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Adjoining Property Owners Information		
Tax Parcel Number	Owner's Name	Owner's Address
13200-7067-20-911218	Kevin R. Dunlop	67 Lake Amenia Road
		Amenia, New York 12501
13200-7067-00-840297	JLN Amenia LLC	1450 Broadway
		New York, New York 10018
13200-7066-00-345640	Turkey Hollow, Inc.	4754 Route 44
		Milbrook, New York 12545
13200-7067-00-428206	Donald P. Rosendale	4848 Route 44
		Amenia, New York 12501
13200-7067-00-620205	Arlouine and Peter Bartlett Wu	434 East 52nd Street
		New York, New York 10022
13200-7067-00-625160	Arlouine and Peter Bartlett Wu	434 East 52nd Street
	Allound and Fotor Burtlett Wa	New York, New York 10022
13200-7067-00-566092	ALA Properties LLC	299 Leedsville Road
	ALA Properties LLC	
	County of Dutchess	Amenia, New York 12501
13200-7067-00-913117	County of Dutchess	22 Market Street
		Poughkeepsie, New York 12601
13200-7067-00-497066	ALA Properties LLC	299 Leedsville Road
		Amenia, New York 12501
13200-7066-00-854868	Amenia Fish and Game	P.O. Box 149
		Amenia, New York 12501
13200-7066-00-885633	Town of Amenia	4988 Route 22
		Amenia, New York 12501
L3200-7066-00-882575	Town of Amenia	4988 Route 22
		Amenia, New York 12501
13200-7067-00-840207	Robert R Butts III and Micele R Butts	11 W Lake Amenia Road
		Amenia, New York 12501
13200-7067-20-917181	Leonard, Rev Thomas P.	74 Lake Amenia Road
	and Rev. John	Amenia, New York 12501
13200-7067-00-974260 13200-7166-00-051601	Town of Amenia	4988 Route 22
		Amenia, New York 12501
	Richard Allen and	P.O. Box 679
	Sand and Grave, Inc.	Poughquag, New York 12570
13200-7066-00-605146	Thorne's Dam LLC	Front Street, PO Box 258
	THOME'S Dam LLC	
	JIN America II.C	Millbrook, New York 12545
132000-7067-00-723539	JLN Amenia LLC	1450 Broadway
		New York, New York 10018
132000-7066-00-870350	Harlem Valley Landfill Corp	1132 Chestnut Ridge Road
		Dover Plains, New York 12522
132000-7066-00-998261	Metro Transit Authority	347 Madison Avenue
		New York, New York 10570
132000-7067-00-514522	New York State of Parks & Rec	Empire State Plz
		Albany, New York 12238
132000-7067-20-864199	Kathryn E Bakker and Peter J Bakker	17 Green Hill Road
		Exeter, New Hampshire 03833
132000-7067-20-866202	Kathryn E Bakker and Peter J Bakker	17 Green Hill Road
		Exeter, New Hampshire 03833
132000-7067-20-860195	Kathryn E Bakker and Peter J Bakker	17 Green Hill Road
	,	Exeter, New Hampshire 03833
132000-7067-20-869205	Amenia Properties LLC	12 McGuiness Blvd S
	,	Brooklyn, New York 11222
132000-7067-20-873207	Amenia Proportios IIC	12 McGuiness Blvd S
	Amenia Properties LLC	
132000-7067-20-879212	M 7 NA	Brooklyn, New York 11222
	Mario J Marcucci	1 Lake Amenia Road
		Amenia, New York 12501
132000-7067-00-920074	Bernice LT Puff and James E RM Carder	PO Box 103
		Amenia, New York 12501

\VHB\PROJ\WHITEPLAINS\29011.00 APWAN\CAD\LD\PLANSET\PRELIMINARY PLAT\29011.00-P1 PLAT NOTES

Notes

- REFER TO SILO RIDGE RESORT COMMUNITY AMENDED MASTER DEVELOPMENT PLAN AND PHASE 1 SITE PLANS FOR MORE DETAILS.
 THIS PLAT CONSTITUTES A SUBDIVISION OF TAX GRID NOS. 7066-00-732810, 7066-00-860725, 7066-00-742300, 7066-00-670717, 7066-00-628131, 7067-00-709177, and 7067-00-742300.
- 3. THIS PLAT ALSO CONSTITUTES A LOT LINE ADJUSTMENT BETWEEN TAX GRID NO. 066-00-870350 CURRENTLY OWNED BY HARLEM VALLEY LANDFILL CORP. AND TAX GRID NO. 7066-00-670717 CURRENTLY OWNED BY SILO RIDGE VENTURES PROPERTY A LLC.
- 4. THE TOTAL AREA OF THIS SUBDIVISION (INCLUDING THE LOT ADJUSTMENT AREA) IS 676.3 +/- ACRES.
- 5. THIS SUBDIVISION FACILITATES THE DEVELOPMENT OF THE SILO RIDGE FIELD CLUB CONTAINING 189 LOTS INCLUDING, AMONG OTHER THINGS, LOTS FOR SINGLE—FAMILY HOMES, CONDOMINIUMS, A GOLF COURSE WITH CLUBHOUSE AND RELATED AMENITIES, AND FOR COMMON AREAS AND RELATED IMPROVEMENTS TO BE OWNED AND MAINTAINED BY ONE OR MORE HOMEOWNER'S ASSOCIATIONS AND CONDOMINIUM ASSOCIATIONS.
- 6. PROPERTY OWNERS OF RECORD:6.1. SILO RIDGE VENTURES PROPERTY A LLC
- 5021 ROUTE 44
 AMENIA, NEW YORK 12501
- (845) 373-8020 6.2. HARLEM VALLEY LANDFILL CORP.
- 5021 ROUTE 44
 AMENIA, NEW YORK 12501
- (845) 373-8020 7. APPLICANT:
- SILO RIDGE VENTURES PROPERTY A LLC
 5021 ROUTE 44

COUNTY DEPARTMENT OF HEALTH.

- 5021 ROUTE 44

 AMENIA, NEW YORK 12501
- 8. ZONING DISTRICTS: PORTIONS OF THIS SUBDIVISION ARE LOCATED IN THE FOLLOWING ZONING DISTRICTS UNDER THE TOWN OF AMENIA ZONING CODE: (1) RESORT DEVELOPMENT OVERLAY DISTRICT; (2) SCENIC PROTECTION OVERLAY DISTRICT; (3) FLOODPLAIN OVERLAY DISTRICT; (4)
- STREAM CORRIDOR OVERLAY DISTRICT; (5) AQUIFER OVERLAY DISTRICT; AND (6) OFFICE/COMMERCIAL/INDUSTRY MIXED-USE DISTRICT.

 9. LOT DIMENSIONS AND BULK STANDARDS: THE LOT DIMENSIONS AND BULK STANDARDS APPLICABLE TO THIS SUBDIVISION ARE SET FORTH IN AN AMENDED MASTER DEVELOPMENT PLAN (DATED JANUARY 2015) APPROVED BY THE TOWN OF AMENIA PLANNING BOARD AND ON FILE WITH
- THE TOWN OF AMENIA CLERK'S OFFICE.

 10. SCHOOL DISTRICT: THIS SUBDIVISION IS LOCATED IN THE WEBUTUCK CENTRAL SCHOOL DISTRICT.
- FIRE DISTRICT: THE SUBDIVISION IS LOCATED IN THE AMENIA FIRE DISTRICT #1 AND WASSAIC FIRE DISTRICT.
 WATER AND SEWER: THIS SUBDIVISION CONTAINS PRIVATE WATER AND SEWER TREATMENT AND DISTRIBUTION FACILITIES WHICH WILL BE OWNED, OPERATED AND MAINTAINED BY A WATER WORKS TRANSPORTATION CORPORATION AND A SEWAGE WORKS TRANSPORTATION CORPORATION, RESPECTIVELY, UNDER NEW YORK STATE LAW. ALL HOMES IN THIS SUBDIVISION SHALL BE SERVED BY THESE WATER AND SEWER FACILITIES. FOR DETAILS OF THESE WATER AND SEWER FACILITIES REFER TO ADDITIONAL PLANS ON FILE WITH THE DUTCHESS
- 13. ALL WATER LINES AND SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARDS AND THE TOWN OF AMENIA TOWN CODE.
- 14. THIS SUBDIVISION INCLUDES IMPROVEMENTS REQUIRED BY THE TOWN OF AMENIA SUBDIVISION CODE INCLUDING BUT NOT LIMITED TO ROADS, UTILITIES, GRADING, STORMWATER FACILITIES, ETC. SITE PLAN APPROVAL FOR THESE IMPROVEMENTS WAS GRANTED BY THE TOWN OF AMENIA PLANNING BOARD ON _______, 2015 (THE "SITE PLAN APPROVAL"). PLEASE REFER TO THE APPROVED SITE PLANS (THE "APPROVED SITE PLANS") FOR MORE DETAILED INFORMATION ON THE IMPROVEMENTS. THE APPROVED SITE PLANS ARE INCORPORATED HEREIN BY REFERENCE. THE DEVELOPMENT OF THIS SUBDIVISION IS ALSO GOVERNED BY AN AMENDED MASTER DEVELOPMENT PLAN (DATED JANUARY 2015) APPROVED BY THE TOWN OF AMENIA PLANNING BOARD AND ON FILE WITH THE TOWN OF AMENIA CLERK'S OFFICE.
- 15. LOT PO-1 OF THIS SUBDIVISION IS AN OPEN SPACE AREA ACCESSIBLE TO THE PUBLIC SUBJECT TO THE CONDITIONS AND RESTRICTIONS SET FORTH IN THE SITE PLAN APPROVAL AND IN A PUBLIC ACCESS EASEMENT AGREEMENT RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE.
- 16. ALL PROPERTY BOUNDARY MONUMENTS IN THIS SUBDIVISION SHALL COMPLY WITH THE TOWN OF AMENIA SUBDIVISION CODE.
- 17. THIS SUBDIVISION DEPICTS THE APPROXIMATE LOCATIONS OF CERTAIN IMPROVEMENTS. ACTUAL IMPROVEMENT LOCATIONS WILL BE SHOWN ON THE IMPROVEMENT PLANS APPROVED UNDER BUILDING PERMITS ISSUED BY THE TOWN.
- 18. WHERE LOTS HAVE DOUBLE FRONTAGE TO A ROAD, ACCESS TO ONLY ONE ROAD SHALL BE ALLOWED.
- 19. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY, WHETHER PERMANENT OR TEMPORARY, SHALL BE ISSUED FOR THE ERECTION OF ANY
- BUILDING WITHIN THE SUBDIVISION UNLESS THE SUBDIVISION HAS BEEN GIVEN FINAL SUBDIVISION PLAT APPROVAL BY THE TOWN OF AMENIA PLANNING BOARD AND THE SUBDIVISION PLAT HAS BEEN FILED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

 20. ALL IMPROVEMENTS INCLUDING, WITHOUT LIMITATION, NEW ROADS, CLEARING OF TREES AND VEGETATION, GRADING, SIDEWALKS, STORMWATER
- FACILITIES AND WATER AND/OR SEWER LINES FOR THE SUBDIVISION SHALL NOT BE INSTALLED UNTIL THE FINAL SUBDIVISION PLAT APPROVAL HAS BEEN RECEIVED FROM THE TOWN OF AMENIA PLANNING BOARD.
- 21. THE TOWN OF AMENIA PLANNING BOARD'S APPROVAL OF THE FINAL SUBDIVISION PLAT SHALL NOT BE DEEMED AN ACCEPTANCE BY THE TOWN BOARD OF ANY ROAD, OPEN SPACE, PARKLAND OR OTHER IMPROVEMENT SHOWN ON THE FINAL SUBDIVISION PLAT AND OFFERED FOR DEDICATION TO PUBLIC USE AND OWNERSHIP.
- 22. NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS SHALL BE MADE ON THE FINAL SUBDIVISION PLAT AFTER ITS APPROVAL BY THE TOWN OF AMENIA PLANNING BOARD AND EXECUTION OF THE PLAT BY THE PLANNING BOARD CHAIRMAN, EXCEPT ENDORSEMENTS BY OTHER GOVERNMENTAL AUTHORITIES. IN THE EVENT THAT THE FINAL SUBDIVISION PLAT, WHEN RECORDED, CONTAINS ANY SUCH CHANGES, THE PLAT SHALL BE CONSIDERED NULL AND VOID, AND THE PLANNING BOARD SHALL HAVE THE RIGHT TO INSTITUTE LEGAL PROCEEDINGS TO HAVE THE PLAT STRICKEN FROM THE RECORDS OF THE DUTCHESS COUNTY CLERK'S OFFICE.
- 23. TOPSOIL MAY NOT BE REMOVED FROM THE PROPERTY BUT MAY BE STRIPPED AND STOCKPILED IN PLACE ON THE PROPERTY. WHEN FINAL GRADES HAVE BEEN ESTABLISHED AND CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, THE SUBDIVISION SHALL BE SUITABLY GRADED AND, TO THE EXTENT PRACTICABLE, RECOVERED WITH THE STOCKPILED TOPSOIL EXCEPT WHERE COVERED BY BUILDINGS AND OTHER IMPROVEMENTS.
- 24. A 30' WIDE STORMWATER EASEMENT AND DRAINAGE RIGHT—OF—WAY HAS BEEN GRANTED TO THE TOWN OF AMENIA OVER ALL WATERCOURSES, DRAINAGE WAYS, CHANNELS OR STREAMS LOCATED IN THE SUBDIVISION. THIS EASEMENT HAS BEEN RECORDED IN THE DUTCHESS COUNTY
- 25. THE TOWN OF AMENIA HAS BEEN GRANTED A PERPETUAL EASEMENT TO ACCESS, MAINTAIN AND REPAIR ALL STORMWATER WATER MANAGEMENT FACILITIES SHOWN IN THE STORMWATER POLLUTION PREVENTION PLAN (DATED JANUARY 2015) APPROVED FOR THIS SUBDIVISION BY THE TOWN OF AMENIA PLANNING BOARD. THIS EASEMENT HAS BEEN RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE.
 26. NO MORE THAN 5 ACRES OF UNSTABILIZED SOIL SHALL BE EXPOSED AT ANY GIVEN TIME WITHOUT PRIOR APPROVAL BY THE NEW YORK
- STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC).

 27. THIS SUBDIVISION CONTAINS LANDS WITHIN THE FLOODPLAIN BOUNDARIES DESIGNATED AND MAPPED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND LAND CONTAINED IN THE FLOODPLAIN OVERLAY DISTRICT AS SHOWN ON THE TOWN OF AMENIA ZONING MAP. THIS LAND SHALL NOT BE UTILIZED FOR RESIDENTIAL OR COMMERCIAL OCCUPANCY NOR FOR ANY SUCH OTHER USE THAT MAY
- INCREASE DANGER TO HEALTH, LIFE OR PROPERTY, OR AGGRAVATE THE FLOOD HAZARD.

 28. THIS SUBDIVISION, INCLUDING ALL IMPROVEMENTS AND CONSTRUCTION, SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE NATIONAL FLOOD INSURANCE ACT OF 1968 AND CHAPTER 67 OF THE TOWN OF AMENIA TOWN CODE ("FLOOD DAMAGE PREVENTION"), AS MAY BE
- 29. ON DECEMBER 4, 2014, THE TOWN OF AMENIA CODE ENFORCEMENT OFFICER ISSUED A DETERMINATION THAT THIS SUBDIVISION DOES NOT CONTAIN ANY "FLAG LOTS" PROVIDED THE LOTS COMPLY WITH THE BULK DESIGN STANDARDS CONTAINED IN THE AMENDED MASTER DEVELOPMENT PLAN (DATED JANUARY 2015) APPROVED BY THE TOWN OF AMENIA PLANNING BOARD AND ON FILE WITH THE TOWN OF AMENIA
- 30. NO FURTHER SUBDIVISION OF LOTS DEPICTED ON THIS SUBDIVISION PLAT SHALL BE PERMITTED UNLESS SUCH NEW LOTS ARE APPROVED BY THE TOWN OF AMENIA PLANNING BOARD AND COMPLY WITH THE STANDARDS (INCLUDING THE BULK DESIGN STANDARDS) CONTAINED IN THE AMENDED MASTER DEVELOPMENT PLAN (DATED JANUARY 2015) APPROVED BY THE TOWN OF AMENIA PLANNING BOARD AND ON FILE WITH THE TOWN OF AMENIA CLERK'S OFFICE.
- 31. MINIMUM SIGHT DISTANCE FOR ALL INTERSECTIONS SHALL BE NOT LESS THAN 150 FEET.
- 32. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR A LOT UNTIL THE DRIVEWAY ON THAT LOT IS INSTALLED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE TOWN OF AMENIA CODE, THE APPROVED AMENDED MASTER DEVELOPMENT PLAN (DATED JANUARY 2015) AND APPROVED SITE PLANS.
- 33. COMMON DRIVEWAYS HAVE BEEN APPROVED FOR THIS SUBDIVISION. RECIPROCAL ACCESS EASEMENT/MAINTENANCE AGREEMENT(S) FOR USE OF THE COMMON DRIVEWAYS ARE RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE.

- 34. THE TOWN OF AMENIA HAS NO RESPONSIBILITY FOR THE MAINTENANCE (INCLUDING NORMAL UPKEEP), REPAIR, RECONSTRUCTION, DRAINAGE OR PLOWING OF COMMON DRIVEWAYS IN THIS SUBDIVISION OR FOR THE COSTS OF ANY SUCH WORK. IF A COMMON DRIVEWAY IS EVER OFFERED TO THE TOWN OF AMENIA FOR DEDICATION AS A PUBLIC HIGHWAY, SUCH DRIVE MUST FIRST BE IMPROVED ACCORDING TO TOWN OF AMENIA SPECIFICATIONS AT THE EXPENSE OF THE OWNERS OF THE LOTS SERVED BY THE DRIVEWAY. NOTWITHSTANDING THIS, THE TOWN BOARD SHALL NOT BE OBLIGATED TO ACCEPT SUCH AN OFFER OF DEDICATION.
- 35. DRIVEWAYS IN THIS SUBDIVISION SHALL NOT EXCEED 15% AND ALL DRIVEWAYS WITH GRADES IN EXCESS OF 10% SHALL BE PROVIDED WITH APPROPRIATE DRAINAGE SWALES, DIVERSION DITCHES AND/OR WATER BARS TO PREVENT EXCESS EROSION OF DRIVEWAYS.
- 36. DRIVEWAYS IN THIS SUBDIVISION SHALL SLOPE FROM THE ROAD AT A GRADE OF NOT GREATER THAN 2% FOR A MINIMUM DISTANCE OF 20 FEET MEASURED FROM THE EDGE OF PAVEMENT. FOR DRIVEWAYS THAT CANNOT MEET THIS STANDARD, A TRENCH DRAIN SHALL BE PROVIDED AT THE BOTTOM OF THE DRIVEWAY TO COLLECT RUNOFF FROM THE DRIVEWAY TO PREVENT DISCHARGE ONTO THE ROAD. THE TRENCH DRAIN SHALL BE TIED INTO THE ROAD—SIDE DRAINAGE SYSTEM.
- 37. GRAVEL DRIVEWAYS IN THIS SUBDIVISION MUST BE PROPERLY MAINTAINED AND PASSABLE SO THEY DO NOT CREATE AN EROSION HAZARD OR PUBLIC SAFETY HAZARD.
- 38. DRIVEWAYS IN THIS SUBDIVISION MAY BE GRAVEL EXCEPT THAT PAVEMENT, CONCRETE, AND/OR PAVING STONES SHALL BE REQUIRED FOR THE FIRST 50 FEET OF EACH DRIVEWAY AT THE ROAD AND FOR THOSE AREAS OF THE DRIVEWAY WHERE THE SLOPES ARE GREATER THAN 10%. A TURN AROUND AREA SHALL BE PROVIDED ON EACH DRIVEWAY.
- 39. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE SHOWN ON THE APPROVED SITE PLANS.
- 40. UNDERGROUND UTILITIES SHALL BE PLACED IN ROAD RIGHT-OF-WAYS. WHERE TOPOGRAPHY MAKES PLACEMENT OF UNDERGROUND UTILITIES WITHIN THE ROAD RIGHT-OF-WAY IMPRACTICABLE, PERPETUAL UNOBSTRUCTED EASEMENTS TO UTILITY PROVIDERS AT LEAST 20 FEET IN WIDTH ARE HEREBY PROVIDED ALONG LOT FRONTAGES ABUTTING THE ROAD RIGHT-OF-WAY BOUNDARY LINES, WITH SATISFACTORY ACCESS
- 41. THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS ARE HEREBY OFFERED FOR DEDICATION, WITHOUT COST, TO THE TOWN OF AMENIA, OR ANY OTHER GOVERNMENTAL OR PUBLIC AUTHORITY THAT THE TOWN MAY DESIGNATE AT THE TIME OF FINAL SUBDIVISION PLAT APPROVAL. IN THE EVENT THAT THE OFFER OF DEDICATION IS ACCEPTED BY THE TOWN, OR ANY OTHER GOVERNMENTAL OR PUBLIC AUTHORITY THAT THE
- TOWN MAY DESIGNATE, THEN AN IMPROVEMENT DISTRICT SHALL BE LEGALLY FORMED OR EXTENDED.

 42. THE ROADS IN THIS SUBDIVISION ARE PRIVATE RURAL LANES UNDER THE TOWN OF AMENIA SUBDIVISION CODE AND DO NOT QUALIFY FOR, AND ARE NOT INTENDED FOR, DEDICATION TO THE TOWN OF AMENIA AND THERE IS NO OBLIGATION ON THE PART OF THE TOWN TO ACCEPT SUCH ROAD UNDER ANY CIRCUMSTANCES.
- 43. ALL ROADS IN THIS SUBDIVISION SHALL BE PROPERLY MAINTAINED AND KEPT CLEAR AT ALL TIMES TO PERMIT ACCESS BY EMERGENCY AGENCIES AND VEHICLES. IF THE ROADS ARE NOT PROPERLY MAINTAINED OR KEPT CLEAR, THE TOWN OF AMENIA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PLOW THE ROADS, REMOVE ANY OBSTRUCTIONS AND EFFECT EMERGENCY REPAIRS AND CHARGE THE SAME TO THE OWNER OF THE ROADS.
- 44. THE INSPECTION AND CERTIFICATION OF RURAL LANES SHALL BE PERFORMED BY THE PLANNING BOARD ENGINEER, OR HIS/HER DESIGNEE, TO VERIFY THAT THE ROAD CONSTRUCTION COMPLIES WITH THE TOWN OF AMENIA CODE, THE APPROVED SITE PLANS AND THE AMENDED MASTER DEVELOPMENT PLAN (DATED JANUARY 2015) APPROVED BY THE TOWN OF AMENIA PLANNING BOARD AND ON FILE WITH THE TOWN OF AMENIA CLERK'S OFFICE.
- 45. THE HOMEOWNERS AND/OR CONDOMINIUM ASSOCIATIONS SHALL OWN, MAINTAIN, UPKEEP, REPAIR AND PLOW THE RURAL LANES IN THIS SUBDIVISION. THE ASSOCIATIONS SHALL HAVE THE POWER TO ASSESS THE SUBDIVISION LOT OWNERS FOR THEIR SHARE OF THE MAINTENANCE COST OF THE RURAL LANES. ALL DECLARATIONS OF COVENANTS AND RESTRICTIONS SHALL CONTAIN A PROVISION GRANTING THE TOWN OF AMENIA THE AUTHORITY TO ENFORCE THE PROVISIONS RELATING TO THE CONSTRUCTION, MAINTENANCE AND REPAIR OF RURAL LANES. ALL DECLARATIONS OF COVENANTS AND RESTRICTIONS SHALL GRANT THE TOWN OF AMENIA THE AUTHORITY TO CHARGE THE LOT OWNERS OR THE ASSOCIATIONS FOR THE REASONABLE COSTS ACTUALLY INCURRED IN ENFORCING THE TERMS OF THOSE DOCUMENTS INCLUDING ANY REPAIR, MAINTENANCE, OR CONSTRUCTION COSTS AND ATTORNEYS' FEES, WHICH CHARGE SHALL BECOME A LIEN ON THE
- PROPERTY OF THE LOT OWNERS OR THE ASSOCIATIONS, AND ENFORCEABLE IN THE SAME MANNER AS A PROPERTY TAX LIEN.

 46. AS-BUILT DRAWINGS REQUIRED. NO REQUIRED IMPROVEMENTS SHALL BE CONSIDERED TO BE COMPLETED UNTIL THE INSTALLATION OF THE IMPROVEMENTS HAS BEEN APPROVED BY A QUALIFIED INDEPENDENT INSPECTOR ENGAGED BY THE TOWN AT THE APPLICANT'S EXPENSE, AND THE TOWN ENGINEER, AND A MAP CERTIFIED BY THE APPLICANT'S ENGINEER HAS BEEN SUBMITTED INDICATING THE SPECIFIC LOCATION OF ALL UNDERGROUND UTILITIES AS ACTUALLY INSTALLED. THE PERFORMANCE GUARANTY PROVIDED BY APPLICANT FOR ANY IMPROVEMENT SHALL NOT BE RELEASED UNTIL THE REQUIRED AS-BUILT DRAWING OF SUCH IMPROVEMENT IS SUBMITTED AND DEEMED SATISFACTORY BY THE TOWN
- 47. THE PROPERTY OWNER SHALL GRANT ALL NECESSARY EASEMENTS OR OTHER RELEASES WHERE REQUIRED FOR THE INSTALLATION OF PUBLIC FRANCHISE UTILITIES IN THIS SUBDIVISION.
- 48. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR AN "ESTATE HOME" IN THIS SUBDIVISION, THE ESTATE HOME LOT OWNER MUST SUBMIT AN APPLICATION TO THE TOWN OF AMENIA CODE ENFORCEMENT OFFICER SHOWING COMPLIANCE WITH THE DESIGN STANDARDS FOR ESTATE HOMES (DATED JANUARY 2015) AS APPROVED BY THE TOWN OF AMENIA PLANNING BOARD AND MADE APPENDIX K OF THE AMENDED MASTER DEVELOPMENT PLAN (DATED JANUARY 2015) APPROVED BY THE TOWN OF AMENIA PLANNING BOARD AND ON FILE WITH THE TOWN OF AMENIA'S CLERKS OFFICE.
- 49. CONSTRUCTION OF IMPROVEMENTS ON ALL "ESTATE HOME" LOTS MUST COMPLY WITH THE DESIGN STANDARDS FOR ESTATE HOMES AS APPROVED BY THE TOWN OF AMENIA PLANNING BOARD, AND MADE APPENDIX K OF THE AMENDED MASTER DEVELOPMENT PLAN (DATED JANUARY 2015) APPROVED BY THE TOWN OF AMENIA PLANNING BOARD AND ON FILE WITH THE TOWN OF AMENIA'S CLERKS OFFICE.
- 50. AN EASEMENT FOR EMERGENCY ACCESS AND UTILITY SERVICES HAS BEEN GRANTED TO THE TOWN OF AMENIA AND EMERGENCY SERVICE AGENCIES OVER THE PRIVATE ROADS AND ACCESS WAYS TO WATER TANKS, FIRE HYDRANTS AND WATER BODIES IN THIS SUBDIVISION. THIS EASEMENT HAS BEEN RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE.
- 51. ANY BLASTING IN THIS SUBDIVISION WILL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
 52. THIS SUBDIVISION IS SUBJECT TO CERTAIN WAIVERS FROM THE REQUIREMENTS OF THE TOWN OF AMENIA SUBDIVISION CODE AS APPROVED BY
- THE TOWN OF AMENIA PLANNING BOARD, AND RECITED IN THE SITE PLAN APPROVAL.

 53. THE CONSTRUCTION OF THE IMPROVEMENTS IN THIS SUBDIVISION IS SUBJECT TO A FIELD CHANGE PROTOCOL (DATED JANUARY 2015)
- APPROVED BY THE TOWN OF AMENIA PLANNING BOARD AND ON FILE WITH THE TOWN OF AMENIA CLERK'S OFFICE.

 54. THIS SUBDIVISION CONTAINS FRESHWATER WETLANDS AND ADJACENT AREAS REGULATED AND PROTECTED BY THE NYSDEC AND THE U.S. ARMY CORP OF ENGINEERS (ACOE). NO DISTURBANCE, CONSTRUCTION, GRADING, FILLING EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITIES MAY BE UNDERTAKEN IN THE WETLANDS OR ADJACENT AREAS WITHOUT A PERMIT AND/OR AUTHORIZATION FROM THE NYSDEC OR ACOE, AS THE CASE MAY BE.
- 55. DEEDS TO LOTS IN THIS SUBDIVISION THAT CONTAIN NEW YORK STATE REGULATED FRESHWATER WETLANDS AND/OR REGULATED 100 FOOT ADJACENT AREA SHALL CONTAIN THE FOLLOWING COVENANT:
- a. "THIS LOT CONTAINS NEW YORK STATE REGULATED FRESHWATER WETLANDS AND/OR REGULATED 100 FOOT ADJACENT AREA. FOR AS LONG AS ANY PORTION OF THE PROPERTY DESCRIBED IN THIS DEED IS SUBJECT TO REGULATION UNDER ARTICLE 24 (THE FRESHWATER WETLANDS ACT) OF THE ENVIRONMENTAL CONSERVATION LAW (ECL) OF THE STATE OF NEW YORK, THERE SHALL BE NO CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY AS DEFINED BY ARTICLE 24 OF THE ECL ON THIS LOT WITHIN THE WETLAND AREA OR THE 100 FOOT ADJACENT AREA AS SHOWN ON THE FINAL SUBDIVISION PLAT AT ANY TIME WITHOUT HAVING FIRST SECURED THE NECESSARY PERMISSION AND PERMIT REQUIRED PURSUANT TO ARTICLE 24 FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THIS COVENANT SHALL BIND THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND SHALL BE EXPRESSLY SET FORTH IN SUBSEQUENT DEEDS TO THIS LOT."
- 55. PORTIONS OF THIS SUBDIVISION ARE SUBJECT TO A CONSERVATION EASEMENT HELD BY THE DUTCHESS LAND CONSERVANCY AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE.
- 56. THIS SUBDIVISION IS SUBJECT TO ONE OR MORE HOMEOWNERS AND/OR CONDOMINIUM ASSOCIATION DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE.
- 57. PORTIONS OF THIS SUBDIVISION ARE SUBJECT TO COMPLIANCE WITH A HABITAT MANAGEMENT PLAN APPROVED BY THE TOWN OF AMENIA PLANNING BOARD AND ON FILE WITH THE TOWN CLERK'S OFFICE.
- 58. PORTIONS OF THIS SUBDIVISION ARE SUBJECT TO COMPLIANCE WITH A NATURAL RESOURCE MANAGEMENT PLAN APPROVED BY THE TOWN OF AMENIA PLANNING BOARD AND ON FILE WITH THE TOWN CLERK'S OFFICE.
- 59. LANDSCAPING PLANTINGS IN THIS SUBDIVISION SHALL FOLLOW THE INVASIVE SPECIES, NATIVE AND NON-NATIVE PLANT LISTS APPROVED BY THE TOWN OF AMENIA PLANNING BOARD AND ON FILE WITH THE TOWN OF AMENIA CLERK'S OFFICE.
- 60. A PORTION OF THIS SUBDIVISION IS LOCATED ADJACENT TO THE HARLEM VALLEY LANDFILL WHICH HAS BEEN CLOSED IN ACCORDANCE WITH
- 61. ALL UTILITIES UNDERGROUND AND ELECTRIC SERVICE CONNECTION SHALL BE IN CONDUIT OF NOT LESS 2-INCH DIAMETER.
- 62. ALL WATER LINES AND SEWER LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10 FEET. IN AREAS WHERE A
- 10 FOOT SEPARATION IS NOT POSSIBLE, REFER TO STANDARD DETAILS.

 63. ALL UNDERGROUND UTILITIES SHALL BE DESIGNED TO SUPPORT H—20 VEHICLE LOADING.
- 64. THE NOTES ON THIS SUBDIVISION PLAT SUPERSEDE AND REPLACE THE NOTES, IF ANY, ON ANY PREVIOUSLY FILED SUBDIVISION PLAT RELATING TO THIS PROPERTY.

Silo Ridge Ventures Property A, LLC 5021 Route 44
Amenia, New York 12501

845.373.8020

ENVIRONMENTAL PLANNING & CIVIL ENGINEERING:

Engineering, Surveying

& Landscape Architecture, P.C.

Transportation
Land Development
Environmental Services
50 Main Street, Suite 360

PROJECT SURVEYOR:

Kirk K. Horton, Land Surveyor

NYS License No. 049954

9 Broadway Amenia, New York 12501 845.373.7809

White Plains, New York 10606

914.467.6600 • FAX 914.761.3759

PER TOWN COMMENTS 1/8/15 ACD
PER TOWN COMMENTS 6/19/14 ACD
Revision Date Apply

Designed by MB

CAD checked by MB

Scale As Shown

Designed by MB

Approved by ACD

Date

Field Club

4651 Route 22, Town of Amenia

Silo Ridge

Dutchess County, New York

Issued for

Preliminary Subdivision Plat

Not Issued for Construction

Preliminary Subdivision
Plat Notes

PL0.01

Project Number 29011.00

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