of development in this area has been reduced, reducing impervious surface, allowing for preservation of trees, reducing grading and enhancing the visual buffer. The roads have also been designed to use natural ditches and grassed buffers instead of curbing.</p> <p>Underground parking has been reduced, thereby reducing grading impacts. Only the condominium units have underground parking. On-street convenience parking and covered "parking barns" are provided at the Village Green area, and valet services will be provided to manage parking.</p> <p>The Village Green neighborhood is characterized by single family residences. The homes have spacious front and rear yards and will be landscaped.</p>
Lodging units behind the Clubhouse	Soils and Geology; Open Space	Overall density of development has been reduced in this area. There are no proposed buildings on the north side of "Redtail Pass" (road) and the building footprint was shifted south reducing grading impacts. "Redtail Pass" has also been designed to follow the natural topography to further minimize grading impacts.

TABLE 2		
Modified Project		
Location	Issue / Resource	Design Modification
South Lawn Neighborhood	Soils and Geology; Water Resources; Vegetation; Visual Resources; Pedestrian Circulation; Parking; Open Space	The South Lawn neighborhood was reconfigured, reducing the density of development as well as building heights, thereby reducing potential visual impacts. Pervious parking located at the South Lawn can be utilized by valet staff for Clubhouse guests.
		No development is proposed south of the stream, maintaining the wetland buffer.
		The roads have been designed to be stepped in order to more closely follow the existing topography to reduce cuts/fills and clearing while maintaining the wetland buffer.
		The south entrance was relocated to the existing entrance road from Route 22 located on the adjoining parcel owned by Harlem Valley Landfill Corp. (tax parcel 7066-00-870350), which will be used for emergency access, and access to the Golf Maintenance Facility and WWTP, and occasionally for resident egress. The access road, Golf Maintenance Facility and WWTP will be permitted by easement. The use of the existing south entrance reduces the grading and clearing adjacent to the NYSDEC Wetland AM-15 buffer and west of Route 22.
Estate Homes Neighborhood	Soils and Geology; Water Resources; Open Space	“Redtail Pass” (road) has been redesigned both horizontally and vertically to further accommodate the existing topography, rock outcrops and vegetation. The use of retaining walls mitigates grading impacts in certain areas, allowing for more existing tree areas to be retained, which will provide additional screening for the proposed improvements.
		The Estate Homes have been laid out in the field to best fit the existing topography and minimize natural, forested steep slope disturbance and clearing of existing vegetation. All Estate Home Lots now have a delineated “allowable disturbance area” (“ADA”), and on certain lots, delineated “driveway envelopes” and “sewer envelopes,” which have been located on the shallowest

TABLE 2		
Modified Project		
Location	Issue / Resource	Design Modification
		existing slopes, thereby reducing the amount of grading and tree removal required for the construction of homes. Additionally the use of retaining walls mitigates grading impacts in certain areas, allowing for more existing tree areas to be retained, which will provide additional screening for the proposed improvements.
		The relocation of the south entrance to the existing entrance road from Route 22 on the adjoining parcel provides a shorter, more direct emergency access road to the Estate Homes.
		The golf driving range has been relocated to the northwest corner of the Site reducing the impact to steep slopes and existing vegetation along the existing western forested area of the Site by bringing the Estate Homes further down the slope.
Winery Restaurant DeLaVergne Hill	Visual Resources	All existing trees along the Route 44 hairpin turn be cleared to open and maximize the views from DeLaVergne Hill and the Artisan's Park Overlook.
WWTP	Soils and Geology; Visual Resources; Open Space	The WWTP has been relocated to the south to the Golf Maintenance Facility area on the Harlem Valley Landfill Corp. property, thereby removing it from the SPO District "green buffer," reducing impacts to natural, forested steep slopes on the northern portion of the Site, and increasing the contiguous parcel of open space to be preserved through the Conservation Easement.
Golf Maintenance Facility	Visual Resources	Additional screening has been added within the SPO District "green buffer" along Route 22. The screening includes a combination of berms and installation of native trees which minimizes any potential visual impact from Route 22.

Table 3 further illustrates reductions in impact, contrasting the then proposed master development plan addressed in the September, 2008 final environmental impact statement for the resort community, the current approved master development plan (October 8, 2009), and the proposed Amended MDP.

TABLE 3			
Comparison: FEIS Proposed Master Development Plan, Approved Master Development Plan, and Proposed Amended Master Development Plan			
Feature	FEIS Proposed Master Development Plan	Approved Master Development Plan	Proposed Amended Master Development Plan
Total Site Acreage	670±	670±	684.9± ¹
Total # Homes	338	338	224
Single-family Detached	60	60	159
Town Homes/Condominiums	278	278	65
Total # Lodging Units	300	300	21
Water Demand - Max. Daily (gallons per minute)	264	264	175 ⁴
Wastewater Generation - Avg. Flow (gallon per day)	191,800	191,800	126,000 ⁵
Length of Road (Linear Feet)	21,8000±	20,500±	25,000±
Open space (acres/percent) (Conservation Easement area)	536 ac/80%	536 ac/80%	538.4 ac/80.37% ²
Total Disturbed Area (acres/percent)	246± ac/37%	282.9± ac/42%	275.5± ac/40.3% ¹
Disturbance to land not previously disturbed	-	113.5	100.4±
Steep Slope Disturbance (acres/percent)	103± ac/15%	136± ac/20%	110.3± ac/16.1% ¹
TOTAL Disturbance to slopes 15% - 30% (acres)	83	101.5±	90.0±
Disturbance to naturally forested slopes 15% - 30% (acres)	-	57.8±	50.6±
Disturbance to previously altered (unforested) slopes 15% - 30% (acres)	-	43.7±	39.4±
TOTAL Disturbance to slopes > 30% (acres)	20	34.5± ³	20.3±
Disturbance to naturally forested slopes > 30% (acres)	-	20.0±	13.5±

TABLE 3			
Comparison: FEIS Proposed Master Development Plan, Approved Master Development Plan, and Proposed Amended Master Development Plan			
Feature	FEIS Proposed Master Development Plan	Approved Master Development Plan	Proposed Amended Master Development Plan
Disturbance to previously altered (unforested) slopes > 30% (acres)	-	14.5±	6.8±
Cut/Fill Totals (Cubic Yards)	950,000	950,000	950,000
Impervious Area (acres/percent)	37.5 ac/5.6%	33.9 ac/5.1%	42.1 ac/6.2% ¹
Disturbance to Natural Wetlands (acres)	0.05±	0.05±	0.00±
Reduction of Constructed Wetlands/SWM Practices (acres)	-	-	0.20±
Creation/Expansion of Constructed Wetlands/SWM Practices (acres)	-	-	3.42±
Water Quality Buffer Coverage - Natural Wetland Habitats	-	95%	99%
Water Quality Buffer Coverage - Constructed Wetland Habitats	-	68%	68%
Total # of Units in the SPO District	178±	185±	98±
Total # of Height Waivers	16	16	0
Percentage of Total # of Units Visible from Viewpoints 1 & 2	50%	50%	22%
Total Population (# people)	869	869	809 ⁶
School Children (# students)	96	96	175 ^{6,7}
Traffic Generation (# trips):			
Weekday AM Peak Hour	442	442	110
Weekday PM Peak Hour	660	660	159
Sat Mid-Day Peak Hour	699	699	165
Sunday PM Peak Hour	637	637	161
Surplus (Shortfall) Revenue to Town of Amenia	\$473,800 ± / \$517,450 ± ⁸	\$473,800 ± / \$517,450 ± ⁸	\$992,211 ± / \$1,022,748 ± ⁸
Surplus (Shortfall) Revenue to Webutuck Central School District	\$2,786,215 ⁹	\$2,786,215 ⁹	\$2,246,126 ± ^{6,7,9}

¹ Includes the proposed 5.8 ± acre lot line adjustment area and the 8.6 ± acre easement area on the adjoining property owned by Harlem Valley Landfill Corp. Calculations are based on the aggregate 683.7 acre Site area.

² Includes only the 669.9 acre portion of the Site in the RDO District (i.e., does not include the 5.8 ± acre lot line adjustment area or the 8.6 ± acre easement area on the Harlem Valley Landfill Corp. parcel).

³ Based on the approved October 8, 2009 master development plan.

⁴ Refer to *Appendix I* for water calculations.

⁵ Refer to *Appendix J* for wastewater calculations.

⁶ The minimal decrease in total population and increase in school children, despite the decrease in total number of homes and lodging units, is due to the increase in the number of single family detached homes.

⁷ Less than 1% of residents of Discovery Land Company communities are full time residents. Modified Project school children are not expected to attend Webutuck Central School District - refer to *Appendix K.2* for supporting documentation from Discovery Land Company.

⁸ Amount of municipal tax surplus varies based on methodology used to calculate assessed value of the hotel-condominium units. See Appendix H of the FEIS for the Approved MDP and *Appendix K.1* for more information.

⁹ Amount of school tax surplus varies based on methodology used to calculate assessed value of the hotel-condominium lodging units and whether potential impacts to the amount of State Aid are included. See *Appendix K.1* for more information.

As shown in Tables 2 and 3, the proposed modifications will clearly **not** create any new, potential significant adverse environmental impacts, or any potential significant adverse impacts not already addressed in the draft and final environmental impact statements prepared for the resort community, and will actually reduce the overall environmental effects of the Modified Project compared to the current approved master development plan.

The proposed layout plans for the residential and golf course components of the Modified Project are compared to the approved master development plan in *Appendix A* and *Appendix B*, respectively.

II.9 Other Site Design Features Provided As Mitigation

Additionally, other mitigation measures – including measures required as part of the current approved plan – are incorporated as components of the Modified Project, as described below.

Habitat Management Plan: The Habitat Management Plan (“HMP”) for the entire Site has been revised based on the Amended MDP. The HMP identifies species observed at the Site and the capacity for habitats to meet each species’ requirements for breeding, foraging and refuge. The HMP identifies habitat types at the Site and describes management activities to maintain or increase the level of ecological services provided by each habitat type. Sensitive habitats are delineated and a “Buffer Management Plan” is established to protect and enhance these habitats. The HMP includes management strategies for each buffer area subject to the Buffer Management Plan including planting,

mowing, chemical applications (or not), timeframes for implementation and a reporting requirement. Once the HMP is approved, the text portion of the plan will be incorporated into the Natural Resource Management Plan ("NRMP") for the Site, prepared by Audubon International ("AI"). Corresponding habitat and buffer management plans are Amended MDP Drawings ENV-2 to ENV-6.

It is also noted that the existing golf course will be improved to be an environmentally sensitive course, with increased buffers that will reduce the managed area of the golf course, including an increase in conservation buffers around natural wetlands from 83% to 99%. Significant portions of the existing golf course will be converted from mowed turf to more natural grassland areas, which increases the habitat quality of the golf course.

Natural Resource Management Plan: The Applicant joined together with Audubon International, a not-for-profit environmental organization that focuses on sustainable natural resource management, and AI prepared the NRMP for the Site. The NRMP defines how the Modified Project will be constructed and managed so that natural resource protection and human use of the property will be integrated. The NRMP addresses wildlife conservation and habitat enhancement, water quality management and conservation, waste reduction and management, energy efficiency, and Integrated Pest Management (IPM)¹ planning¹. The management techniques within the IPM Plan, combined with other Best Management Practices ("BMPs") for resource protection, are an important part of the NRMP for the Modified Project. The IPM also includes monitoring for water quality parameters and pesticides. In conjunction with the prevention and monitoring strategies outlined in the NRMP, these practices will help to minimize the Modified Project's potential impact to terrestrial and aquatic resources.

Low Impact Design: The Applicant has evaluated the use of several Low Impact Development ("LID") stormwater management practices for the Modified Project. These measures will be designed and constructed in accordance with all applicable New York State Department of Environmental Conservation ("NYSDEC") regulations. The Applicant has proposed the following specific measures:

- Using pervious materials on patios;
- Using pervious materials for the access road to the irrigation pump station and the emergency access road to the Sales Center (between parking area HOA 2 and the Sales Center parking area);

¹ An IPM plan is an ecologically based preventative management program that uses information about turfgrass pest problems and environmental conditions that may precipitate these problems, and integrates these with turfgrass cultural practices and pest control measures to prevent or control unacceptable levels of pest damage. The approach includes regulatory, genetic, cultural, physical, biological and chemical approaches to pest management.

- Using pervious materials for a portion of the parking area near the Family Activity Barn and overflow parking at the Golf Maintenance Facility;
- Using pervious materials for the Artisan's Park Overlook parking; and
- Using pervious materials at the Winery Restaurant parking, and draining that parking area through a buffer planting area.

Stormwater Pollution Prevention Plan ("SWPPP"): The Modified Project stormwater management plan, including erosion and sediment control, complies with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002; the New York State Stormwater Management Design Manual ("SMDM"), dated January 2015, and the New York Standards and Specifications for Erosion and Sediment Control, dated August 2005, as amended.

The Applicant has prepared two (2) separate Stormwater Pollution Prevention Plans (collectively, the "SWPPPs"): one for the "Silo Ridge Golf Course Golf Improvements," covering reconstruction of the entire golf course including the driving range, and the other for the entire Modified Project (including all golf course work) (the "Modified Project SWPPP"). Each SWPPP independently complies with the NYSDEC requirements and has been reviewed by the Town Engineer, other Town Consultants and the NYSDEC.

The SWPPPs also include a detailed erosion and sediment control ("E&SC") plan. The E&SC plan identifies specific measures that will be implemented to protect adjacent aquatic resources. This includes a phasing plan for soil disturbance. The Applicant may also implement redundant E&SC measures in areas of special concern, such as upslope of Cascade Amenia Brook or Wetland AM-15.

The Modified Project SWPPP: (i) is based on the potential development on the Site of the maximum amount of impervious surface area that could be constructed under the MDP Bulk Design Standards proposed to be approved as part of the Amended MDP (i.e., the impervious surface "worst case"); (ii) is designed to meet "East of Hudson Standards," which is not legally required because the Modified Project is not located within the East of Hudson watershed, and provides more stringent water quality management than required under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002; and (iii) will, when implemented, ensure that potential downstream stormwater impacts of the Modified Project will be less than existing conditions for each storm frequency, up to and including the 100-year storm.

Design calculations in the Modified Project SWPPP take credit for certain on-site green infrastructure practices approved by NYSDEC, such as conservation of natural areas and sheetflow to riparian buffer. The runoff reduction provided by these green infrastructure practices alone is more than the minimum runoff reduction volume (RRv) required for the Modified Project under the SMDM. Other green infrastructure practices are also

being utilized in the Modified Project, including tree planting, vegetated swales, and porous pavement, but no credit is being taken for them in stormwater management design calculations.

Additionally, under the Design Standards for the Estate Homes (Appendix K of the Amended MDP), each home will be required to provide at least one of four green infrastructure practices, (in accordance with the SMDM Chapter 5, Table 5.7 or as amended, to the extent practical) which will further reduce runoff volume (and increase RRv).

A summary of the proposed stormwater management practices is included in *Appendix D.3*.

III. Summary of Potential Impacts and Mitigation Measures

The following table summarizes the potential impacts of the current approved (October 8, 2009) master development plan, the potential impacts of the proposed Amended MDP, the mitigation measures to be "carried over" from the current approved master development plan that are incorporated by the Applicant as components of the Modified Project, and the additional mitigation measures incorporated by the Applicant as components of the Modified Project.

TABLE 4

Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
SOILS AND GEOLOGY	<ul style="list-style-type: none"> The project will disturb 282.9± acres of the site. Of this, approximately 126± acres of disturbance will be related to redevelopment of the golf course where soils have previously been disturbed. 	<ul style="list-style-type: none"> The Modified Project will disturb 275.5± acres of the Site. Of this, approximately 151± acres of disturbance will be related to redevelopment of the golf course where soils have previously been disturbed. 	<ul style="list-style-type: none"> Impacts to soils and geology will be minimized through erosion control measures and the establishment of Best Management Practices, as outlined in the <i>New York State Stormwater Management Design Manual</i> and <i>New York Standards and Specifications for Erosion and Sediment Control</i>. 	<ul style="list-style-type: none"> Reduction of grading disturbance and clearing area by approximately 7.4± acres.
	<ul style="list-style-type: none"> Approximately 136± acres of the disturbance will be to areas with a slope of 15% or greater. Of this, approximately 10.3± acres of disturbance will occur on the portion of the project site north of Route 44 (the Vineyard Cottages area). A total of 34.5± acres out of the 136± acres of disturbance will be to areas with a slope of 30% or greater. 	<ul style="list-style-type: none"> Approximately 110.3± acres of the disturbance will be to areas with a slope of 15% or greater. Of this, approximately 10.3± acres of disturbance will occur on the portion of the Site north of Route 44 (the Vineyard Cottages area). A total of 90.0± acres out of the 110± acres of disturbance will be to areas with a slope of 15% to 30% and 20.3± acres of disturbance will be to areas with a slope of 30% or greater. 	<ul style="list-style-type: none"> Redundant Soil and Erosion Control measures may be utilized upslope of sensitive areas around Cascade Ameniam Brook and NYSDEC Wetland AM-15. 	<ul style="list-style-type: none"> Reduction of disturbance to steep slopes 15% to 30% by 11.5± acres (of which 7.2± acres is natural, forested steep slopes), and to steep slopes greater than 30% by 14.2± acres (of which 7.2± acres is natural, forested steep slopes). R
	<ul style="list-style-type: none"> The Applicant has conducted soil testing at the project site. 	<ul style="list-style-type: none"> The Applicant has conducted additional soil testing at the Site. 		<ul style="list-style-type: none"> Erosion and sediment control measures are designed in accordance with the most recent <i>New York State Stormwater Management Design Manual</i> (January 2015) ("SMDM").
	<ul style="list-style-type: none"> Blasting may be necessary at certain locations on the project site. 	<ul style="list-style-type: none"> Blasting may be necessary at certain locations on the Site. 	<ul style="list-style-type: none"> Any blasting operations will adhere to New York State ordinances governing the use of explosives. Applicable blasting certifications will be obtained and blasting will comply with all safety requirements. 	<ul style="list-style-type: none"> The alignment and grading of roads have been modified to better fit the land and reduce grading and blasting impacts and associated tree removal. Further, the use of retaining walls mitigates grading impacts in certain areas, allowing for more existing tree areas to be retained, which will provide additional screening for the proposed improvements.
				<ul style="list-style-type: none"> The use of the existing south entrance eliminates the need for the approved new secondary entrance and reduces the clearing and grading adjacent to the NYDEC Wetland AM-15 buffer and west of Route 22.

TABLE 4

Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
			<ul style="list-style-type: none"> Housing units located on steep slopes have been designed with terracing. The floor grades will be split from front to back or back to front adjacent to topographic slopes. This will minimize grading and soil impacts. 	<ul style="list-style-type: none"> The Estate Homes have been laid out in the field to best fit the existing topography and minimize natural, forested steep slope disturbance and clearing of existing vegetation. All Estate Home Lots now have a delineated "allowable disturbance area" ("ADA"), and on certain lots, delineated "driveway envelopes" and "sewer envelopes," which have been located on the shallowest existing slopes, thereby reducing the amount of grading and tree removal required for the construction of homes. Additionally the use of retaining walls mitigates grading impacts in certain areas, allowing for more existing tree areas to be retained, which will provide additional screening for the proposed improvements. Grading within the flood plain has been reduced by 2.38 acres. The relocation of the driving range from the central portion of the Site reduces impacts to natural, forested steep slopes. The WWTP has been relocated to the south to the Golf Maintenance Facility area on the Harlem Valley Landfill Corp. property reducing impacts to natural, forested steep slopes on the northern portion of the Site.
WATER RESOURCES	<ul style="list-style-type: none"> The project will disturb less than 0.1 acres of wetlands (actually approximately 0.05 acre). 	<ul style="list-style-type: none"> No natural wetlands will be disturbed by the Modified Project. 	<ul style="list-style-type: none"> Stormwater runoff from the development will be collected and conveyed to the quantity and quality control systems through a network of catch basins, drainage manholes, high density polyethylene ("HDPE") piping, roadside ditches and HDPE culverts which have been designed to convey the 50-year and 100-year storm events. 	<ul style="list-style-type: none"> An updated water budget report has been provided. The comparison shows that there is adequate water available from the inflows and storage in the Irrigation Pond to supply the Modified Project's irrigation water demands under the highest water usage scenarios, the dry and normal precipitation conditions at full project build-out. This data also indicates that under other varying conditions (wet years and during the phased construction) when irrigation water use is less and/or inflows to the Irrigation Pond increase, that the onsite irrigation water resources will continue to be sufficient for the Modified Project.

TABLE 4

Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
		<ul style="list-style-type: none"> ▪ 0.20± acres of constructed wetlands will be disturbed. 	<ul style="list-style-type: none"> ▪ All stormwater BMPs have been designed in accordance with requirements in the <i>New York State Stormwater Management Design Manual</i>. Post-development peak stormwater runoff rates are less than or equal to pre-development conditions. The project will comply with applicable wetland permitted regulations required by the NYSDEC and the Army Corps of Engineers. 	<ul style="list-style-type: none"> ▪ Stormwater management practices have been prepared in accordance with the most recent SWDM. The Modified Project SWPPP: (i) is based on the potential development on the Site of the maximum amount of impervious surface area that could be constructed under the MDP Bulk Design Standards proposed to be approved as part of the Amended MDP (i.e., the impervious surface "worst case"); (ii) is designed to meet "East of Hudson Standards," which is not legally required because the Modified Project is not located within the East of Hudson watershed, and provides more stringent water quality management than required under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002; and (ii) will, when implemented, ensure that potential downstream stormwater impacts of the Modified Project will be less than existing conditions for each storm frequency, up to and including the 100-year storm.
	<ul style="list-style-type: none"> ▪ The project will alter the rate and path of stormwater runoff. 	<ul style="list-style-type: none"> ▪ The Modified Project will alter the rate and path of stormwater runoff. 	<ul style="list-style-type: none"> ▪ The Natural Resource Management Plan ("NRMP") prepared by Audubon International, which includes stormwater controls, Integrated Pest Management, and specific monitoring requirements for surface water and groundwater, will be implemented. 	<ul style="list-style-type: none"> ▪ The use of the existing south entrance eliminates the need for the new approved secondary entrance and reduces the clearing and grading adjacent to the NYDEC Wetland AM-15 buffer and west of Route 22.
			<ul style="list-style-type: none"> ▪ The width and planting of buffers around wetlands and watercourses on the site is increased. ▪ The flood plain around Cascade Amenia Brook in the area of Hole #4 will be restored. Currently culverted drainage ditches will be restored. Buffer planting around NYSDEC Wetland AM-15 will be enhanced. ▪ Low Impact Design practices are incorporated. 	<ul style="list-style-type: none"> ▪ An additional 3.42± acres of constructed wetlands will be created as part of the stormwater management practices. ▪ Grading to the 100-year flood plain area is reduced, and results in additional flood plain storage capacity. Additionally, Hole 9 will be relocated, resulting in an increase in buffer area on the Cascade Amenia Brook of 3,721 LF. ▪ Increase in Conservation Buffers around natural wetlands from 83% to 99%. See the Habitat Management Plan.

TABLE 4

Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
			<ul style="list-style-type: none"> ▪ Where possible, stormwater coming from the golf course in certain areas will be directed away from water resources through grading. ▪ Impacts around Wetland P are minimized by maintaining separate stormwater paths for stormwater from undisturbed areas as compared to stormwater from developed areas. The water budget demonstrates that the project would have no significant hydrological impact to NYSDEC Wetland AM-15. 	
VEGETATION	<ul style="list-style-type: none"> ▪ Implementation of project will disturb a total of 283± acres of the site, approximately 112 acres of which have been previously disturbed in association with development of the existing golf course. 	<ul style="list-style-type: none"> ▪ Implementation of the Modified Project will disturb a total of 275.5± acres of the Site, approximately 112 acres of which have been previously disturbed in association with development of the existing golf course. 	<ul style="list-style-type: none"> ▪ Vegetation removal will be mitigated to some extent with landscaping including around the proposed homes, roadways, parking areas and community amenities. Native plant species will be used as much as possible in accordance with the NRMP. The cluster of shagbark hickories located along the edge of the golf course above the southwest bank of Wetland L/LL will be preserved as potential Indiana bat summer roosting habitat. 	<ul style="list-style-type: none"> ▪ The use of the existing south entrance eliminates the need for the new approved secondary entrance and reduces the clearing and grading adjacent to the NYDEC Wetland AM-15 buffer and west of Route 22.
	<ul style="list-style-type: none"> ▪ No endangered, rare, or threatened plant communities have been identified on site. Hill's pondweed is known to occur in the Wetland L/LL complex, but no impacts to this plant are anticipated. 	<ul style="list-style-type: none"> ▪ No endangered, rare, or threatened plant communities have been identified on the Site. Hill's pondweed is known to occur in the Wetland L/LL complex, but no impacts to this plant are anticipated. 	<ul style="list-style-type: none"> ▪ The gravelly/sandy bank along the southwest edge of Wetland L/LL will be preserved, as this area serves as a nesting area for turtle and snake species. 	<ul style="list-style-type: none"> ▪ Reduction in clearing of forested areas by 13.1± acres (includes the relocation of the WWTP to the south to the Golf Maintenance Facility area on the Harlem Valley Landfill Corp. property).
	<ul style="list-style-type: none"> ▪ Approximately 536 acres or 80% of the site will be permanently protected by a conservation easement. 	<ul style="list-style-type: none"> ▪ Approximately 538.4± acres or 80.37% of the Site will be permanently protected by the Conservation Easement. 	<ul style="list-style-type: none"> ▪ The "island forest" habitats on the south end of the Site will be preserved to allow habitat connectivity between Wetland L/LL and the western slopes. 	<ul style="list-style-type: none"> ▪ 298.1 acres, or 85%, of the existing forested habitat, will be preserved by the Conservation Easement.
			<ul style="list-style-type: none"> ▪ A minimum 750-foot buffer will be maintained between Wetland U (vernal pool) and the proposed development to ensure sufficient protection of potential amphibian breeding habitat. 	<ul style="list-style-type: none"> ▪ A 217± acre forested block encompassing the majority of the ridge complex that occupies the western portion of the Site will be preserved as contiguous open space. This habitat block supports extensive Beech-Maple Mesic Forest and Appalachian Oak-Hickory Forest communities.

TABLE 4

Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
				<ul style="list-style-type: none"> ▪ Tree clearing will be restricted to the period from October to March, thereby avoiding any potential direct impacts to Indiana bat, northern long-eared bat or other breeding wildlife.
	<ul style="list-style-type: none"> ▪ Implementation of project will disturb a total of 283± acres of the site, approximately 112 acres of which have been previously disturbed in association with development of the existing golf course. 	<ul style="list-style-type: none"> ▪ Implementation of the Modified Project will disturb a total of 275.5± acres of the Site, approximately 112 acres of which have been previously disturbed in association with development of the existing golf course. 	<ul style="list-style-type: none"> ▪ The 230±-acre hillside and ridge in the western portion of the Site will be preserved as contiguous open space, which will provide for wildlife habitat and movement. The undeveloped portion of the Site will continue to provide habitat for those wildlife species that currently utilize the Site. 	<ul style="list-style-type: none"> ▪ A 217± acre forested block encompassing the majority of the ridge complex that occupies the western portion of the Site will be preserved as contiguous open space, which will provide for wildlife habitat and movement. The undeveloped portion of the Site will continue to provide habitat for those wildlife species that currently utilize the Site.
Wildlife	<ul style="list-style-type: none"> ▪ No rare, endangered, or threatened fauna species have been identified on-site. Suitable habitat for bog turtles and Indiana bats were found on site, but the species themselves were not found on-site. Suitable habitat for the state listed Peregrine falcon, a state listed species was found on-site. Species currently identified on non-statutory watch lists were also identified on the site. 	<ul style="list-style-type: none"> ▪ No rare, endangered, or threatened fauna species have been identified on-site. Suitable habitat for bog turtles and Indiana bats were found on the Site, but the species themselves were not found on the Site. Suitable habitat for the state listed Peregrine falcon, a state listed species was found on-site. Species currently identified on non-statutory watch lists were also identified on the Site. 	<ul style="list-style-type: none"> ▪ Vegetation removal in development areas will be partially mitigated by replacement plantings using native species where possible. 	<ul style="list-style-type: none"> ▪ Habitats will be enhanced with six different planting palettes for different locations throughout the Site. Several native species are being used in aquatic and upland habitat enhancement. Additional species are to be used to establish vegetative cover in stormwater management basin wet pools and attenuation basins.
	<ul style="list-style-type: none"> ▪ Disturbance associated with the construction of roads, driveways, utilities, residences, hotel facilities and golf course improvements will result in the removal of some habitat, which could result in the loss or migration of individual animals during the land clearing and construction phases. Land clearing activities would likely cause more mobile species to relocate off site, while less mobile species would be expected to move to areas on the site not affected by development. 	<ul style="list-style-type: none"> ▪ Disturbance associated with the construction of roads, driveways, utilities, residences, and golf course improvements will result in the removal of some habitat, which could result in the loss or migration of individual animals during the land clearing and construction phases. Land clearing activities would likely cause more mobile species to relocate off site, while less mobile species would be expected to move to areas on the Site not affected by development. 	<ul style="list-style-type: none"> ▪ The NRMP, which include maintenance of buffers around wetlands, streams, and ponds, will be implemented. 	<ul style="list-style-type: none"> ▪ The main entrance ponds (Isolated Wetland A and Wetland B) are being opened to connect to one another providing habitat connectivity.

TABLE 4

Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
	<ul style="list-style-type: none"> ▪ Alterations of overland drainage patterns may accentuate existing damage to stream beds in the Cascade/Amenia Brook flood plain. 	<ul style="list-style-type: none"> ▪ Alterations of overland drainage patterns may accentuate existing damage to stream beds in the Cascade/Amenia Brook flood plain. 	<ul style="list-style-type: none"> ▪ The Habitat Management Plan will be implemented. Buildings and the development have been removed from areas within 100 feet of Wetland J/JJ to protect the habitat of the dusky salamander. No development is proposed within 50 feet of the remainder of Wetland J/JJ. 	<ul style="list-style-type: none"> ▪ The Island Green Pond (Wetland Z) is being expanded to connect with the Irrigation Pond (Wetland K) providing habitat connectivity.
		<ul style="list-style-type: none"> ▪ None of the species observed on the portion of the adjoining Harlem Valley Landfill Corp. parcel to be incorporated as part of the Site, whether breeding, foraging, or transient, are considered to be NY species of special concern. None of these are obligate grassland species (for example, grasshopper sparrow, upland sandpiper, bobolink, savannah sparrow). The species observed are characteristic of common oldfield and wetland habitats found throughout Dutchess County (see Kiviat 1984; Cunningham et al. 2010). 	<ul style="list-style-type: none"> ▪ Buildings and development in the headwater areas of Stream N/P have been pulled away from this area to reduce impacts in this location. 	
			<ul style="list-style-type: none"> ▪ Severely eroded stream channels, stream banks, and culverted drainages in three locations will be restored. 	
			<ul style="list-style-type: none"> ▪ Habitats will be enhanced with six different planting palettes for different locations throughout the Site. Five palettes of native species are being used in aquatic and upland habitat enhancement. A sixth palette is to be used to establish vegetative cover in stormwater management basin wet pools and attenuation basins. 	
			<ul style="list-style-type: none"> ▪ Conservation Buffers 100 feet wide, water quality buffers 50 feet wide (of terrestrial vegetation) around critical habitat and riparian buffers, respectively, will be established. 	<ul style="list-style-type: none"> ▪ Increase in Conservation Buffers around natural wetlands from 83% to 99%. See Habitat Management Plan.

TABLE 4

Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
			<ul style="list-style-type: none"> ▪ Mitigation structures are being employed, including bottomless box culverts, golf course foot bridges, and wildlife tunnels to ensure habitat connectivity. In some instances, the Applicant may seek Planning Board approval to use an oversized bottomless arched culvert based on engineering and cost considerations. The Planning Board may approve such a request if the Planning Board's biodiversity consultant determines that the use of the oversized bottomless arched culvert is appropriate under the circumstances. 	<ul style="list-style-type: none"> ▪ The main entrance road crossing utilizes an oversized bottomless arched culvert, which has been sized to a minimum standard to provide sufficient space for unrestricted movement along aquatic corridors by the largest native mammals' resident at the site or its immediate environs. In consultation with the Town's ecological consultant, an alternative to the box culverts was developed that creates less of an impediment to the movement of water and wildlife. Timber crossings are proposed for the nine (9) timber bridge crossings located in the golf course and a typical timber bridge design is proposed for the vehicular bridge over Stream J. These timber bridges include abutments and approaches constructed outside of the annual high water mark and elevated above the functional stream bed (including stream banks) to maintain an environment conducive to unrestricted animal movements along aquatic corridors.
			<ul style="list-style-type: none"> ▪ Terrestrial habitat enhancements will provide plant communities with additional refuge, forage and, in some cases, breeding habitat for resident birds, mammals and herpeto-fauna. 	
			<ul style="list-style-type: none"> ▪ Aquatic habitat enhancements will provide additional functional value for aquatic and semi-aquatic wildlife species. 	
			<ul style="list-style-type: none"> ▪ Sensitive and productive habitats will be protected during construction and operation activities at the Site. 	<ul style="list-style-type: none"> ▪ Tree clearing will be restricted to the period from October to March, thereby avoiding any potential direct impacts to Indiana bat, northern long-eared bat or other breeding wildlife.

TABLE 4				
Summary of Potential Impacts and Mitigation Measures				
Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
			<ul style="list-style-type: none"> The Habitat Management Plan includes two significant aquatic habitat restoration projects. The first project is a streambed restoration/streambed stabilization and erosion control project on a tributary to Cascade/Amenia Brook. The second project includes a 1.5 acre floodplain restoration in the Cascade/Amenia Brook flood plain. 	<ul style="list-style-type: none"> The revised Habitat Management Plan will be implemented. The Habitat Management Plan includes significant aquatic habitat restoration project including a stream bed restoration that removes culverts in sections of an intermittent stream to “daylight” the stream bed and restore riparian habitat and animal movement corridors.
CULTURAL RESOURCES	<ul style="list-style-type: none"> Archaeological Site A02701.000081, a group of charcoal processing hearths, and Site A02701.000082, a 19th-20th century artifact scatter near West Lake Amenia Road, were identified in the west and northeast areas of the site in 2006/2007. SHPO noted in subsequent correspondence (June 18, 2008) that existing ponds and wetlands also might be remnant iron ore pits. 	<ul style="list-style-type: none"> Archaeological Site A02701.000081, a group of charcoal processing hearths, and Site A02701.000082, a 19th-20th century artifact scatter near West Lake Amenia Road, were identified in the west and northeast areas of the site in 2006/2007. SHPO noted in subsequent correspondence (June 18, 2008) that existing ponds and wetlands also might be remnant iron ore pits. Additional archaeological evaluation was conducted in the southeast area of the Site in 2013. No additional archaeological sites were identified within the area of potential effect. 	<ul style="list-style-type: none"> A Phase 2 site investigation conducted in the location of the charcoal hearth features (Site A02701.000081) recovered no significant cultural artifacts. Based on this investigation, the archeological site is not eligible for listing in the National Register of Historic Places and no further work is necessary. SHPO recommends avoidance of the existing ponds and wetlands as they could be former iron ore pits. There are no impacts to the Irrigation Pond, which, based on 1955 aerial photography, is the only pond onsite which could have been an iron ore pit. 	<ul style="list-style-type: none"> Phase 2 testing of Archaeological Site A02701.000081 (aka Site 3662-2) was conducted in September 2013. The archaeological site will be avoided; a 25' buffer is established for the site. There will be no direct impact to Archaeological Site A02701.000082 near West Lake Amenia Road. Per the Avoidance, Monitoring & Unanticipated Discovery Plan filed by Applicant and accepted by SHPO (September 18, 2014), the archaeological site will be fenced and buffered. An archaeological monitor will be on-site during construction to respond in the event that unanticipated archaeological finds are found.
VISUAL RESOURCES	<ul style="list-style-type: none"> The project will add a new hotel and residential uses to the site, which will be visible, to varying degrees, from the surrounding area. The project includes the development of a winery-themed restaurant and vineyard town homes on DeLaVergne Hill, which will affect views to and from the hill. 	<ul style="list-style-type: none"> The Modified Project will add a new Clubhouse/Lodge and residential uses to the site, which will be visible, to varying degrees, from the surrounding area. The Modified Project includes the development of the Winery Restaurant and Vineyard Cottages on DeLaVergne Hill, which will affect views to and from the hill. 	<ul style="list-style-type: none"> Development has been designed to follow existing landforms, topography, masses of vegetation, and ridgelines where possible. Considerable detail has been provided on colors, architectural styles, heights, finished elevations, parking, etc., including a series of visual simulations, which present an overall picture of what the proposed development will look like. 	<ul style="list-style-type: none"> Confirmatory Visual Analysis provided with updated photo simulations. Confirmatory Visual Analysis provided with updated photo simulations. Building heights reduced, no height waivers are required.

TABLE 4

Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
	<ul style="list-style-type: none"> The project includes the disturbance of approximately 136± acres of steep slopes, including approximately 34.5± acres on slopes of 30% or greater. 	<ul style="list-style-type: none"> The Modified Project includes the disturbance of approximately 110.3± acres of steep slopes, including approximately 20.3± acres on slopes of 30% or greater. 	<ul style="list-style-type: none"> Landscaping will screen buildings where necessary and appropriate. 	<ul style="list-style-type: none"> Reduced development density and building heights.
	<ul style="list-style-type: none"> A waiver from Section 121-18(C)(6) of the RDO District which requires an open space buffer of at least 100 feet from any existing residential uses that are not within the RDO District is required for the access road to the Winery Restaurant, Vineyard Cottages, and Artisan's Park Overlook.. 	<ul style="list-style-type: none"> The plan for the Winery Restaurant, Vineyard Cottages, and Artisan's Park Overlook has not changed. 	<ul style="list-style-type: none"> The waiver has been granted. 	<ul style="list-style-type: none"> The proposed hedge and fence along the hairpin turn on Route 44 have been eliminated. The Applicant has committed to working with the Planning Board and NYSDOT to remove existing trees at the hairpin curve, to maximize views from DeLaVergne Hill and the Artisan's Park Overlook.
	<ul style="list-style-type: none"> The project will require waivers from the building height limit in the RDO District for the hotel, spa, banquet facility, clubhouse, and 12 residential buildings. 	<ul style="list-style-type: none"> No height waivers required. 	<ul style="list-style-type: none"> Taller buildings are located where there is the greatest visual buffer; roads and development are aligned along edge conditions between wooded areas and open land to allow backdrop and shadowing for structures. 	<ul style="list-style-type: none"> The water tank located inside the Route 44 hairpin turn has been relocated to the northwest portion of the driving range. The tank will be buried with only one side exposed to the west. This will ensure that the tank will not be visible from any public areas.
			<ul style="list-style-type: none"> Site specific building types are developed that respond to topographic conditions. This will minimize visual impacts along with grading and soil impacts. 	<ul style="list-style-type: none"> The Estate Homes have been laid out in the field to best fit the existing topography and minimize natural, forested steep slope disturbance and clearing of existing vegetation. All Estate Home Lots now have a delineated "allowable disturbance area" ("ADA"), and on certain lots, delineated "driveway envelopes" and "sewer envelopes," which have been located on the shallowest existing slopes, thereby reducing the amount of grading and tree removal required for the construction of homes. Additionally the use of retaining walls mitigates grading impacts in certain areas, allowing for more existing tree areas to be retained, which will provide additional screening for the proposed improvements.
			<ul style="list-style-type: none"> Grading/clearing limits will be established in the field and marked out with construction fencing prior to the start of construction to ensure that unnecessary vegetation clearing is avoided. 	<ul style="list-style-type: none"> The WWTP has been relocated to the south to the Golf Maintenance Facility area on the Harlem Valley Landfill Corp. property reducing visual impacts along Route 44.

TABLE 4

Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
			<ul style="list-style-type: none"> Articulated building masses, facades, roof lines and fenestration are contextual and in scale. 	<ul style="list-style-type: none"> As requested by Planning Board consultants, additional screening has been added within the SPO District "green buffer" along Route 22. The screening includes a combination of berms and installation of new native trees. This screening minimizes any potential visual impact from Route 22.
			<ul style="list-style-type: none"> The color and materials palette are selected to integrate and harmonize with the natural conditions of the Site. 	
	<ul style="list-style-type: none"> A waiver from Section 121-14.1.G(1) of the SPO District (the 100 foot "green buffer") is required for the for the access road to the Winery Restaurant, Vineyard Cottages, and Artisan's Park Overlook. 	<ul style="list-style-type: none"> The plan for the Winery Restaurant, Vineyard Cottages, and Artisan's Park Overlook has not changed. 	<ul style="list-style-type: none"> The waiver has been granted. 	<ul style="list-style-type: none"> The proposed hedge and fence along the hairpin turn on Route 44 have been eliminated. The Applicant has committed to working with the Planning Board and NYSDOT to remove existing trees at the hairpin curve, to maximize views from DeLaVergne Hill and the Artisan's Park Overlook.
		<ul style="list-style-type: none"> A waiver from Section 121-14.1.G(1) of the SPO District is required for the work to the existing main entrance road and the existing southern secondary access road at Route 22. 		<ul style="list-style-type: none"> The use of the existing south entrance eliminates the need for the new approved secondary entrance and reduces the clearing and grading adjacent to the NYDEC Wetland AM-15 buffer and west of Route 22. As requested by Planning Board consultants, additional screening has been added within the SPO District "green buffer" along Route 22. The screening includes a combination of berms and installation of new native trees. This screening minimizes any potential visual impact from Route 22.
TRANSPORTATION	<ul style="list-style-type: none"> The project will not adversely impact the Level of Service (LOS) on roadways and at intersections in the vicinity of the project site. All roadways and intersections analyzed will maintain at least a LOS B upon full build out of the project. 	<ul style="list-style-type: none"> The Modified Project will not adversely impact the Level of Service (LOS) on roadways and at intersections in the vicinity of the Site. All roadways and intersections analyzed will maintain at least a LOS B upon full build out of the Modified Project. 	<ul style="list-style-type: none"> No traffic mitigation measures are necessary, except potential signalization at the main entrance road and Route 22. 	<ul style="list-style-type: none"> No traffic mitigation measures are necessary. Signalization at the main entrance road and Route 22 is not warranted.
	<ul style="list-style-type: none"> The project will not significantly affect parking in the Hamlet area, as adequate parking is currently available. 	<ul style="list-style-type: none"> The Modified Project will not significantly affect parking in the Hamlet area, as adequate parking is currently available. 		

TABLE 4

Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
			<ul style="list-style-type: none"> A shuttle between the Site and the Wassaic train station, as well as between the site and the Hamlet of Amenia, will be provided. 	
LAND USE AND ZONING	<ul style="list-style-type: none"> The site is located in the RDO District. Portions of the site are in the SPO District, Stream Corridor Overlay District ("SCO District"), Aquifer Overlay District, and Floodplain Overlay District. Project uses and density are permitted. Certain waivers from the Town Zoning Law are required. 	<ul style="list-style-type: none"> No height waivers required. Approximately 670 acres of the Site is located in the RDO District, and the remainder (approximately 15 acres) is located in the OC District. Portions of the Site are in the SPO District, SCO District, Aquifer Overlay District, and Floodplain Overlay District. Modified Project uses and density are permitted. Certain waivers from the Town Zoning Law and Town Subdivision Code are required. See memorandum regarding Supplementary Planning Board Approvals, Waivers, and Determination pursuant to §121-18.C(7) of the Town Zoning Code, dated February 5, 2015, in Appendix O. 	<ul style="list-style-type: none"> No use or area variances required. No mitigation required. 	<ul style="list-style-type: none"> No use or area variances required. No mitigation required.
Local and Regional Plan Consistency	<ul style="list-style-type: none"> The project is consistent with the majority of the goals and objectives of applicable local and regional plans. 	<ul style="list-style-type: none"> The Modified Project is consistent with the majority of the goals and objectives of applicable local and regional plans. 	<ul style="list-style-type: none"> No mitigation required. 	<ul style="list-style-type: none"> No mitigation required.
Police, Fire, and Emergency Medical Services	<ul style="list-style-type: none"> The demand for police, fire, and emergency medical services could increase due to the increased population. 	<ul style="list-style-type: none"> The demand for police, fire, and emergency medical services could increase due to the increased population. 	<ul style="list-style-type: none"> The project will provide approximately \$473,800 (conservative estimate) in net revenue to the Town of Amenia, including for police and fire services, which could be used to cover the cost of increasing staff and/or purchasing new equipment to adequately service the project. The project will utilize a private security firm for regular onsite security, which will ease any potential burden on public police protection services. Exterior lighting will be used throughout the site to enhance visibility at pedestrian and vehicular intersections and to provide security in public spaces. 	<ul style="list-style-type: none"> The Modified Project will provide approximately \$1mil in net tax revenue to the Town of Amenia. The Modified Project will reduce service needs due to the reduction of population from 869 to 809. Exterior lighting will be used in limited areas of the Site in accordance with Appendix E of the Amended MDP, in order to provide visibility in parking lots, security and safety on the Site.

TABLE 4

Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
			<ul style="list-style-type: none"> All roads within the development will be sufficiently wide enough to accommodate two 8.5-foot-wide fire trucks side-by-side. 	<ul style="list-style-type: none"> By letters dated December 10, 2014 and August 18, 2014, the Amenia Fire Company accepted the design of all roads, driveways, hammerheads, and other proposed features within their jurisdiction.
School District Services	<ul style="list-style-type: none"> The project is expected to introduce a maximum of approximately 96 students to the WCSD, which will require an additional \$1,595,904± in revenues to meet the cost of these additional students. 	<ul style="list-style-type: none"> The Modified Project has the potential to introduce a maximum of approximately 175 students to the WCSD, which will require an additional \$3,647,875± in revenues to meet the cost of these additional students. 	<ul style="list-style-type: none"> The project will provide approximately \$2,580,600 in surplus revenue to the WCSD. The evaluation of potential impacts to school district resources is based on a "worst-case" scenario involving year-round residence for all proposed residential units; however, the proposed development is being marketed as a "second home" community and therefore, it is anticipated that the number of school children generated by the Modified Project would be considerably less than the "worst-case." 	<ul style="list-style-type: none"> The Modified Project will provide approximately \$2,246,126 in surplus revenue to the WCSD, even after consideration of potential costs for the "worst case" of 175 students. Less than 1% of residents of Discovery Land Company communities are full time residents. Therefore, the "worst-case" is not reasonably anticipate to occur.
Recreation, Open Space resources, and Tourism	<ul style="list-style-type: none"> The Town will continue to meet the NRPA criteria for recreational needs of its citizens even with the addition of a maximum 869 new residents from the Silo Ridge Resort Community. In accordance with Town Zoning Law Section 121-18(C)(4), approximately 536± acres of open space will be preserved. In addition, the existing golf course and driving range will be improved and provide on-site recreational opportunities for residents and guests and members of the public on a limited basis. 	<ul style="list-style-type: none"> The Town will continue to meet the NRPA criteria for recreational needs of its citizens even with the addition of 809 new residents. In accordance with Town Zoning Law Section 121-18(C)(4), approximately 538± acres of open space will be preserved. In addition, the existing golf course and driving range will be improved and provide on-site recreational opportunities for residents and guests and members of the public on a limited basis. 	<ul style="list-style-type: none"> The project will enhance the local and regional tourism economy by providing additional guests rooms, dining opportunities, and recreational resources. 	<ul style="list-style-type: none"> The Modified Project will enhance the local and regional tourism economy by providing lodging units available for reservation. The amount of preserved open space is slightly increased. The Modified Project has less population, while maintaining the same level of overall on-site amenities, i.e. spa, tennis, golf, etc.
Utilities – Water	<ul style="list-style-type: none"> The estimated maximum daily water demand for the project is approximately 264 gallons per minute (gpm). 	<ul style="list-style-type: none"> The estimated maximum daily water demand for the Modified Project is approximately 175 gallons per minute (gpm). 	<ul style="list-style-type: none"> Six new water supply wells will be installed to serve the project, which will adequately supply the water needed to meet the project’s demand. 	<ul style="list-style-type: none"> The estimated maximum daily water demand for the Modified Project is reduced to from approximately 264 gpm to 175 gpm.

TABLE 4

Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
			<ul style="list-style-type: none"> The water budget demonstrates that the project would have no significant hydrological impact to NYSDEC Wetland AM-15. 	<ul style="list-style-type: none"> An updated water budget report has been provided, and demonstrates that there is adequate water available from the inflows and storage in the combined Irrigation Pond to supply the Modified Project's irrigation water demands under the highest water usage scenarios, the dry and normal precipitation conditions at full project build-out. This data also indicates that under other varying conditions (wet years and during the phased construction) when irrigation water use is less and/or inflows to the Irrigation Pond increase, that the on-site irrigation water resources will continue to be sufficient for the Modified Project.
Utilities – Wastewater	<ul style="list-style-type: none"> The project will generate approximately 192,000± gpd of wastewater. 	<ul style="list-style-type: none"> The Modified Project will generate approximately 126,000± gpd of wastewater. 	<ul style="list-style-type: none"> The proposed WWTP will include a comprehensive odor control strategy, including full enclosure in a dedicated building, appropriate ventilation, and aeration of various process tanks to prevent septic conditions. 	<ul style="list-style-type: none"> The Modified Project will reduce wastewater generated from approximately 192,000± gpd to 126,000± gpd
	<ul style="list-style-type: none"> A new onsite wastewater collection and treatment system will be designed and constructed to accommodate flows from the proposed development. 	<ul style="list-style-type: none"> A new onsite wastewater collection and treatment system will be designed and constructed to accommodate flows from the proposed development. 	<ul style="list-style-type: none"> The wastewater treatment technology for the project will be selected to meet all effluent quality requirements as required by NYSDEC. 	<ul style="list-style-type: none"> The WWTP has been relocated to the south to the Golf Maintenance Facility area on the Harlem Valley Landfill Corp. property reducing potential environmental impacts.
			<ul style="list-style-type: none"> The WWTP is being designed to intermittent stream discharge standards with additional bathing beach supplemental standards. 	<ul style="list-style-type: none"> The effluent discharge, as requested by NYSDEC, will go directly to the Cascade Amenia Brook to supplement the trout spawning watercourse with clean water.
Noise	<ul style="list-style-type: none"> The proposed development is not expected to cause perceptible increases in sound levels from present levels and will not have an appreciable effect on noise receptors. 	<ul style="list-style-type: none"> The proposed development is not expected to cause perceptible increases in sound levels from present levels and will not have an appreciable effect on noise receptors. 	<ul style="list-style-type: none"> No mitigation is necessary. 	<ul style="list-style-type: none"> No mitigation is necessary.
Fiscal Resources	<ul style="list-style-type: none"> The project will result in a revenue surplus to local taxing jurisdictions. Therefore, the project will more than offset the increase in public service costs it will generate. 	<ul style="list-style-type: none"> The Modified Project will result in a revenue surplus to local taxing jurisdictions. Therefore, the Modified Project will more than offset the increase in public service costs it will generate. 	<ul style="list-style-type: none"> No mitigation is necessary. 	<ul style="list-style-type: none"> The Modified Project will result in additional revenue surplus to local taxing jurisdictions; no mitigation is necessary.

TABLE 4

Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts (Approved Master Development Plan)	Potential Impacts (Proposed Amended Master Development Plan/Modified Project)	Mitigation Measures (Approved Master Development Plan) Incorporated as Components of the Modified Project	Additional Mitigation Measures (Proposed Amended Master Development Plan/Modified Project)
Demographics	<ul style="list-style-type: none"> Up to a maximum of 869 people could be generated by the project under the worst-case scenario of year-round occupancy of all homes. However, since the project is intended to be heavily marketed as a second-home resort-style community, the actual permanent increase in population will likely be considerably smaller than that provided above. 	<ul style="list-style-type: none"> Up to a maximum of 809 people could be generated by the Modified Project under the worst-case scenario of year-round occupancy of all homes. However, since the Modified Project is intended to be heavily marketed as a second-home resort-style community, the actual permanent increase in population will likely be considerably smaller than that provided above. 	<ul style="list-style-type: none"> No mitigation is necessary. 	<ul style="list-style-type: none"> Population that could be generated from the Modified Project is reduced from 869 to 809.
	<ul style="list-style-type: none"> Future residents and users of the project could differ in demographic characteristics from existing residents of the Town, but because the project is not intended to be a full-time residential community, impacts are expected to be minimal. 	<ul style="list-style-type: none"> Future residents and users of the project could differ in demographic characteristics from existing residents of the Town, but because the project is not intended to be a full-time residential community, impacts are expected to be minimal. 		
Community Character	<ul style="list-style-type: none"> It is anticipated that the project will not have a significant negative effect on the community character of area. 	<ul style="list-style-type: none"> It is anticipated that the Modified Project will not have a significant negative effect on the community character of area. 	<ul style="list-style-type: none"> The project has been designed to sensitively fit into the existing landscape. Colors and architectural styles have been chosen to complement the existing natural features of the site, while respecting the historical architecture of the Harlem Valley and the greater northeastern region. 	<ul style="list-style-type: none"> No additional mitigation is necessary.
	<ul style="list-style-type: none"> The development is expected to support existing commercial development in the Hamlet of Amenia by providing an expanded customer base for goods and services. 	<ul style="list-style-type: none"> The development is expected to support existing commercial development in the Hamlet of Amenia by providing an expanded customer base for goods and services. 	<ul style="list-style-type: none"> The extensive, preserved open space area on the Site is consistent with surrounding community character. 	

IV. Conservation Analysis Requirement

Section 121-18(C) of the Town Zoning Law requires a conservation analysis of the Modified Project. The detailed environmental analysis in the prior accepted draft environmental impact statement, and this Section IV, together serve as the conservation analysis of the Modified Project.

IV.1 Site Overview

Starting at Route 22 and moving from east to west, one encounters large wetlands and water courses punctuated by steep, wooded, rocky hills. Continuing west, there is a relatively level but undulating plain interrupted by a few steep and wooded hills, and natural and manmade water bodies, crossed by water courses, mostly now piped, that emanate from the steep slopes further west. The existing closed golf course and closed golf clubhouse have been developed on 170 acres of this plain. To the west of the golf course is the toe of a very steep continuous slope that rises approximately 420 feet in elevation. The land levels off at the ridgeline of this slope and begins to undulate to the west, where vernal pools are evident in the spring.

The entire upland area of steep slopes and upper level land consists of approximately 217± acres of unfragmented forest land.

Standing on the existing closed golf course and looking north, a tall grassland rises somewhat uniformly towards the hairpin turn on Route 44. The land within the hairpin turn affords a spectacular scenic vantage point from which to view the valley and folding hills to the south; and across the Hamlet to the Berkshires in the east.

On the extreme northeast portion of the site, just south of West Lake Amenia Road between Route 22 and Route 44, a cultural resource site containing historic/modern artifacts was identified during the Phase I cultural resources investigation for the proposed development.

For a map illustrating the site's existing conditions, please refer to Amended MDP Drawing SP-1 "Existing Site Conditions".

IV.2 Potential Conservation Areas

The Site contains many notable physical features. Amended MDP Drawing ENV-1 "Environmental Constraints Map" illustrates the Site's environmental constraints overlaid by the development plan. There are approximately 177± acres of slopes between 15-30% and 173± acres of slopes greater than 30% on the Site.

The development plan is designed to protect four major conservation assets of Town-wide concern:

1. Shaded wetlands and watercourses along Route 22;
2. Steep slopes, ridgeline, unfragmented forest land and vernal pools in the western 2178± acres of the Site;
3. Scenic viewsheds assessed in Appendix G of the prior accepted final environmental impact statement; and
4. Cultural resource site near West Lake Amenia Road.

IV.3 Design Considerations Based on Site Features

Notable physical features of the Site include the closed 18-hole golf course situated between the wetlands and watercourses to the east, the steep slopes, un-fragmented forest land and vernal pools to the west, and the DeLaVergne Hill (Route 44 hairpin turn) vantage point to the north. The Amended MDP calls for an upgraded golf course lengthened for championship play. The most logical location for the championship course expansion is roughly within the confines of the existing course. The lodging, residential and amenity components of the Modified Project are placed along the edges of the golf course between the wetland complex and the steep slope complex, and behind and around the intervening wooded hills that separate the golf course's front 9 from the back 9. This approach protects by avoidance the cultural resource site, the major contiguous portions of the wetland/water course and steep slopes/un-fragmented forest complexes, and to use the existing natural topography and vegetation as a screen/buffer to reduce the potential visual impact of the development from the DeLaVergne Hill vantage point.

The Amended MDP also includes the following strategies:

1. Taller buildings are located where there is the greatest visual buffer; roads and development are aligned along edge conditions between wooded areas and open land to allow backdrop and shadowing for structures;
2. Site specific building types are developed that respond to topographic conditions;
3. Articulated building masses, facades, roof lines and fenestration are contextual and in scale; and
4. The color and materials palette are selected to integrate and harmonize with the natural conditions of the Site.

IV.4 Potential Impacts to Conservation Areas

Conservation areas that will be affected by the Modified Project are the eastern edge of the steep slopes/un-fragmented forest complex and the DeLaVergne Hill viewshed.

Development is proposed at the toe of the slope along the eastern edge of the forest area, whereas a permanent conservation easement will protect the substantial un-fragmented forest area of 217± acres on the steep slopes, the ridgeline and the undulating land around the vernal pools. This upland area connects with a contiguous forest patch of more than 1,000 acres that is identified as a major Town conservation resource identified in Significant Habitats in the Town of Amenia (Hudsonia, Ltd.).

The Amended MDP reduces the number of residential/lodging units visible from DeLaVergne Hill (Viewpoints 1 and 2) from 438 to 55 – please refer to the Confirmatory Visual Analysis for details. Currently, the dominant view to the south extends across the landscape of the golf course, to the natural skyline of folding hills beyond, with the agricultural and rural development patterns forming a middle ground. The most defining aspect of this view is the interface of the dark hued hilltops against the bright sky. The ridgeline will remain intact and the views to the distant hills will not be blocked.

IV.5 Proposed Mitigation and Enhancements

The Modified Project proposes extensive landscaping with native and naturalized 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 Modified Project, screen the development from view and transition the edges of the development into the natural landscape.

Additionally, enhancements are proposed for conservation resources in prior disturbed areas of the Site to improve habitat and water quality and re-establish wildlife connectivity between the wetlands and the un-fragmented forest complex. These enhancements are fully identified and discussed in the revised HMP.

V. Compliance with Zoning Requirements

Approximately 670 acres of the Site is located in the RDO District, and the remainder (approximately 15 acres) is located in the OC Office/Commercial/Industry Mixed-Use District (“OC District”). Portions of the Site are in the Scenic Protection Overlay District (“SPO District”), Stream Corridor Overlay District (“SCO District”), Aquifer Overlay District, and Floodplain Overlay District. The compliance of the Modified Project with any applicable requirements and standards of each district, and with other applicable requirements of the Zoning Law, is discussed below.

1. OC District

(a) Section 121-10.H of the Zoning Law: Special site design and operational considerations in the OC District.

(1) The purpose of the OC District is to allow larger-scale nonresidential uses that contribute to the Town's tax base and provide jobs for local residents, while protecting the Town's treasured scenic and rural qualities using open space buffers. Impervious surfaces are limited to 40% of total project area, requiring 60% to be maintained as open or undeveloped "green space." This green space shall be arranged in a manner that adequately buffers buildings and parking areas from public roads and neighboring properties, while protecting wetlands, watercourses, and scenic views.

- There are 3.4 ± acres of impervious surfaces proposed on the portion of the Site in the OC District, making 23.6% of that area impervious surfaces, and 76.4% open space.

(2) Buildings shall be placed in front of their parking lots to screen the parking from the road. This requirement shall not apply if the entire site is screened from the road by natural vegetation and/or natural topography. The Planning Board may modify or waive this requirement where unusual lot configurations such as corner lots or through lots make compliance with this requirement impractical or impossible or where the predominant character of surrounding development is such that compliance with this requirement would serve no useful purpose, provided that the applicant minimizes the visual impacts of such parking areas.

- A combination of berms and new native trees has been added within the "green buffer" between the Golf Maintenance Facility and Route 22 to shield the structures and the parking areas, thereby minimizing any potential visual impact from Route 22.

2. Stream Corridor Overlay District

(a) Section 121-14.D of the Zoning Law: Setbacks. Within the SCO District, no principal structure shall be located within 100 feet of a watercourse, and no accessory structure 200 square feet or larger shall be located within 50 feet of a watercourse. These setbacks shall not apply to docks, piers, bridges, and other structures which by their nature must be located on, adjacent to, or over the watercourse. For purposes of determining setbacks, measurements shall be horizontal distances measured from the top of the bank or mean high-water line, as appropriate. For lots in existence as of July 19, 2007, and for any project for which an environmental impact statement has been prepared, the Planning Board may modify these setback requirements, provided that the Planning Board finds that the proposed construction will comply with Subsection E(3) below.

- No principal structure is proposed to be located within 100 feet of a watercourse.
- No accessory structure 200 square feet or larger is proposed within 50 feet of a watercourse.

(b) Section 121-14.E of the Zoning Law: Site plan approval requirement.

(1) Within the SCO District, site plan approval shall be required for the following:

(b) Within any one-year period:

[3] Grading or other alteration of more than 10,000 square feet of the natural landscape.

- The Modified Project will involve approximately 7.34± acres (319,740 sf) of grading within the SCO District along Amenia/Cascade Brook.
- The Applicant has applied for site plan approval for the proposed grading in the SCO District.

(3) Within the SCO District, the Planning Board may grant site plan approval only if it finds that, with appropriate conditions attached, the proposed activity:

(a) Will not result in degradation of scenic character and will be aesthetically compatible with its surroundings.

- The Modified Project will not impair scenic character and will be aesthetically compatible with its surroundings. The Applicant has provided a Confirmatory Visual Analysis in connection with the application for site plan approval of the first phase of the Modified Project, and will provide the same analysis for the second phase. Based on the Confirmatory Visual Analysis, appropriate measures to mitigate potential visual impacts have been incorporated by the Applicant as components of the Modified Project.

(b) Will not result in erosion or stream pollution from surface or subsurface runoff. In making such determination, the Planning Board shall consider slopes, drainage patterns, water entry points, soil erosivity, depth to bedrock and high-water table, and other relevant factors.

- The SWPPP requires the implementation of stormwater management and erosion and control practices to assure that the Modified Project does not result in erosion or stream pollution from surface or subsurface runoff. Other measures to mitigate potential erosion and sediment control impacts and protect water quality have been incorporated by the Applicant as components of the Modified Project.

(4) *If a special permit, site plan, variance, or subdivision approval is required in connection with a project subject to this § 121-14, the requirements of this section shall be considered in such proceeding, and no separate site plan approval shall be required.*

- The Applicant has applied for Amended special permit/master development plan approval, site plan approval of the first phase, and related subdivision approval, as well as all other approvals required under applicable provisions of the Amenia Town Code.

(b) Section 121-14.F of the Zoning Law: Erosion and stormwater control plan requirement. For any special permit, site plan, or subdivision application in which the area to be disturbed lies partially within the SCO District, an erosion and sediment control plan shall be required pursuant to § 121-32 if the total disturbed area (including portions outside the SCO District) exceeds 10,000 square feet.

- The SWPPP requires the implementation of stormwater management and erosion and control practices to assure that the Modified Project does not result in erosion or stream pollution from surface or subsurface runoff. Other measures to mitigate potential erosion and sediment control impacts and protect water quality have been incorporated by the Applicant as components of the Modified Project.

3. Scenic Protection Overlay District

(a) Section 121-14.1.D of the Zoning Law: Site plan approval requirement.

- The Applicant has applied for Amended special permit/master development plan approval, site plan approval of the first phase, and related subdivision approval, as well as all other approvals required under applicable provisions of the Amenia Town Code.

(b) Section 121-14.1.F: General Standards. Within the SPO District, site plan approval may only be granted if, with appropriate conditions attached, the proposed activity:

(1) The [Modified Project] will not significantly impair scenic character and will be aesthetically compatible with its surroundings.

- Panoramic images of both Viewpoints 1 and 7 were presented to the Planning Board for review. These images are intended to assess overall visual impact on the views rather than focusing on a specific point as currently depicted in the Confirmatory Visual Analysis.
- The existing conditions image from Viewpoint 1 shows the pastoral, panoramic and unobstructed view of neighborhoods to the south of the Hamlet of Amenia,

agricultural fields across the valley, wooded hills, ridges, and knolls, and the valley winding through the distant hills to the south. It is important to note that the image contains over 100 existing structures (ranging from elevation 550' to as high as 830') but is nevertheless rural and pastoral in nature.

- From the developed simulation of Viewpoint 1 it is clear that after the Modified Project is completed, the views will remain rural in nature. From the vantage point on DeLaVergne Hill a viewer will continue to have unobstructed views of neighborhoods to the south of the Hamlet of Amenia, agricultural fields across the valley, wooded hills, ridges, and knolls, and the valley winding through the distant hills to the south. Similar to the existing buildings seen from DeLaVergne Hill when looking east, a viewer will be able to see some small clusters of homes down the valley to the east (in the South Lawn area) with a small grouping of homes traversing the base of the slope (Estate Homes area).

(2) Will minimize the removal of native vegetation, except where such removal may be necessary to open up or prevent the blockage of scenic views and panoramas from publicly accessible places.

- The Modified Project preserves by Conservation Easement approximately 538 +/- acres of open space, of which 298± acres are forested habitat. The Amended MDP reduces disturbances to natural forested areas by more than 13± acres as compared to the current approved October 8, 2009 master development plan.
- The Estate Homes Design Standards impose additional requirements for preservation of existing forested areas. Please refer to Table 3 and The Estate Homes Design Standards document in Appendix K of the Amended MDP.

(3) Will locate and cluster buildings and other structures in a manner that minimizes their visibility from public places.

- The site design utilizes clustering by creating groupings of buildings around courtyards or greens, and by creating a "village core" in the center of the development where more dense land uses are concentrated. Many single-family homes are also grouped into small clusters on relatively small lots.
- Under the most recently revised plan, 78% of the buildings of the Modified Project would NOT be visible from public places even if no mitigation was proposed. Nevertheless, mitigation measures which further reduce the visibility of buildings from public places are proposed by the Applicant as part of the Modified Project, as described in the letter from VHB regarding Silo Ridge Response to Visual Analysis Comments, dated December 8, 2014.

(4) Will be at least 40 feet below the crest line of any ridge and will not disturb the continuity of the treeline when viewed from a publicly accessible place. The only portions of a structure that may project higher than 40 feet below the crest line (the natural ground elevation of the land) shall be a chimney, satellite dish, antenna, or cupola, which shall not be higher than 30 feet below the crest line.

- No buildings are proposed to be built on or above the crest line of any ridge, and no building will disturb the continuity of the treeline when viewed from a publicly accessible place. The elevation of the highest building is 288 feet below the crest line of the adjacent ridge.
- Buildings will be at least 40 feet below the crest line of any ridge and will not disturb the continuity of the treeline when viewed from a publicly accessible place. The tallest part of any roof on the Modified Project is the ridge line of the tower roof on the Winery Restaurant building. The finish floor elevation of the building is 812' and the ridge line of the tower roof is 39' 6" above the finish floor, or at an elevation of 851.6'. The elevation of the top of the ridgeline north of the building is 1140', to the east is 1100' and to the west is 960'. The highest point of any Modified Project building is 100'± lower than any crest of any ridge line in the vicinity of the Site.

(5) Will not result in clearing a building site area, including accessory structures and parking areas (excluding the area required for driveway and utility access), greater than 30,000 square feet in area for a single-family residence. This building site area shall be designated on the approved plan by a "building envelope", and all buildings and parking areas shall be located within the building envelope,...

- All Estate Home lots in the SPO District that are greater than 30,000 SF have a delineated "allowable disturbance area" ("ADA"), and certain lots have a delineated "driveway envelope" and/or "sewer envelope." All buildings, driveways, parking areas, and sewer lines shall be located within the ADA, or driveway and sewer envelopes. Driveway and utility layouts minimize disturbance outside of the ADA and driveway and sewer envelopes to the maximum extent practicable. Other than grading in accordance with the phase 1 site plan approval, no mechanized clearing of existing trees greater than 8 inches dbh or grading is permitted outside the approved ADA, driveway envelope and sewer envelope.

(c) Section 121-14.1.G: Landscape

(1) A continuous green buffer, at least 100 feet deep along Routes 44, 22, and 343 and 50 feet deep along the other scenic roads or trails, shall be maintained. This buffer shall consist of native trees and shrubs, as well as fields, meadows, and lawn areas. Bike paths and/or sidewalks may be constructed within this

landscaped buffer. This buffer requirement shall not apply in the immediate area around existing residences located within the buffer area.

- A "green buffer" at least 100 feet deep is maintained along Routes 44 and 22. The Applicant has requested waivers to permit work in the "green buffer" :
 - At the existing main access driveway at Route 22; and
 - At the existing driveway/access road at Route 22 that will serve the Golf Maintenance Facility and WWTP.

- Please refer to memorandum regarding Supplementary Planning Board Approvals, Waivers, and Determination pursuant to §121-18.C(7) of the Town Zoning Code, dated February 5, 2015, in Appendix O.

(2) Shade trees at intervals averaging every 50 feet, or other plantings consistent with the aesthetic character of the landscape, shall be provided within 25 feet of the right-of-way. Such trees or other plantings shall not be required where they would block scenic views. An applicant for site plan or special permit approval shall not be required to plant more than one shade tree per 1,000 square feet of floor area proposed to be developed on the parcel.

- Shade trees are provided at intervals of every 50', and other plantings within 25' of all internal rights of way. The Planning Board has advised the Applicant that existing trees along the lower section of Route 44 do not need to be removed, However, as additional mitigation for potential visual impacts, the Applicant has committed to working with the Planning Board and NYSDOT to remove existing trees at the hairpin curve, to maximize views from DeLaVergne Hill and the Artisan's Park Overlook.

(3) To the maximum extent practical, existing trees, lawns, and shrubs shall be preserved, unless they are proposed to be replaced by native trees or other native vegetation deemed appropriate by the Planning Board.

(4) Trees shall be planted as deemed necessary by the Planning Board to reduce visibility of new structures from public roads or trails.

- The Modified Project preserves approximately 538 +/- acres of open space of which 298± acres are forested habitat. The Amended MDP reduces disturbances to natural forested areas by more than 13± acres as compared to the current approved October 8, 2009 master development plan.

- The Estate Homes Design Standards impose additional requirements for preservation of existing forested areas. Please refer to Table 3 and The Estate Homes Design Standards document in Appendix K of the Amended MDP.
- The landscaping plans require all plantings within open space areas to be native.
- The Estate Homes Design Standards impose the following landscaping requirements for those lots:
 - Both native and non-native plants shall be permitted. However, all homeowners are restricted from using plants or groups of plants considered to be invasive or potentially invasive.
 - One (1) shade tree shall be planted per 1,000 square feet of the home floor area proposed to be developed on the lot, except that for every one (1) existing shade trees 8 inches DBH or greater within the ADA preserved by the lot owner, one (1) less new shade tree shall be required. Not less than one (1) of the required new shade trees shall be planted in the front yard, and not less than one (1) in the rear yard, except where the existing condition on the lot outside the ADA precludes viable shade tree plantings.
 - Minimum of 30% of the disturbed land areas not improved with the home, driveway, and any accessory structures shall be planted with shrubs and herbaceous plant materials.
 - Native evergreen trees in the side yard shall be planted in natural, informal layouts and shall not block golf views from adjacent lots.

(5) Clear-cutting of trees shall be prohibited in any location where such clear-cutting would alter the crest line of a ridge when that crest line is viewed from any publicly accessible place.

- No tree cutting is being proposed on or above the crest line of any ridge.

(d) Section 121-14.1.H of the Zoning Law: Architecture

(1) Existing structures with historic or architectural significance shall be retained to the extent practical. Alterations to such structures shall be compatible with the architecture of the existing structure. New structures shall be compatible with the historic structures in their vicinity.

- No existing structure with historic or architectural significance is proposed to be demolished.

(2) *Buildings visible from public roads or trails, including canopies for accessory facilities, shall have peaked roofs with a slope of at least 8:12, except that hip roofs with a slope of at least 4:12 and flat roofs that are hidden by a raised cornice shall also be permitted.*

(3) *Windows shall be vertically proportioned and balanced on facades, with width to height ratios ranging from 1:2 to 3:5. Horizontal windows may be used just below roof eaves ("eyebrow" windows) and as first-floor display windows.*

- Pursuant to Section 121.18.C(3)(c) of the Zoning Law, "architectural standards and covenants may substitute for any of the design standards which would otherwise be required by § 121-14.1H or any other section of this chapter. Proposed signs and sign standards may substitute for the signage requirements in § 121-39". The Amended MDP, phase 1 site plan, and Estate Home Design Standards will together comprise the architectural standards for the Modified Project, and are enforceable by the Town. The Estate Home Design Standards contain the following standards regarding roofs and windows, among other architectural standards:

- Primary roofs shall be peaked roofs with a slope of at least 8:12, hipped roofs with a slope of at least 4:12, or flat roofs that are hidden by a raised cornice. Secondary roofs (secondary massings, garages, etc.), porches, and dormers shall have a slope of at least 3:12.
- Acceptable dormer forms are gable, hip or shed. Dormers shall have a minimum slope of 3:12.
- Windows shall be vertically proportioned and balanced on facades, with width to height ratios ranging from 1:2 to 3:5. Horizontal windows may be used just below roof eaves ("eyebrow" windows).

(4) *The Planning Board shall consult the Building Form Guidelines referred to in Section 121-5 of the Zoning Code in considering any applications under Section 121.14.*

- Please refer to the Memorandum regarding local and regional plan consistency dated June 17, 2014 and the Memorandum regarding TND dated August 26, 2014, in Appendices M and N respectively.

(e) *Section 121-14.1.I of the Zoning Law: Fences. Chain link fences and stockade or other fence designs that block visual access to land in a scenic road corridor shall be prohibited, unless such fences are necessary to screen a preexisting use that does not conform to the requirements of this section.*

- No fence which blocks visual access to any land in a scenic road corridor is proposed. The 4-rail equestrian style fence proposed around the Golf Maintenance Facility and WWTP will not block visual access to land in a scenic road corridor.

(f) Section 121.14.1.J of the Zoning Law: Rural siting principles. New development in the SPO District shall comply with the rural siting principles in § 121-31.

Section 121-31 states: The following guidelines shall apply to the extent practical to the siting of nonresidential uses that are subject to site plan or special permit approval and to the siting of residences in new subdivisions or other developments. They are recommended but not required for the siting of individual residences on existing lots.

A. Wherever feasible, retain and reuse existing old farm roads and lanes rather than constructing new roads or driveways. This minimizes clearing and disruption of the landscape and takes advantage of the attractive way that old lanes are often lined with trees and stone walls. (This is not appropriate where reuse of a road would require widening in a manner that destroys trees or stone walls.)

- Where practicable, the proposed roads are located on existing service roads, logging roads and old trails within the property. The Amended MDP reduces disturbances to natural forested areas by more than 13± acres as compared to the current approved October 8, 2009 master development plan.

B. Preserve stone walls and hedgerows. These traditional landscape features define outdoor areas in a natural way and create corridors useful for wildlife. Using these features as property lines is often appropriate, as long as setback requirements do not result in constructing buildings in the middle of fields.

- Existing stonewalls and hedgerows are being preserved where practicable.

C. Avoid placing buildings in the middle of open fields. Place them either at the edges of fields or in wooded areas. Septic systems and leach fields may be located in fields, however.

- To the extent practicable, all buildings have been placed along the borders of the golf course and adjacent to and within wooded areas.
- No septic systems are proposed.

D. Use existing vegetation and topography to buffer and screen new buildings if possible, unless they are designed and located close to the road in the manner

historically found in the Town. Group buildings in clusters or tuck them behind treelines or knolls rather than spreading them out across the landscape in a "sprawl" pattern.

- Under the Amended MDP, the majority of the residences (60%) are located in the core area within ¼ mile (often used as approximation of a 5-minute walk) of the Village Green. The Village Green contains the tallest proposed buildings on the property and is strategically placed between existing vegetated knolls to minimize visibility from public places.
- 78% of the buildings of the Modified Project would NOT be visible from public places even if no mitigation was proposed. Nevertheless, mitigation measures which further reduce the visibility of buildings from public places are proposed by the Applicant as part of the Modified Project, as described in the letter from VHB regarding Silo Ridge Response to Visual Analysis Comments, dated December 8, 2014.

E. Minimize clearing of vegetation at the edge of the road, clearing only as much as is necessary to create a driveway entrance with adequate sight distance. Use curves in the driveway to increase the screening of buildings.

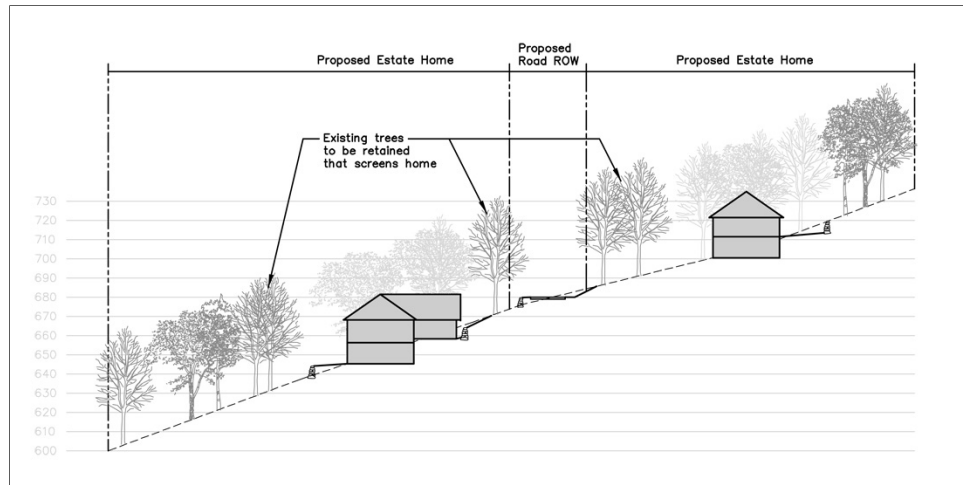
- Roads have been designed to best fit the existing site grades, minimize impacts to steep slopes, and be consistent with the Hamlet Design Guidelines and Greenway Connections. In compliance with the Hamlet Design Guidelines, the plan utilizes small spur roads to reduce the overall length of roads and impervious surface coverage, which minimizes clearing of vegetation.
- Further, the use of retaining walls mitigates grading impacts in certain areas, allowing for more existing tree areas to be retained, which will provide additional screening for the proposed improvements. Height of individual walls does not exceed eight feet. Where appropriate, multiple walls are proposed.

F. Site buildings so that they do not protrude above treetops and crest lines of hills as seen from public places and roads. Use vegetation as a backdrop to reduce the prominence of the structure. Wherever possible, open up views by selective cutting of small trees and pruning lower branches of large trees, rather than by clearing large areas or removing mature trees.

- The Modified Project has been designed to minimize potential visual impacts by using existing topography and minimizing disturbance to existing vegetation. For example:
 - The Estate Homes area along Ridgeline Road and Oak Tree Lane is currently vegetated with existing mature trees. These trees naturally vary in height

but are generally in the range of 60 feet tall. In planning this area, the intent is to maintain horizontal swaths of existing trees in order to provide a veil for the houses that would be located upslope of and generally behind those existing trees. The goal of this strategy is the appearance of continuous tree cover without any significant adverse change from the existing condition.

- This approach is illustrated in the following section:

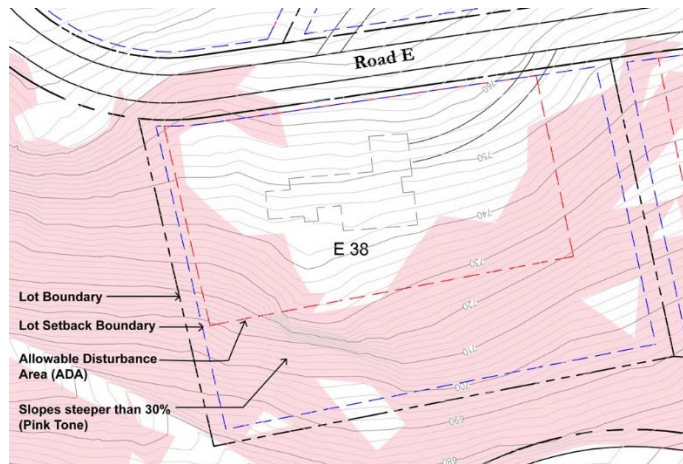


- Additional mitigation is described in the letter from VHB regarding Silo Ridge Response to Visual Analysis Comments, dated December 8, 2014.

G. Minimize crossing of steep slopes with roads and driveways. When building on slopes, take advantage of the topography by building multilevel structures with entrances on more than one level (e.g., walk-out basements, garages under buildings), rather than grading the entire site flat. Use the flattest portions of the site for subsurface sewage disposal systems and parking areas.

- The current design of the roads and lots in the Estate Homes area reduces land disturbance impacts and better fits the proposed improvements with the land. Cumulatively, these refinements will reduce visual change. Specifically:
 - The proposed alignment and grading of Redtail Pass, Ridgeline Road and Oak Tree Lane better fits the land and reduces grading impacts and associated tree removal. Further, the use of retaining walls mitigates grading impacts in certain areas, allowing for more existing tree areas to be retained, which will provide additional screening for the proposed improvements. Height of individual walls does not exceed eight feet. Where appropriate, multiple walls are proposed.
 - ADAs have been located on the shallowest locations of the lots, thereby reducing the amount of grading and tree removal required for a home.

Additionally, driveway envelopes and sewer (outside the ADA) have been delineated and are addressed in the Estate Home Design Standards. A representative Estate Home lot and ADA is shown below.



(g) Section 121-14.1.K of the Zoning Law: Balloon testing and photographic simulations. In connection with its review of a site plan review application within the SPO District, the Planning Board may require the applicant to conduct a balloon test where the location is near a ridgeline in order to determine whether or not a proposed structure or activity will project above the crest line when viewed from a publicly accessible place or otherwise adversely affect scenic quality. The Planning Board may also require an applicant to prepare photographic simulations for the same purpose.

- Please refer to:
 - The visual analysis in the prior Final Environmental Impact Statement;
 - Silo Ridge Confirmatory Visual Analysis, dated July 2014; and
 - Letter from VHB regarding Silo Ridge Response to Visual Analysis Comments, dated December 8, 2014.

(h) Section 121-14.1.L of the Zoning Law: Waivers. The Planning Board may waive one or more of the specific requirements of this Section 121-14 upon a written finding that such waiver will not impair the scenic preservation purposes of the SPO District. Any development which is the subject of a detailed visual assessment as part of an environmental impact statement shall be eligible for such waivers if supported by SEQR findings.

- Waivers are requested for work in the "green buffer" at the existing main entrance on Route 22, and along Route 22 generally at the location of the existing access road that will serve the WWTP/Golf Maintenance Facility. Please refer to

memorandum regarding Supplementary Planning Board Approvals, Waivers, and Determination pursuant to §121-18.C(7) of the Town Zoning Code, dated February 5, 2015, in Appendix O.

4. Aquifer Overlay District

(a) Section 121-15.E of the Zoning Law: Use and permit requirements in the Aquifer Overlay District.

4. Special conditions for proposed uses within the Priority Valley Bottom Aquifer (PVBA) and Upland Wellhead Protection (UWP) areas requiring a special permit:

(a) Storage of chloride salts is prohibited except in structures designed to minimize contact with precipitation and constructed on low-permeability pads designed to control seepage and runoff.

- The Modified Project lies within the Upland Aquifer and the Priority Valley Bottom Aquifer ("PVBA"). The Applicant has requested a special use permit for storage of fertilizers, pesticides and herbicides in excess of 500 pounds at the golf maintenance building located in the PVBA. The substances will be stored in accordance with the NRMP Section 9.0 "Best Management Practices for the Maintenance Facility" - Subsection 9.1.1 "Pesticide Storage and Mixing." All other chemical storage will be in a separate secure storage building.

(b) Section 121-15.F and G of the Zoning Law:

F. Determination of a parcel's natural recharge. The natural recharge rate for a parcel shall be determined by identifying the soil types on the property, classifying them by hydrologic soil groups (A through D, A/D and C/D), and applying a recharge rate of 20.2 inches/year for A and A/D soils, 14.7 inches/year for B soils, 7.6 inches/year for C and C/D soils, and 4.2 inches/year for D soils, and multiplying the recharge rate(s) by the number of acres in the parcel for each soil group.

G. Consumption of water. Water consumption is the net loss of liquid phase water through site activities, plus the water needed to dilute wastewater and other discharges to a concentration equal to 50% of the New York State Title 6, Part 703, groundwater standard.

- Under Section 121-15.F of the Zoning Law, the natural recharge rate for a parcel shall be determined by identifying the soil types on the property, classifying them by hydrogeological soil groups (A through D, A/D and C/D), applying a recharge rate of 20.2 inches/year for A and A/D soils, 14.7 inches/year for B soils, 7.6

inches/year for C and C/D soils and 4.2 inches/year for D soils, and multiplying the recharge rate(s) by the number of acres in the parcel for each soil group.

Based on Figure 2 "Hydrologic Soils Group, Silo Ridge" from the May 2007 report of The Chazen Companies titled "Silo Ridge Resort Community, Aquifer Development and Pumping Test Report", there are 25.7 acres of A/D soil, 187.7 acres of B soil, 441.9 acres of C and C/D soil and 7.2 acres of D soil underlying the Silo Ridge property. The table below shows the calculated recharge for each of the soil types:

Soil Type	Recharge (inches per year)	Recharge (gallons per day per acre)	Acreage (acres)	Recharge (gallons per day)
A and A/D	20.2	1,503	25.7	38,627
B	14.7	1,094	187.7	205,344
C and C/D	7.6	565.4	441.9	249,850
D	4.2	312.4	7.2	2,249
Total Recharge				496,070

Under Section 121-15.G, water consumption is the net loss of liquid phase water through site activities, plus the water needed to dilute wastewater and other discharges to a concentration equal to 50% of the New York Title 6, Part 703, groundwater standard. The following table shows the calculation of water consumption:

Use	Gallons per Day	Multiplied by Dilution Factor	Project Specific Value	Consumption per Day
Irrigated Land (nonagricultural)	Irrigated acres x 4,000 ¹ (or adjusted for vegetation with other water requirements)	X1	350,000 gpd – calculated peak demand for project specific vegetation requirements	350,000 gpd

Uses with surface water discharge	Site activity use x 0.2	X1	Site activity use is 125,570 gpd X 0.2	25,114 gpd
Residential uses with subsurface water discharge ²	70 per capita	X6	NA	NA
Nonresidential uses with subsurface water discharge ²	Daily use	X6	NA	NA

¹ Applicable for vegetation requiring one-inch-per-week irrigation. May be adjusted for vegetation with other water requirements.

² Calculate use per NYSDEC intermediate wastewater disposal guide. Discharge must not exceed NYSDEC Title 6, Part 703, effluent.

NA = not applicable for this project

Based on the above calculations, the Modified Project total calculated recharge of 496,070 gpd is approximately 120,956 gpd more than the consumptive demand of 375,114 gpd.

(c) Section 121-15.I of the Zoning Law: Reporting of discharges. Any person or organization responsible for any discharge of a hazardous substance, solid waste, hazardous waste, petroleum product, or radioactive material shall notify the Town Clerk of such discharge within 24 hours of the time of discovery of the discharge. This notification does not alter other applicable reporting requirements under existing law and applies to all uses, whether conforming or nonconforming in any respect.

- The Applicant will comply.

5. Resort Development Overlay District

(a) Section 121-18.C of the Zoning Law: Regulatory effect of district on land uses.

(3) Special permit for master development plan.

- The Applicant has applied for Amended special permit/ master development plan approval.

(4) Minimum open space and protection of viewsheds and other resources. A minimum of 80% of the total land area of the parcel shall be preserved by a

conservation easement as open space, as provided in § 121-20K, based upon the conservation analysis.

- The Modified Project complies with the open space requirement. The Open Space Plan, Sheet SP-4, of the MDP Plans shows the 538.4± acres being preserved.

The open space land will be preserved by a conservation easement consistent with the provisions of Section 121-20(K) of the Town Zoning Law. The grantee of the conservation easement shall be a municipal or not-for-profit organization that is acceptable to the Planning Board and that is qualified to hold conservation easements under applicable law. The conservation easement shall be in a form acceptable to, and approved by, the Planning Board.

The conservation easement shall be expressly referenced in all deeds for the lots and condominium units. The conservation easement will also be expressly referenced in all condominium and homeowners association offering plans, and condominium and homeowners' association governing documents will require enforcement of the conservation easement.

In the RDO District, priority for open space preservation must be given to land in the SPO District, and Stream Corridor Overlay District, especially the view to and from DeLaVergne Hill, ridgelines, historic resources, unique ecosystems, prime agricultural land, and water resources. Portions of the Site are located in the SPO District, most notably the land on DeLaVergne Hill including the area inside the Route 44 hairpin turn, and in the Stream Corridor Overlay District, most notably the Amenia Cascade Brook. The Site also contains other watercourses, vernal pools, State and federal wetlands, and steep slopes.

The following will be preserved as open space:

- The open fields south of DeLaVergne Hill;
- The open field south of the Winery Restaurant;
- The wooded area between the Winery Restaurant and the Vineyard Cottages;
- The wooded area north of Route 44;
- The wooded slopes and ridges on the western portion of the property;
- The wooded knolls north of the Village Green core;
- The wetlands on the eastern portion of the property; and

- The golf course.

(5) Maximum impervious surface coverage and dimensional standards. Maximum impervious surface coverage, as defined in § 121-74, shall be 15% of the total site area, including preserved open space areas.

- The Modified Project's impervious surface coverage is 42.1 acres, which is 6.2% of the total site area.

(6) Open space buffer requirements. A master development plan in the RDO District shall provide open space buffers of at least 100 feet from any existing residential uses that are not within the RDO District.

- A waiver for the access road to the Winery Restaurant, Vineyard Cottages, and Artisan's Park Overlook was previously granted by the Planning Board and is therefore not currently being requested. No buildings or structures lie within the RDO 100' buffer.

(7) Traditional neighborhood layout.

- The Applicant acknowledges that, like the current approved project, the Modified Project does not fully comply with TND principles with respect to the single-family homes, Vineyard Cottages, private streets and gated entrances. The single-family homes located along the western boundary of the golf course and the bottom of the wooded hillside are within comfortable walking distance of the Village Green core area, but do not fully comply with TND principles. The Vineyard Cottages are physically separate and distinct from the Village Green area, and have a recreational area separate and distinct from the recreational facilities located in the Village Green area. Streets are not generally interconnected, although this directly results from preservation of existing environmental features in furtherance of other Town goals and objectives (and in compliance with other regulations), including wetlands, and steep slopes.

Like the current approved project, the Modified Project is intended to be, and will be heavily marketed as, a second-home club community, in which the vast majority of residential unit owners are expected to be part-time residents who occupy their homes on weekends or for short vacation stays. A large-scale commercial component would not be consistent with the rural/recreational character of the resort community, and would neither be financially feasible, nor meet the Applicant's goals and objectives. A larger and broader retail commercial program would also compete with, and have potential adverse economic impacts on, the Hamlet of Amenia. The proposed commercial component appropriately advances the desired character of the community by "incorporating elements (a small general store, golf pro shop, restaurant, etc.) to fulfill the convenience needs

of the part-time residents as it relates to the recreational and second home focus of the project." The proposed reduction in on-site commercial space compared to the current approved project will limit potential competitive impacts to the Hamlet and encourage additional patronage of hamlet businesses, creating the type of synergy between the new residents and existing hamlet businesses described in the Town Comprehensive Plan. These more modest, targeted commercial uses will complement existing uses in the Town, which will in turn be supported by approximately \$1.5 million of community resident spending on meals and food, \$700,000 on transportation and gas, and \$1.1 million on retail goods, annually. This revenue is vital to the economic growth of the Hamlet of Amenia and the region.

Due to the nature of the Modified Project as a second-home, resort community, it does not fully comply with the principles of TND, and a waiver of Section 121-12.1.F of the Zoning Law is therefore requested. For the reasons set forth above and in the Memorandum addressing TND dated August 26, 2014, the Applicant submits that as permitted under Section 121.18.C(7) of the Zoning Law, the Modified Project complies with TND principles to the extent reasonably practical and appropriate, given the overriding objective of the RDO District to preserve natural resources, and the essential rural/recreational character of the resort community.

(8) Workforce housing.

- Based on discussions with the Town Board and the Town of Amenia Workforce Housing Committee, the Applicant has elected to pay a fee in-lieu into a dedicated workforce housing trust fund. The fee-in-lieu offered by the Applicant complies with recently adopted Section 121-42(N)(1)(c) of the Zoning Law (Local Law No. 2 of 2014).

(9) Development area treated as a unit. Regardless of the form of ownership of the property or of its division into separate parcels, the open space, buffer, and other dimensional requirements in this section shall apply to the entire area covered by a master plan of development and not to any individual parcels or lots which are portions thereof.

- The Amended MDP is a comprehensive master plan for the development of the entire Site.

(10) Modification and waiver of certain requirements.

(d) The open space buffer requirements may be reduced in situations where the siting of access roads, streets, or utilities within the buffer area can be accomplished without impact on adjacent residential uses.

- A waiver for the access road to the Winery Restaurant, Vineyard Villas, and Artisan's Park Overlook was previously granted by the Planning Board and is therefore not currently being requested. No buildings or structures lie within the RDO 100' buffer.

6. Wetlands Regulations

(a) Section 121-35 of the Zoning Law: Wetland and watercourse protection.

- A. State and federal wetland permit coordination. All applicants for any Town permit or approval that might result in disturbance to a wetland or watercourse shall, as early as possible in the application process, apply to the New York State Department of Environmental Conservation (DEC) and/or the U.S. Army Corps of Engineers (ACOE), as appropriate, for any applicable permits. The applicant shall submit copies to the Town of any application to or correspondence with ACOE and DEC concerning required wetland permits for the project.*
- The Modified Project will disturb 0.20± acres of constructed wetlands, but no natural wetlands. The constructed wetland to be disturbed is not a NYSDEC regulated wetland, and therefore no NYSDEC permit is required. There are no proposed disturbances to NYSDEC wetlands and/or watercourses.

The Applicant has submitted an application to the ACOE for a permit under Section 404 of the Clean Water Act. ACOE and USFWS are currently reviewing the permit application.

The Applicant will submit copies to the Town of the application to, and any determinations of, ACOE concerning the required permit for the Modified Project.

- B. Required watercourse and wetland mapping and delineation. Any site plan, plot plan, building permit or zoning permit application, variance application, subdivision plat, preliminary subdivision plat, or other plan submitted to a Town regulatory board or official shall show the location and stream classification of all watercourses, the location of any land or water identified as significant habitat in a Biodiversity Map adopted by the Town Board, and the location of any wetlands shown on the National Wetlands Inventory and DEC-regulated wetlands and wetland buffers on the parcel, as determined by a DEC field delineation, if available, or from current DEC wetland maps. If the proposal requires that a wetland delineation be performed for the ACOE, the applicant shall submit a copy of such delineation to the reviewing board or official. The applicant and reviewing board shall consult the report "Significant Habitats in the Town of Amenia, Dutchess County, New York" by Hudsonia Ltd. (2006) (hereinafter cited as the "Hudsonia Report") and use the recommended*

methodologies for study and protection of wetland habitats identified in that publication.

- The Applicant has provided a map showing the location and stream classification of all watercourses, the location of any land or water identified as significant habitat in the Biodiversity Map adopted by the Town Board, and the location of any NYSDEC wetlands and regulated buffer areas, and wetlands shown on the National Wetlands Inventory. Please refer to Appendix D.2 for the Silo Ridge Map of Wetland Survey.

The Habitat Management Plan addresses potential risks to habitat quality and describes the measures to be taken to mitigate these potential risks. The Habitat Management Plan also addresses specific efforts to provide quality habitat for populations and assemblages of animal species that utilize the Site for critical habitat throughout all, or a portion of their life cycle. Please refer to Appendix Q.1 for the Habitat Management Plan.

In furtherance of its overriding objective to develop the Site in an ecologically sustainable manner, the Applicant partnered with Audubon International and developed the Natural Resource Management Plan. The Natural Resource Management Plan has been developed to detail how Modified Project management activities will protect natural resources. By implementing the programs contained in this plan, an environmentally sensitive approach to golf course and community management will be ensured. Please refer to Appendix P for the Natural Resource Management Plan.

Additionally, it should be noted that the compliance with East of Hudson Standards will protect the Hill's Pondweed in NYSDEC Wetland AM-15.

C. Imposition of conditions to protect wetlands and watercourses. The reviewing board or official shall ensure that applicants comply with the requirements of DEC and ACOE and shall impose additional appropriate conditions as necessary to minimize damage to wetlands and watercourses based upon studies of wetlands as recommended in the Hudsonia Report. Such conditions may include modifications in the size and scope of a proposed project, as well as changes in the location of structures or other improvements on the parcel. The reviewing board or official shall not be limited by the regulations of the DEC and ACOE but may impose protections on wetlands and related upland habitat areas that are more stringent than required by these agencies, provided that such conditions are reasonable and are based upon the advice of a qualified expert. The Hudsonia Report shall be consulted in connection with this requirement.

- The Applicant complies – please refer to subsections A and B above.

D. For projects in the RDO for which a draft environmental impact statement has been submitted prior to the adoption of this section, the environmental analysis set forth therein for "water resources", "vegetation" and "wildlife" shall serve as a substitute for the provisions of this section applicable to the Town's review and regulation of wetlands and watercourses, provided that all field investigations, studies, data and other work supporting such environmental analysis have been performed to the satisfaction of the Town's retained biodiversity expert for environmental review of such a project.

- Draft and final environmental impact statement were accepted by the Planning Board in 2007 and 2008. The Applicant and its consultants continue to work with the Town's ecological consultant and in connection with the prior environmental impact statement and the applications for approval of the Modified Project, have provided all field investigations, studies, data and other work supporting such environmental analyses, which have been performed to the satisfaction of the Town's ecological consultant.

7. Steep Slope Regulations

(a) Section 121-36.A of the Zoning Law: For any subdivision, special permit, site plan, building permit, zoning permit, or variance that involves the disturbance of slopes greater than 15%, conditions shall be attached to ensure that:

(1) Adequate erosion control and drainage measures will be in place so that erosion and sedimentation does not occur during or after construction.

- Engineering practices will be implemented to ensure that there are no adverse impacts resulting from grading and development on slopes of 15% or greater. The Modified Project SWPPP includes stormwater design and management practices in accordance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002 and the New York State Stormwater Management Design Manual, January 2015. The erosion and sediment control design has been completed in accordance with the New York Standards and Specifications for Erosion and Sediment Control, August 2005.

(2) Cutting of trees, shrubs, and other natural vegetation will be minimized, except in conjunction with logging operations performed pursuant to applicable guidelines of the New York State Department of Environmental Conservation.

- Removal of native vegetation will be minimized, except where such removal may be necessary to open up or prevent the blockage of scenic views and panoramas from publicly accessible places.

The Amended MDP makes use of the varying topography of the Site to reduce the amount of tree clearing that will be needed. Existing tree masses are used where feasible to act as screening features or to be incorporated into the overall design scheme of the Modified Project. The Modified Project will also utilize clearing and grading limits to ensure the vegetation is only removed in areas where it is necessary.

The Site currently contains 350 acres of existing forested habitat. Following implementation of the proposed action, the 298.1 acres, or 85 percent, of the existing forested habitat would remain. The 298.1 acres of forested habitat would be preserved in seven large habitat blocks, including a 217± acre forested block encompassing the majority of the ridge complex that occupies the western portion of the Site.

Additionally, it should be noted that each lot has minimum landscaping requirements. Typical lot landscape plans are shown in Section 1.4 of the Amended MDP and are shown on Amended MDP Drawing SP-9. In addition, the landscaping requirements for the 103 single family homes (Village Green neighborhood, South Lawn, and Golf Villas) are set forth in Site Plan Drawings L3.31 to L3.34 ("Typical Single Family Residential Lots"). Appendix K: Design Standards for the Estate Homes, contains landscaping requirements for the 56 Estate Home lots.

(3) Safety hazards will not be created due to excessive road or driveway grades or due to potential subsidence, road washouts, landslides, flooding, or avalanches.

- To the extent practicable, the road design complies with the rural lane standards in Town Code Section 105-22.H., and driveway design complies with the standards in Town Code Section 105-22.L, in order to minimize disturbances to existing vegetation and steep slopes. Where deviations from roadway and driveway standards are proposed, the design grades are within acceptable industry standards and do not pose any safety hazards. The maximum proposed road grade is 13% and the maximum driveway grade is 15%. The Amenia Fire Company has accepted the design of all roads, driveways, hammerheads, and other proposed site features within their jurisdiction. The Applicant has also met with the Wassaic Fire Company and revised the site plans according to comments received to date. Please refer to Appendix L for Fire Department Correspondence.

Additionally, the SWPPP includes erosion and sediment control in accordance with the New York Standards and Specifications for Erosion and Sediment Control, August 2005.

(b) *Section 121-36B of the Zoning Law: No disturbance, including cutting of vegetation or construction of driveways, shall be permitted on any slope of 30% or greater, except in any of the following circumstances:*

(6) *Where an applicant can demonstrate that there is no feasible alternative and that the impacts of any land disturbance will be fully mitigated by the best available engineering, erosion control, and visual impact mitigation practices.*

(7) *Where an applicant can demonstrate that the impacts of disturbing slopes do not negatively impact visual resources, that the areas impacted are part of a broader plan for a site that weighs and balances the full range of environmental issues, and that such disturbance is fully mitigated by engineering and soil erosion control practices.*

- Under the current approved October 2009 master development plan (the "Approved MDP"), the Applicant is permitted to disturb approximately 34.5 acres of slopes 30% and greater. In Section III.1 of the June 25, 2009 Special Use Permit and Master Development Plan Approval Findings Statement (the "Special Permit"), the Planning Board determined "that the Applicant has adequately demonstrated that this disturbance² is permissible pursuant to sections 121-36(B)(6) and (7) of the Zoning Law." Approval of the disturbance is conditional upon "the Applicant's continued efforts to seek ways to reduce the amount of this disturbance during site plan review through the development of detailed engineering plans implementing the specific mitigation measures identified in the January 2009 SEQRA Findings Statement" for the project.

Section 121(B)(6) of the Zoning Law provides that slopes of 30% or greater may be disturbed "where an applicant can demonstrate that there is no feasible alternative and that the impacts of any land disturbance will be fully mitigated by the best available engineering, erosion control, and visual impact mitigation practices." Section 121(B)(7) of the Zoning Law provides that provides that slopes of 30% or greater may be disturbed "where an applicant can demonstrate that the impacts of disturbing slopes do not negatively impact visual resources, that the areas impacted are part of a broader plan for a site that weighs and balances the full range of environmental issues, and that such disturbance is fully mitigated by engineering and soil erosion control practices." In previously permitting disturbance to slopes 30% and greater pursuant to Sections 121-36(B)(6) and (7) of the Zoning Law, the Planning Board effectively found:

² The Special Permit grants permission to disturb "approximately 20 acres" of slopes 30% and greater. As contemplated by Condition No. 2 of the Special Permit, the master development plan layout was refined subsequent to the adoption of the Special Permit to "incorporate all of the revisions which occurred during the Special Use Permit process," culminating in the adoption by the Planning Board of a final plan in October, 2009. Under the approved October 8, 2009 master development plan, approximately 34.5 acres of slopes greater than 30% are permitted to be disturbed.

- i. that disturbance to these slopes could not be avoided given the development constraints presented by the existing golf course and its environmental features including watercourses and wetlands in the east of the site, and by the naturally forested slopes in the west of the site;
- ii. that potential impacts to the disturbed slopes are capable of being adequately mitigated through the implementation of appropriate “engineering, erosion control, and visual impact mitigation practices”;
- iii. that the Applicant had adequately demonstrated that the disturbance would “not negatively affect visual resources”;
- iv. that as a result of the extensive and rigorous environmental impact review process, the potential impacts of the disturbance, as well as all other potential impacts of development, were appropriately weighed and balanced against relevant factors, including “social, economic and other essential considerations” (see 6 N.Y.C.R.R. §.617.11(e)); and
- v. that all potential impacts of disturbance would, in fact, be “fully mitigated” by the engineering and soil control measures required to be implemented by the Applicant pursuant the Special Permit (and the master development plan approved thereby) and the January 2009 SEQRA Findings Statement for the project.

The circumstances presented today are essentially the same. In fact, in the most significant respect – total amount of site-wide disturbance to slopes 30% and greater – the proposed Amended MDP and first phase site plan have much less impact than the current approved plan: only 20.3± acres of slopes 30% and greater are now proposed to be disturbed, compared with 34.5± acres under the Approved MDP, approximately 40% less than currently approved. Given this, and the “engineering, erosion control, and visual impact mitigation practices” to be implemented as part of the project³ the project presents no materially different, or greater, potential impacts to slopes 30% and greater on the site as a whole – including the Estate Home lots - than currently approved.

As shown in Table 3, the current Modified Project is also generally more protective than the Approved MDP of other natural resources than steep slopes, and of visual resources.

³ Among other things, the Modified Project Storm Water Pollution Prevention Plan (“SWPPP”) requires implementation of water quality volume (WQv) measures that meet the East of Hudson standards. The SWPPP accounts for the maximum permitted impervious surface area (“Maximum Lot Coverage”), and maximum permitted disturbance area, for each Estate Home lot based on the proposed “Silo Ridge Resort Community MDP Bulk Design Standards.”

Notwithstanding the fact the proposed Modified Project would have less impact on natural and visual resources than the Approved MDP, the Applicant is committed to mitigating any potential environmental impacts to the maximum extent practicable, and is therefore committed to extremely stringent mitigation measures. With respect to the Estate Home lots, those measures would be required to be implemented not only by the Amended special permit/master development plan approval, the site plan approval for phase 1 of the Modified Project, and an Amended SEQRA findings statement the Applicant anticipates the Planning Board would adopt in conjunction in with those approvals (collectively hereinafter referred to as the "Community Approvals"), but also by the Design Standards for the Estate Homes to be adopted by the Planning Board. The Design Standards for the Estate Homes will require the Applicant (and successor owners of the Estate Home lots) to implement the following mitigation measures, among others:

Stormwater Management Plan

Provide a proposed stormwater management plan (SMP) including erosion and sediment control in accordance with the approved Stormwater Pollution Prevention Plan for the Silo Ridge Resort Community; the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002 as Amended; the New York State Stormwater Management Design Manual, January 2015, as Amended, and the New York Standards and Specifications for Erosion and Sediment Control, as Amended. The SMP shall detail how stormwater will be managed on each lot during and after construction of each Estate home. The SMP shall include the following:

- (1) Impervious area for each lot will be limited to the square footage permitted under the approved MDP Bulk Design Standards.
- (2) Stormwater management design is to be prepared by a professional engineer, licensed in the State of New York.
- (3) Individual lot SMPs must include a long-term operation and maintenance plan (O&M Plan) for the implementation by the property owner of the Green Infrastructure practice(s) on the lot. The deed shall contain a covenant requiring the lot owner to implement the approved O&M Plan.
- (4) All erosion and sediment control measures shall be installed prior to beginning any land disturbance on the lot. Such measures shall not be removed until the disturbed land areas not improved with the home, driveway, and any accessory structures are permanently restored in accordance with the Community Approvals and applicable law.

(5) No Certificate of Occupancy will be granted until all erosion and sediment control and stormwater management measures have been satisfactorily completed to the Town Engineer's reasonable satisfaction.

(6) In addition, the application shall include at least one (1) Green Infrastructure practice as described below to provide stormwater water quality treatment for each individual home. Each practice shall be designed using the New York State Stormwater Management Design Manual, January 2015, Chapter 5, Table 5.7 or as Amended to the extent practical. The Green Infrastructure practices are as follows:

- (a) Green Roof – Provide a minimum water quality volume (WQv) treatment equivalent to 2.58% of the impervious area on the lot.
- (b) Stormwater Planters – Provide a minimum water quality (WQv) treatment equivalent to 2.58% of the impervious area on the lot.
- (c) Rain Tanks/Cisterns – Provide a minimum water quality (WQv) treatment equivalent to 2.58% of the impervious area on the lot.
- (d) Porous Pavement – Provide a minimum of 5.16% of the area that would otherwise be impervious as porous pavement.

Allowable Disturbance Area (“ADA”) (also known as the “Building Envelope”)

An application for a building permit shall include a site plan showing the ADA, the “Transitional Area” (the area of the lot outside the ADA) and, if applicable, “driveway envelope,” and “sewer envelope” approved and shown on the Site Plan Drawings, approved as part of the Community Approvals. All buildings and parking areas shall be located within the ADA. Driveway and utility layout shall be within the ADA, “driveway envelope” and/or “sewer envelope” as applicable. Notwithstanding the foregoing:

- i. no mechanized clearing and/or grading outside the approved ADA and “driveway envelope” and “sewer envelope” is permitted except in accordance with the Community Approvals; and
- ii. existing trees in the Transitional Area on the lot that are 8 inches DHB or less are permitted to be removed.

Cutting and removal of trees outside the approved ADA shall comply with Section (2), above. All cutting and removal must be conducted in the winter months (November 1 to March 1) only to afford protections to wildlife species and their possible habitat (including endangered Indiana Bats and Northern Long-Eared Bats) unless otherwise specified by USFWS (US Fish & Wildlife Service), and except in bona-fide emergencies, and as necessary to remove damaged or dead trees that threaten the health, safety and welfare of the lot owner and/or the public.

Landscaping Requirements

- i. Both native and non-native plants shall be permitted. However, all homeowners are restricted from using plants or groups of plants considered to be invasive or potentially invasive.
- ii. One (1) shade tree shall be planted per 1,000 square feet of the home floor area proposed to be developed on the lot, except that for every one (1) existing shade tree 8 inches DBH or greater within the ADA preserved by the lot owner, one (1) less new shade tree shall be required. Not less than one (1) of the required new shade trees shall be planted in the front yard, and not less than one (1) in the rear yard, except where the existing condition on the lot outside the ADA precludes viable shade tree plantings.
- iii. Minimum of 30% of the disturbed land areas not improved with the home, driveway, and any accessory structures shall be planted with shrubs and herbaceous plant materials.
- iv. Native evergreen trees in the side yard shall be planted in natural, informal layouts and shall not block golf views from adjacent lots.
- v. No Certificate of Occupancy shall be granted until all landscape requirements have been completed to the Town Engineer's reasonable satisfaction.

8. Special Permit Criteria

(a) Section 121-63.B of the Zoning Law: Compliance With Major Project Special Permit Criteria

(1) Will comply with all land use district, overlay district and other specific requirements of this and other chapter and regulations, and will be consistent with the purposes of this chapter and of the land use district in which it is located.

- Approximately 670 acres of the Site is located in the RDO District, and the remainder (approximately 15 acres) is located in the OC District. Portions of the Site are in the SPO District, SCO District, Aquifer Overlay District, and Floodplain Overlay District. Compliance with the regulations of each district is discussed in subsection 1 through 7, above. The uses and density of the Modified Project are permitted in the RDO District. No use or area variances are required. Certain expressly authorized waivers of the Town Zoning Law and Town Subdivision Code are required. Please refer to the memorandum regarding Supplementary Planning Board Approvals, Waivers, and Determination pursuant to §121-18.C(7) of the Town Zoning Code, dated February 5, 2015, in Appendix O.

(2) Will not result in excessive off-premises noise, dust, odors, solid waste, or glare, or create any public or private nuisances.

- It is projected that the difference in noise levels between present and anticipated future conditions will not exceed 3 dB, which is not generally perceptible. During construction, dust control measures will be implemented to minimize the potential for off-site dust impacts. No outdoor construction activities will occur on Sundays.
- The WWTP will be designed to meet all applicable County and State regulations, and will not generate any excessive odors. The Harlem Valley transfer station and the Dutchess County Resource Recovery Plant have adequate capacity to handle the increase in solid waste from the Modified Project. No off-site glare impacts are anticipated.
- The proposed uses are permitted in the RDO District, and are therefore considered desired uses in the Town. The proposed uses will not cause any public or private nuisance.

(3) Will not cause significant traffic congestion, impair pedestrian safety, or overload existing roads, considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant.

- Extensive and detailed traffic analyses were performed for the Approved MDP, which demonstrated that the project would not cause significant traffic congestion, impair pedestrian safety, or overload existing roads. Through additional, detailed analyses, it has now been determined that the Modified Project will generate 75 percent less traffic than was projected for the Approved MDP and that peak-hour traffic activity on Route 22 has increased by only 3 percent in the most recent years for which data is available. To provide an updated evaluation of potential traffic impacts on the local transportation system from the Modified Project, new Automatic Traffic Recorder (ATR) counts were

conducted and weekday PM peak-hour projected traffic volumes at the intersections previously identified as being potentially impacted were updated and reviewed. An evaluation of highway capacity as measured in Level of Service (LOS) and traffic delays was conducted and the updated evaluation concludes that all intersections analyzed will maintain an acceptable LOS except for the main Site access road on Route 22. The primary findings of the updated analyses are:

- There will be a slight deterioration in operating conditions at Dunn Road/Route 22, with the average delay on Dunn Road approach expected to increase from 32.2 seconds in the "No Build" condition to 333.7 seconds in the "Build" condition, a 1.5 second increase associated with Modified Project traffic. The Applicant will re-assess this location upon project completion in conjunction with input from NYSDOT.
- Considerable delays will be experienced exiting the Site at the Route 22/main access road intersection during peak hours (LOS E). Detailed warrant analyses were undertaken to see if the projected traffic volumes warrant signalization and/or a northbound left-turn lane or a southbound right-turn lane. The results of these analyses indicates that a left-turn lane for traffic on Route 22 turning into the Site will be warranted, but that the projected traffic volumes will not warrant either a traffic signal or a southbound right-turn lane. The Applicant will construct the left-turn lane at its expense.
- The intersection capacity analyses reveal that, with the construction of the proposed northbound left-turn lane to the existing main access road, traffic impacts will be confined to the left-turn movement exiting the Site at full build-out (the eastbound right turn and northbound left turn movements will operate at acceptable LOS B or better) and that there will be more than sufficient available capacity to accommodate demand. However, per the Federal Manual on Uniform Traffic Control Devices, lower threshold values may be used after an adequate trial of other remedial measures. Therefore, the Applicant, in consultation with NYSDOT, will reevaluate this intersection for signalization after each phase of the Modified Project and after the trial of other remedial measures, such as allowing residents to exit at the south intersection with Route 22, if needed.
- Although the evaluation of the Vineyard Cottages access with Route 44 indicates that vehicles exiting the access road will experience an average peak-hour delay of approximately 12 seconds, at the suggestion of the NYSDOT, it is now proposed to make this access road an emergency-only access. The mitigation identified in the January 2009 Findings Statement (construction of an eastbound left turn lane on Route 44) is no longer needed or proposed.
- The unsignalized intersection of the proposed southern, secondary Site access road with Route 22 will be used for emergency access, access to the

Golf Maintenance Facility and WWTP, and for resident egress, and therefore, no improvements are required or proposed as the intersection will experience less than 10 trips per hour.

- At the proposed unsignalized intersection of Route 44 with the access to the Winery Restaurant, Vineyard Cottages, and Artisan's Park Overlook, exiting vehicles will experience an average peak-hour delay of approximately 16 seconds. No mitigation is required at this location under the January 2009 Findings Statement, or warranted for the Modified Project.
- The Modified Project also incorporates a number of non-motorized transportation features and no impact to pedestrian safety is anticipated

(4) *Will be accessible to fire, police, and other emergency vehicles.*

- Silo Ridge will be accessible to police, fire, and other emergency vehicles. The design of the Modified Project was developed with cooperation and input from emergency services personnel to make certain that the needs of these providers would be met. The Modified Project includes an emergency access road from the southern Route 22 entrance that connects the east and west sides of the development. This road provides an alternate means of access that does not require traveling through the core of the resort community, which could better enable emergency services personnel to assist in an emergency on the west side of the Site. The Amenia Fire Company has accepted the design of all roads, driveways, hammerheads, and other proposed site features within their jurisdiction. The Applicant has also met with the Wassaic Fire Company and revised the site plans according to comments received to date. Please refer to Appendix L for Fire Department Correspondence.

(5) *Will not overload any public water, drainage, or sewer system, or any other municipal facility.*

Water

No impacts to public water supplies are anticipated. The Modified Project's estimated average daily water demand is 126,000 gallons per day, with a maximum daily flow demand of 175 gallons per minute. Testing demonstrates that water supply of 215 gallons per minute can be provided with the largest producing well out of service. The installation and operation of the water supply system will be regulated by the NYSDOH as a public water supply (owned and operated by a water-works corporation).

Stormwater (Drainage)

Stormwater generated from the Modified Project will be managed in compliance with applicable NYSDEC requirements and State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity GP-0-15-002. Stormwater runoff from the Site will be collected and conveyed via a combination of closed (piped) and open (swale) systems. Stormwater quantity controls and quality treatment systems will be installed in compliance with NYSDEC requirements, and sized to accommodate 50- and 100-year storm events. Moreover, even though the Site is not actually located in the New York City watershed, the Modified Project will meet stringent East of Hudson Standards, as set forth in Chapter 10 of the New York State Stormwater Management Design Manual (January 2015). Compliance with East of Hudson Standards will protect the Hill's Pondweed in Wetland AM-15.

Wastewater (Sewer)

There will be no adverse impacts to municipal sewer systems. The Modified Project is estimated to generate an average daily flow of 126,000 gallon per day of wastewater. A new on-site WWTP will be constructed on the Harlem Valley Landfill Corp. parcel to manage wastewater. The wastewater system will be constructed to treat effluent in compliance with NYSDEC SPDES requirements.

Other Municipal Facilities

While the Modified Project will create modest increases in demand for municipal services, the impacts will be off-set by additional tax revenues.

(6) *Will not materially degrade any watercourse or other natural resource or ecosystem, or endanger the water quality of an aquifer.*

- The Modified Project will disturb 0.20± acres of constructed wetlands, but no natural wetlands; overall the Modified Project will create 3.42± acres of constructed wetlands. The Applicant has prepared two (2) separate Stormwater Pollution Prevention Plans (collectively, the "SWPPPs"): one for the "Silo Ridge Golf Course Golf Improvements," covering reconstruction of the entire golf course including the driving range, and the other for the entire Modified Project (including all golf course work) (the "Modified Project SWPPP"). Each SWPPP independently complies with the NYSDEC requirements and has been reviewed by the Town Engineer, other Town Consultants and the NYSDEC. The SWPPPs also include a detailed erosion and sediment control ("E&SC") plan. The ES&C plan identifies specific measures that will be implemented to protect adjacent aquatic resources. The Modified Project SWPPP: (i) is based on the potential development on the Site of the maximum amount of impervious surface area that could be constructed under the MDP Bulk Design Standards proposed to be approved as part of the Amended MDP (i.e., the impervious surface "worst case"); (ii) is

designed to meet "East of Hudson Standards," which is not legally required, and provides more stringent water quality management than required under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002; and (ii) will, when implemented, ensure that potential downstream stormwater impacts of the Modified Project will be less than existing conditions for each storm frequency, up to and including the 100-year storm.

- A Natural Resource Management Plan, which includes an Integrated Pest Management Plan, was prepared by Audubon International, and describes prevention and monitoring strategies to minimize the Modified Project's potential impact to terrestrial and aquatic resources. A Habitat Management Plan (which includes a Buffer Management Plan) has also been prepared.
- Approximately 100 acres of previously undisturbed areas will be disturbed during grading and construction activities. Erosion and sediment control practices and compliance with permitted requirements for all on-site wetland disturbances will serve to reduce secondary impacts to vegetative communities. The layout of the Modified Project has been designed to minimize permanent disturbance to sensitive habitats, restore degraded habitats and preserve natural open space and wildlife habitat, and will leave approximately 80.37% of the Site as open space, including approximately 217 acres along the hillsides and the entire length of the ridge, continuing to allow for wildlife movements.

(7) Will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat, and hydrology, and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads.

- The Site meets the physical requirements of the RDO District, such as size and access from a County or State highway. The Modified Project has been designed to make use of existing topography as much as possible so that landforms and vegetation help to screen buildings from view. The design utilizes existing tree masses for screening and softening and to limit clearing of woodland habitat. Trees will be provided 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. Stormwater management facilities have been sited in areas with preferable soils. The hillside and ridge in the western portion of the Site will remain largely undisturbed to protect wildlife and existing habitat.

(8) Will be subject to such conditions on operation, design and layout of structures, and provision of buffer area as may be necessary to ensure compatibility with

surrounding uses and to protect the natural, historic, and scenic resources of the Town.

- The Town is expected to condition approvals of the Modified Project on appropriate design and operational conditions.

(9) Will be consistent with the goal of concentrating retail uses in hamlets, avoiding strip commercial development, and buffering non-residential uses that are incompatible with residential use.

- The Modified Project's non-residential component will provide on-site recreation, dining and convenience retail shopping. These uses are not intended to create a new "town center" that would compete with the Hamlet of Amenia. Instead, there will be a synergy between Silo Ridge and the Hamlet, resulting from patronage of Hamlet businesses by Silo Ridge residents. The non-residential uses are concentrated in the center of the Site with surrounding residential uses to encourage pedestrian activity and create a vibrant "Village Green" core area. However, certain non-residential uses are located outside this core area, including the Winery Restaurant.

(10) Will not adversely affect the availability of affordable housing in the Town.

- Under the Approved MDP, the WWTP was designed to have sufficient capacity to serve both the project and the Hamlet. Pursuant to Section 121-42P(2)(d) of the Town Zoning Law, the contribution of this capacity satisfied the workforce housing requirement for the project. Since that time, the Town has determined that the ultimate cost to benefit users would be prohibitive. Therefore, the WWTP will have sufficient capacity only to serve the Modified Project.
- Based on discussions with the Town Board and the Town of Amenia Workforce Housing Committee, the Applicant has elected to pay a fee in-lieu into a dedicated workforce housing trust fund. The fee-in-lieu offered by the Applicant complies with recently adopted Section 121-42(N)(1)(c) of the Zoning Law (Local Law No. 2 of 2014).

(11) Will meet the applicable Site Plan requirements for approval.

- The Modified Project will meet all site plan requirements applicable to resort community development in the RDO District.

(12) *If a property is in a "residential" district, will have no greater overall off-site impact than would full development of the property with uses permitted by right, considering relevant environmental, social, and economic impacts.*

- As noted above, the Site is in the RDO District, with the underlying zoning district classification RA (Rural Agricultural) District. All proposed uses are permitted in the RDO District. The Zoning Law specifically states that the RDO District provides use and design flexibility to encourage the development of resort communities and more intensive development than is allowed by underlying zoning. This flexibility is offered in exchange for protection of "open space resources, including scenic viewsheds, ridgelines, water resources, and ecosystems." The Modified Project protects 80.37% of the Site as open space, including the hillside and ridge in the western portion of the Site. The Applicant has also partnered with Audubon International for management of the site's natural resources, including aquatic and terrestrial ecosystems.
- The Modified Project will provide very considerable tax revenues to the Town and Webutuck Central School District, and due to its nature as a resort community, will generate little increase in demand for public services. The Modified Project is intended to be built and marketed primarily as a second home, resort style community. The Modified Project also represents an opportunity for increased employment and tourism in Amenia and the region, which will result in significant direct and indirect benefits to the local economy.

VI. Significant Adverse Unavoidable Impacts

Development in accordance with the proposed Amended MDP will have some adverse impacts on the environment that cannot be avoided. Some of these are short-term impacts that will occur primarily during construction, most of which arise from the alteration of existing site conditions. There are, however, others that would have permanent or long-term environmental impacts. Most of these are an unavoidable consequence of the development process and are not significant.

The following are adverse impacts that cannot be avoided if the Modified Project is implemented:

- Short-term construction-related impacts that will cease after construction is complete, including:
 - Increase in dust particles and minor increases in noise due to construction activity (short-term impact);

- Increase in construction-related traffic and potential unavoidable delays to the traveling public due to the movement of trucks, machine transport vehicles, supply vehicles, and work crew vehicles (short-term impact); and
- Replacement or disturbance of onsite soils during the course of development, including disturbance of approximately 110.3± acres of steep slopes (short-term impact);
- Increase in the amount of impervious surface (a total of approximately 42± acres or slightly less than 6.2% of the site) and alteration of stormwater runoff patterns (long-term impact);
- Disturbance to 0.20± acres of constructed wetlands, but no disturbance to natural wetlands; overall the Modified Project will create 3.31± acres of constructed wetlands (long-term impact);
- Increase in nighttime lighting at the Site (long-term impact);
- Increase in solid waste generation (long-term impact);
- Increase in wastewater generation (long-term impact);
- Increase in water demand (long-term impact);
- Increase in energy usage (long-term impact); and
- Increase in traffic (long-term impact).