



To: Town of Amenia Planning Board

Date: January 28, 2015

Memorandum

Project #: 29011

From: Amanda DeCesare, P.E.

Re: MDP and Site Plan Phase 1 Comments  
Silo Ridge Resort Community

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Silo Ridge Ventures, LLC (the "Applicant") and its professional consultants respond to David Everett's October 11, 2014 comments, as follows (responses are presented in the same order as the comments)<sup>1</sup>:

### **Golf Maintenance Building**

1. Environmental constraints (including wetlands) next to the Maintenance Facility and emergency access road should be shown on the amended MDP drawings.

**Response DE-1:** Amended MDP Drawing ENV-1 has been revised to include the existing environmental constraints on the affected portion of the Harlem Valley Landfill Corp. ("HVLC") property.

2. The Applicant should provide an evaluation of the potential environmental impacts from the new golf holes located in the lot line adjustment area and from the Maintenance Facility including without limitation any nearby wetlands and wetlands located downstream from the facility. It appears that an archeological study and breeding bird study have been undertaken in these areas.

**Response DE-2:** The Applicant has prepared the requested evaluation of potential impacts. Please refer to Appendix E.3 of the Addendum to the EAF.

3. An SPO waiver will be required to install stormwater drainage pipes through the 100' green buffer along Route 22. The Applicant should consider alternatives that will not require this waiver or impacts to the green buffer.

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<sup>1</sup> Unless otherwise indicated, all references to: (i) the "Amended MDP" are to the Amended Master Development Plan dated January 2015; (ii) the "Addendum to EAF" are to the Addendum to Environmental Assessment Form dated January 2015; (iii) the Site Plan Drawings are to the plans and drawings last dated January 8, 2015; (iv) the Preliminary Subdivision Plat and to the Subdivision Drawings are to the drawings last dated January 8, 2015; and (v) to the "Amended MDP Drawings" is to the drawings accompanying the Amended MDP narrative, all last dated January 8, 2015.



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**Response DE-3:** All plans have been revised to provide additional screening – a combination of berms and new native trees – has been added within the “green buffer” along Route 22. Additionally, the grading and drainage plans have been revised to show a single discharge point for the stormwater system as per Town recommendation. Please refer to Site Plan Drawings C6.14 and L3.14. Waiver of Section 121-14.1.G(1) of the Zoning Code is requested for the storm water drainage pipes as well as the work to the portions of the existing main and southern access roads in the buffer; 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 of the Addendum to the EAF.

4. While Drawing C.7.11 shows clearing in the SPO 100' green buffer for stormwater pipes, Drawing L3.25 indicates that “existing vegetation will remain in this area.” These plans need to be harmonized. Impacts to the green buffer should be avoided, if possible. A “no cut zone” should be established to create a permanent vegetative buffer between this facility and Route 22.

**Response DE-4:** Please refer to Response DE-3.

5. The Applicant should provide a fully signed copy of the agreement between HVLC and Silo Ridge Property A, LLC dated June 30, 2014. Exhibits C and D to the agreement should also be provided.

**Response DE-5:** The fully executed agreement is in Appendix K of Volume IV: Subdivision.

6. The Applicant should provide sketch DE-54.

**Response DE-6:** Please refer to Sketch DE-54 attached to this memorandum.

7. Numerous drawings show grading near the Maintenance Facility and emergency access road extending beyond the easement area. The Applicant should obtain a letter from HVLC indicating their permission to conduct grading in this area.

**Response DE-7:** The agreement with HVLC has been revised to require HVLC to grant the Applicant a “temporary easement for grading outside the Easement Area in accordance with the Approvals.” Please refer to the agreement in Appendix K of Volume IV: Subdivision.

8. The fuel storage tanks should be noted as ASTs.

**Response DE-8:** The fuel storage tank at the Golf Maintenance Facility has been noted as above-ground storage tanks (“AST”) – Please refer to Site Plan Drawing C4.14.



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9. Will the easement provided by HVLC for the emergency access road be an exclusive easement dedicated to use by the Applicant only? Do any other entities have easement rights over the emergency access road? If yes, for what purpose?

**Response DE-9:** The easement will be non-exclusive, and will expressly permit access on and over the road by NYSDEC and HVLC, to permit:

- HVLC to access to the balance of their property; and
- NYSDEC to access the 14 acres of the property containing the previously closed landfill. The landfill was closed in 1997 under in accordance with applicable law and regulation, , and under direction and supervision of NYSDEC.

10. The golf maintenance building and portions of the golf holes are located in the OC district. For the OC district, Section 121-10(H)(1) of the Zoning Code requires that "impervious surfaces are limited to 40% of the 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 ...." The golf maintenance yard and emergency access road contain a lot of impervious surfaces. The Applicant should add a chart to the plans demonstrating that these improvements meet the 60% green space requirement in the OC?

**Response DE-10:** A chart demonstrating that the improvements within the OC District meet the 60% open space requirement has been added to Site Plan Drawing C4.14.

11. Section 121-10(H)(1) states that in the OC "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 Applicant should demonstrate that the entire facility is screened from Route 22 by landscaping or topography so this requirement would not apply. If the facility is not screened, the Applicant should add landscaping to screen it.

**Response DE-11:** The plans have been revised to provide landscaping and grading to screen the improvements in the OC District (Golf Maintenance Facility, wastewater treatment plant, and parking area) from Route 22 in accordance with Section 121-10(H)(1). Please refer to Site Plan Drawings C6.14, L1.14 and L3.14.

12. The Applicant should provide details for the gate on the emergency access road?

**Response DE-12:** Please refer to Site Plan Drawings C4.14, L1.14, L1.20 and L4.03 for gate notes and details, respectively.

13. Dr. Klemens should review the updated NRMP when it gets submitted to the Planning Board.



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**Response DE-13:** Comment noted.

### **Cultural Resource Area**

14. The Applicant should provide any comments from OPRHP on the Avoidance Monitoring and Unanticipated Discovery Plan prepared by VHB (August 2014) and the Phase 1A/1B Archeological Survey Silo Ridge Project, Parcels 1, 2 and 3 and Phase II Archeological Evaluation West Lake Amenia Road Historic Site prepared Historical Perspective, Inc. (July 2014).

**Response DE-14:** Please refer to Responses MAJ-34 and MAJ-35.

15. The archeology study recommends Phase IB archeological testing in area to the west of the Cultural Resource Avoidance Area. Drawing L3.01 shows a number of new trees being planted in this area. Work should not occur in this area until potential impacts on cultural resources have been fully investigated and approved by SHPO.

**Response DE-15:** As shown on Site Plan Drawing L3.01, trees are no longer proposed within the 25-foot buffer of the Cultural Resource Avoidance Area.

16. The Applicant should explain whether the Cultural Resource Avoidance Area will be covered by the conservation easement?

**Response DE-16:** Yes; the Cultural Resource Avoidance Area is part of the open space on the site and is within the conservation easement area, and will therefore be subject to that easement.

17. Has the Cultural Resource Avoidance Plan been incorporated into the HOA documents?

**Response DE-17:** Yes; the Cultural Resource Avoidance Plan is referenced in the HOA declaration as a component of the controlling site plan approval documents – please refer to in Appendix B of Volume IV: Subdivision.

18. What field markers will be used to demarcate the 25' buffer around the Cultural Resource Avoidance Area? These markers should be added to the plans.

**Response DE-18:** The markers will be the same as the water quality buffer markers. Please refer to "Water Quality and Cultural Resource Buffer Marker" detail on Site Plan Drawing C14.01.



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19. Drawing C12.01 should add "25' buffer".

**Response DE-19:** The plans have been revised accordingly.

### **Overlook/Artisan's Park**

20. The Applicant has agreed to dedicate the park to the Town. To facilitate this dedication, the park should be located on a separate lot. The preliminary subdivision plat should be revised to show this lot.

**Response DE-20:** The Preliminary Subdivision Plat has been revised to provide a separate lot for the Artisan's Park Overlook and access driveway. Based on the most recent discussions with the Town, the property will not be dedicated, and will be owned by the Applicant, or its successors or assigns, and maintained by the master HOA, subject to a public access easement.

21. A note should be added to the preliminary subdivision plat offering to dedicate the park to the Town.

**Response DE-21:** See Response DE-20. It is no longer necessary to add a note offering to dedicate the property.

22. The new water tank located on the north side of Rt 44 should be setback a sufficient distance from the lot line for park.

**Response DE-22:** The water storage tank has been relocated to the south side of Route 44 and just west of the driving range. A separate lot is now provided for the tank.

23. The Applicant should provide more details about the park's improvements and overlook area – types of benches, walkway material, etc. This should be coordinated with the Town's Director of Recreation.

**Response DE-23:** Comment noted. Site Plan Drawings C4.02, L1.01, L1.20, L4.01 and L4.03 have been revised accordingly.

24. The HOA documents should contain a requirement that the Master HOA will be responsible for maintaining park at their expense.

**Response DE-24:** See Response DE-20. The HOA declaration will provide that the master HOA is obligated to maintain the Artisan's Park.

25. Is lighting proposed for the park? If so, please provide lighting details. Will the park be closed at night?



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**Response DE-25:** No lighting is proposed.

26. Is a gate proposed for the park's access drive? If so, please provide details of the gate?

**Response DE-26:** Yes, a gate is proposed at the access drive to the park – please refer to Site Plan Drawing C4.02 for location and Site Plan Drawing L4.03 for detail.

### **WWTP**

27. Drawing C3.09 shows grading from the WWTP extending onto the NYSEG ROW. The Applicant should obtain a letter from NYSEG indicating their permission to conduct this grading in the ROW.

**Response DE-27:** The wastewater treatment plant ("WWTP") has been relocated to the south to the Golf Maintenance Facility area on the Harlem Valley Landfill Corp. property. Comment is not applicable.

28. The WWTP is located in the SPO close to the edge of Rt 44. The Applicant should consider providing a dense landscaping screen in front of the WWTP and on its west side to screen it from Rt 44.

**Response DE-28:** Please refer to Response DE-27.

29. Can landscaping be added in the NYSEG ROW to screen the west side of the WWTP from Rt 44? If not, can the building be shifted to the east to provide room for landscaping on the west side of the WWTP or could a retaining wall be used to screen this side of the building?

**Response DE-29:** Please refer to Response DE-27.

30. A fence is proposed around the WWTP in the SPO. Under Section 121-14.1 of the Zoning Code, fences are not permitted in the SPO. A waiver will be required for the fence. Details of the fence should be provided to the Planning Board for approval.

**Response DE-30:** Please refer to Response DE-27. The WWTP has been relocated to an area which is in the Trail Visual Protection Corridor of the SPO District. Under Section 121-14.1(I) of the Zoning Code, "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". The fence proposed around the Golf Maintenance Facility and WWTP is a 4 rail equestrian style fence and will not block visual access to land in a scenic road corridor. Please refer to Site Plan Drawings C4.14, L1.14, L1.20 and L4.02 for fence location and details.



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31. The exterior siding and roofing materials for the WWTP should be noted on the site plans. Color building elevations should be provided especially since this building will be located in the SPO.

**Response DE-31:** The exterior siding and roofing materials have been added to Site Plan Drawing A3.42. The color palette is provided in Section 4.3 of the Amended MDP.

32. Section 121-18(C)(3)(c) of the Zoning Code states that where buildings are visible from public roads, the Planning Board shall require the submission of architectural standards and covenants. The WWTP will be visible from Rt 44. The Applicant must submit deed covenants restricting the building elevations for the WWTP to those depicted on the approved site plans. Any modifications to the approved elevation must also be approved by the Planning Board.

**Response DE-32:** Please refer to Response DE-27 and DE-70.

33. The Water and Wastewater Collection Utility Plan Drawing Set must be incorporated into the overall site plans and must be consistent with the overall site plan. Right now there are major inconsistencies between these plan sets.

**Response DE-33:** Comment noted. Please refer to the revised Water System Plans (Site Plan Drawings C7.01 to C7.13) and the revised Wastewater System Plans (Site Plan Drawings C9.01 to C9.13).

34. Drawing P1.02 shows a driveway gate for the WWTP. The details of this gate should be provided?

**Response DE-34:** Please refer to Response DE-27 and DE-30.

35. The lighting plan shows 8 bollards lights lining the edge of the parking lot along Rt 44. This site is in the SPO. Are these necessary? Will these lights conflict with landscaping? Is there a single light at the entrance?

**Response DE-35:** Please refer to Response DE-27. The plans have been revised accordingly.

36. The square footage of the WWTP and the water treatment plant should be added to the Silo Ridge Amenity Building Summary on Drawing SP-3?

**Response DE-36:** Amended MDP Drawing SP-3 has been revised. The WWTP and water treatment building information has been added to the "Silo Ridge Amenity Building Summary" table.

37. On Drawing U-1, why is the sanitary force main and potable water line being trenched through forested area in Phase 2? They should be run down the driveway to avoid clearing in forested areas and steep slopes.



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**Response DE-37:** Amended MDP Drawing U-1 has been revised accordingly.

38. Section 121-40(L) of the Zoning Code states “no use shall produce glare so as to cause illumination beyond the boundaries of the property on which it is located in excess of 0.5 foot candles.” Drawing SL1.05 shows foot candles exceeding 0.5 at the boundaries of the WWTP. This should be corrected to adhere to the law.

**Response DE-38:** Please refer to Response DE-35.

### **Estate Homes**

39. The Planning Board’s engineer will be preparing detailed design guidelines for the estate homes and golf villas. These guidelines will be revised with input from the Applicant.

**Response DE-39:** Comment noted. Please refer to the Design Standards for Estate Homes, Appendix K of the Amended MDP.

Also, please note that the design standards only apply to the Estate Homes. All structures including the Estate Homes will comply with the Bulk Design Standards and Architectural Standards as set forth in the Amended MDP.

40. The Applicant should incorporate the building color palettes used in the Confirmatory Visual Analysis For Phase I and II for the Silo Ridge Resort Community (July 20, 2014) into the Building Design Guidelines for the Estate Homes on Drawing SP-9 in the Amended MDP.

**Response DE-40:** The building color palettes used in the Confirmatory Visual Analysis for Phase I and Phase II were taken from the June 2014 version of the Amended MDP. The Amended MDP has since been revised to more thoroughly specify color palettes and materials – please refer to Section 4.3 of the Amended MDP. It should be noted that the color palettes used in the Confirmatory Visual Analysis represent a “worst case scenario.”

The Design Standards for the Estate Homes has been prepared by the Town in collaboration with the Applicant. As requested by the Town’s consultants at a meeting on December 11<sup>th</sup>, 2014, design standards have been removed from Site Plan Drawing SP-9, and instead, a reference to the Design Standards document has been added. Please refer to the Design Standards for Estate Homes, Appendix K of the Amended MDP.

41. The Design Guidelines on Drawing SP-9 should incorporate the Silo Ridge Design Guidelines for Estate Homes (dated August 21, 2014). The design guideline should be located in one place on the Amended MDP and should not be located in multiple documents and in multiple places.





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**Response DE-41:** Please refer to Response DE-40.

42. Some lots show driveways and retaining walls located within the lot setbacks. These improvements should be moved out of the set-backs?

**Response DE-42:** Under the proposed, amended MDP Bulk Design Standards, retaining walls are allowed within the front yard setback but not within side and rear yard setbacks. Driveways are permitted in the front yard setback, and in the side yard setback of the three Estate Home lots identified in the footnote to the Bulk Design Standards table.

### **Preliminary Subdivision Plat**

43. The plat should contain an existing conditions drawing showing all the existing lots lines on the site so the Planning Board can understand how they will be changing.

**Response DE-43:** Existing conditions plans showing all existing lot lines have been added to the subdivision plans – please refer to Subdivision Drawings PL1.01 to PL1.02.

44. Please provide a drawing showing just the proposed lots lines without all the easement lines. The easements can be located on a separate drawing.

**Response DE-44:** The subdivision plans have been revised to show the proposed lot lines without the easement lines – please refer to Subdivision Drawings PL2.01 to PL2.08.

45. The location of the open space should be identified on the plat. The boundaries of the conservation easement should also be shown on the plat.

**Response DE-45:** Open space plans showing the boundaries of the conservation easement area have been added to the subdivision plans – please refer to Subdivision Drawings PL3.01 to PL3.03.

46. The home numbers on the Amended MDP and the lot numbers on the preliminary plat are different. This presents some confusion when referring to specific homes/lots. Can the numbers be consistent?

**Response DE-46:** All lot designations have been made consistent in all drawings including the Subdivision Drawings, the Amended MDP, and the Site Plan Drawings.

47. The plat appears to show the general location of easements but none of the easements are identified – which is confusing. The type of easement – drainage, stormwater, utility and other easements – should be identified separately, preferably by different colors or on different drawings.



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**Response DE-47:** Individual easement plans identifying each type of easement have been added to the subdivision plans – please refer to Subdivision Drawings PL5.01, PL6.01 to PL6.03, PL7.01 to PL7.03, and PL8.01 to PL8.03.

48. The ownership of each easement should be noted on an easement drawing.

**Response DE-48:** Refer to Response DE-47. All ownership information has been provided in Lot Data Charts – please refer to Attachment "A" enclosed.

49. On Drawing PL 1.05, lot lines are drawn through the middle of the water tank. This is not preferred. The tank should be located wholly on one lot, not split into two lots.

**Response DE-49:** The water storage tank has been relocated to a separate lot on the south side of Route 44 and just west of the driving range – please refer to Subdivision Drawing PL2.04.

50. The plat does not show the existing house being used as the Applicant's office on Route 44 (on lot 134). How are the lot lines being handled with respect to this house? The proposed lot lines appear to run through the house. This situation needs to be addressed.

**Response DE-50:** The lot lines have been adjusted so that the existing house lies within one lot. The revised drawings show the existing house as remaining, with access by easement – please refer to Site Plan Drawings C2.02 and C4.02 and Subdivision Drawing PL2.05.

51. A hammerhead turnaround should be provided at the end of Road D. If not, an easement will be required allowing vehicles to turn around in the driveway of SL-27.

**Response DE-51:** Please refer to Response JSM-2.17. No easement will be required.

52. Please provide an ownership map showing which lots will be owned by the HOA as common area and which lots will be owned by individual homeowners and other entities, etc.

**Response DE-52:** An HOA plan has been added to the subdivision plans – please refer to Subdivision Drawings PL4.01 to PL4.03. Additionally, all ownership information has been provided in Lot Data Charts – please refer to Attachment "A" enclosed.

53. Please identify which lots will be common areas. Please identify the purpose of each lot.



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**Response DE-53:** The lots have been separated based on different uses, i.e. Homeowners Association and Open Space – please refer to Subdivision Drawings. All ownership information has been provided in Lot Data Charts – please refer to Attachment “A” enclosed.

54. Is the golf course lot numbered?

**Response DE-54:** The golf course lots are identified as lots SR-1, SR-2, AND SR-9 – please refer to Subdivision Drawings PL3.01 to PL3.03.

55. The water treatment plant lot should have a lot number.

**Response DE-55:** The water treatment building lot has been identified as WT-1 – please refer to Subdivision Drawing PL2.05.

56. Note 1 on the plat should read “Refer to Silo Ridge Resort Community Amended Master Development Plan and Phase 1 site plans for more details.”

**Response DE-56:** The note has been revised and is shown on the Preliminary Subdivision Plat Notes – please refer to Subdivision Drawing PL0.01.

57. Note 2 on the plat states “Standard easement width is 10’ where a single utility is proposed; other widths vary as shown.” Section 105-20(G) of the Subdivision Law requires 30’ wide stormwater easements over watercourses, drainage ways, channels and streams. The note should be revised accordingly and the 30’ easement should be shown on the plat. Also, Section 105-25(C) of the Subdivision Law states that when utilities cannot be included in road ROWs, an unobstructed 20’ wide easement must be provided across property outside roadways. The note should be revised accordingly and these 20’ wide easements should be shown on the plat.

**Response DE-57:** Note 2 has been removed. All subdivision plans have been revised to show the easement widths required under Town Code Section 105-20(G) and Section 105-25(C).

58. A note must be placed on the plat indicating that all common or shared driveways will be maintained by individual owners pursuant to a driveway maintenance agreement and reciprocal access easement approved by the Planning Board.

**Response DE-58:** The note has been added to the subdivision plans – please refer to Subdivision Drawings PL2.01 to PL2.08.

59. Lot designation “300” should be removed from Drawing C4.01. This is the easement area.



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**Response DE-59:** Drawing C4.01 has been eliminated from the Phase 1 Site Plans. The proposed easement area on the Harlem Valley Landfill Corp. property ("Parcel 1") is shown correctly on the Subdivision Plats – please refer to Subdivision Drawing PL5.01.

60. A note must be placed on the plat indicating that the plat is subject to a Declaration of Covenants, Restrictions Easements Charges and Liens by the Silo Ridge Master Homeowners' Association and a Condominium Declaration.

**Response DE-60:** The note has been added to the subdivision plans – please refer to Subdivision Drawings PL4.01 to PL4.03.

61. The following note shall be added to the plat: "roads in the subdivision are private and do not qualify for nor are they intended for dedication to the Town of Amenia and there is no obligation on the part of the Town of Amenia to accept such road in any event and under any circumstances."

**Response DE-61:** The note has been added to the subdivision plans – please refer to Subdivision Drawings PL4.01 to PL4.03.

62. The scope of the performance guarantee for the project must be addressed with the Planning Board as part of preliminary subdivision review.

**Response DE-62:** Comment noted.

63. Section 105-20(B) of the Subdivision Law provides for the preservation of existing features. The Applicant shall, at a minimum, identify significant large individual trees on the project site and take mitigation measures to preserve these trees and avoid cutting them. This is further required by the submission requirements for preliminary plats Part 1(h) of Appendix C.

**Response DE-63:** The Modified Project preserves approximately 538 +/- acres of open space of which 298.1 acres are forested habitat. Under the Amended MDP, disturbance to natural forested areas is reduced by more than 13± acres as compared to the current approved October 2009 MDP. The demolition plans identify all trees to be removed, with their size and species listed on the Tree Removal Table – refer to Site Plan Drawing C3.21.

Additionally, the Design Standards for the Estate Homes requires preservation of existing forested areas.

Please refer to the following:

- Response MWK-23;



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- Design Standards for Estate Homes, Appendix K of the Amended MDP; and
- Table 3 of the Addendum to the EAF.

64. The following flag lots are currently proposed: Lots 1, 7, 9, 10, 17, 18 and 98. Flag lots should be eliminated to avoid the need for additional waivers (Please refer to below) and to avoid compliance with additional standards set forth in Section 105-21(F) of the Subdivision Law. Short extensions of the road in front of lots 7, 9, 10 and 17 and 18 would eliminate these flag lots. Lot 98 is proposed for phase 2; the removal of individual lot lines for Lot 98 would also eliminate this flag lot.

**Response DE-64:** By letter dated December 4, 2014, the Building Inspector determined that provided the Planning Board approves amended MDP Bulk Design Standards requiring a minimum of 50' of frontage, then lots that comply with this requirement are not flag lots. All proposed lots have been designed with a minimum frontage 50', and therefore are not flag lots.

65. In the event proposed flag lots remain on the plat, a note shall be added to the plat in accordance with Section 105-21(F)(11) of the Subdivision Law stating that "No further flag lots (other than approved lot line changes which do not create the potential for new building lots) shall be permitted."

**Response DE-65:** Please refer to Response DE-64.

66. Pursuant to Section 105-27(B) of the Subdivision Law, "... All road maintenance obligation agreements and declarations of covenants and restrictions shall also grant the Town of Amenia the authority to charge the common lot owners or the HOA 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 common lot owners or the HOA, and enforceable in the same manner as a property tax lien. ..." Section 8 of the HOA Declaration sets forth a list of Town of Amenia Requirements. The following should be added to that list:

- The Association will be responsible for the ongoing maintenance, repair and construction costs of all private roads within the Silo Ridge Community.
- In the event the Association fails to carry out its responsibilities pursuant to this Section 8, the Town may after giving reasonable advance notice to the Association, perform work and/or services and impose a lien on the Properties for the cost of such work and/or services.

**Response DE-66:** Comment noted. The HOA declaration will comply with Section 105-27(B) – please refer to in Appendix B of Volume IV: Subdivision.



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67. In Phase 1, please quantify how many total buildings will be built and how many of those will be located in the SPO. Please provide the same information for phases 2 and 3.

**Response DE-67:** As shown in the Amended MDP, Phase I of the Modified Project will include a total of 226 residential units. Of the 226 units, a total of 98 units are located within the SPO District. Phase 2 has 19 units in the SPO District. There is no longer a third phase.

It should be noted that the current approved October 2009 MDP has 185 units within the SPO District. The Amended MDP has 87 fewer units in the SPO District.

68. The project site will contain approximately 541 acres of total open space on the site. How many acres of this open space will be located in the SPO?

**Response DE-68:** Approximately 142.2± acres of the open space is located within the SPO District.

69. The Planning Board has discussed the possibility that removing existing trees along Route 44 at the hairpin turn would open up vistas of the valley from DeLaVergne Hill. This work could be considered mitigation for the construction of certain buildings which would also be visible from DeLaVergne Hill. The Applicant should add the removal of this vegetation to the site plans. Under the Zoning Code, a site plan approval is required to clear cut more than 5000 sf of vegetation in the SPO.

**Response DE-69:** Please refer to Responses GMJ-8 and GMJ-9.

### **RDO**

70. Section 121-18(C)(6) of the Zoning Code states that a 100' open space buffer shall be provided from existing residential uses that are not within the RDO. The homes located on West Amenia Road are not located in the RDO district and are directly across the street from the project site. A 100' open space buffer must be provided on the project site. The Applicant is seeking a waiver from this requirement. However, it appears that this buffer already exists on the site. Is this waiver necessary? It appears that the buffer could simply be shown on the plans without requesting this waiver?

**Response DE-70:** Comment noted. 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 other buildings or structures lie within the RDO 100' buffer.

71. Section 121-18(c)(3)(b) of the Zoning Code states "the Master Development Plan shall contain a management plan for the future management of proposed development as a unified entity." Has a management plan been provided? Is this the MDP narrative?



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**Response DE-71:** The master HOA declaration and related documents are the operational management plan for the Modified Project. Please refer to Section 5.0: Homeowners Association (HOA) Management Structure of the Amended MDP. Also, the master HOA declaration is in Appendix B of Volume IV: Subdivision.

72. Section 121-18(C)(3)(c) of the Zoning Code states that where buildings are visible from public roads, the Planning Board shall require the submission of architectural standards and covenants. Some buildings will be visible from Rts 22 and 44. The Applicant must submit deed covenants restricting these building elevations to those approved in the plans. Any modifications to the approved building elevations must be approved by the Planning Board.

**Response DE-72:** The Amended MDP, approved site plan, and in particular, the Design Standards for the Estate Homes, all of which are referenced in the HOA documents, together comprise the architectural standards and covenants for the Modified Project, and are enforceable by the Town. Deed covenants are not expressly called for by Section 121-18(C)(3)(c) of the Zoning Code. The Applicant concurs that a change to a building elevation that is inconsistent with the standards set forth in Amended MDP is subject to Planning Board review and approval.

### **Miscellaneous**

73. In certain responses to my previous comments dated May 12, 2014, the Applicant requested that a number of conditions be imposed on the final project approvals requiring the submission of various legal documents (ie, easements, HOA documents, etc) for the review and approval by the Planning Board and its Attorney. I will prepare these conditions for the Board's consideration as part of its deliberations on these applications.

**Response DE-73:** Comment noted.

74. In a project of this magnitude, field changes from the approved plans will likely become necessary for a variety of reasons. It will be critical to create a protocol to identify those major changes that will require an amended approval from the Planning Board and those minor changes that will not. To address this issue, the Board should consider creating a "Field Change Approval Protocol" that can be followed by the Applicant and the Town. The input from the Town's Building Department will be important on this protocol. The Applicant should provide a draft protocol to the Board for consideration.

**Response DE-74:** Comment noted. Please refer to the Change Request Protocol – Site Work document dated February 3, 2015.

75. I will defer to the Town's Planning Consultant regarding whether the quantity and layout of parking is appropriate for this project.



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**Response DE-75:** Comment noted.

76. Updated Drawing C12.04 shows more extensive improvements for the golf academy than previously shown. None of those improvements are identified or labeled on the plan. A more detailed site plan should be provided for the new improvements around the golf academy.

**Response DE-76:** The Golf Academy is now shown consistently throughout the Amended MDP and the site plans. Please refer to MDP Plan Drawing SP-6 and Site Plan Drawings C4.12, A3.04, L1.12 and L3.12 for details of the Golf Academy improvements.

77. Will the septic tanks and leach fields for the existing Club House and Golf Maintenance Building be removed or abandoned in place? These items should be shown on the existing conditions plans.

**Response DE-77:** Please refer to Response JSM-1.27.

The leach fields at the existing Clubhouse have been abandoned as part of the approved golf work. Since the survey does not locate these underground features, they are not shown on the existing conditions plans. The demolition plans (C3.03 and C3.04) have been updated with the following notes:

1. The septic tanks and leach field at the existing clubhouse have been abandoned in place as shown on the Silo Ridge Golf Course Improvements Plan dated April 10, 2014.
2. The existing septic tanks and leach fields for the golf maintenance building will be removed or abandoned in compliance with local, state and federal requirements accordingly. All testing will be performed in accordance with local, state and federal requirements.

78. Page 26 of the 2007 Phase 1 ESA for the site stated "in as much as hazardous materials are used on-site on a regular basis the potential exists that deleterious materials have been introduced into the [sub-surface sewage disposal system]. As such, testing of the septic tank, leach field and distribution boxes for contamination would be prudent." Has this testing been done?

**Response DE-78:** Please refer to Response DE-77 and JSM-1.27. If required, all testing will be performed in accordance with applicable local, state and federal requirements.

79. The visual simulations should be updated to show all water tank related improvements proposed for the hairpin turn. The underground propane tank and generator will likely have vent stacks and fill ports that will be located above ground. These improvements should be included in the simulations to ensure accuracy.

**Response DE-79:** Please refer to Response GMJ-1.





## Memorandum

80. Drawings GP-6A and GPA-6B show drainage pipe running from the NYSDOT ROW on the hairpin turn onto the Applicant's property. The Applicant should grant an easement allowing the Town or DOT the right to maintain these drainage structures in the event the Applicant does not. As required by Section 105-25 of the Town Code, these easements should be added to the subdivision plat.

**Response DE-80:** The easements have been added to the subdivision plans – please refer to Subdivision Drawing PL6.03.

81. The Applicant will be using an existing house on Route 44 as a temporary sales office and construction office for the project. I will defer to the Town's Code Enforcement Officer regarding whether this use and any related site improvements for this property may need to obtain site plan approval.

**Response DE-81:** Comment noted. The use of the house for these purposes is an ancillary "resort use" permitted under Section 121-18C.(1)(d) of the Zoning Code.

Site Plan Drawings C2.02 and C3.02 have been updated to identify the existing house to be used as the temporary project office.

82. The numerous inconsistencies between the Site Plan drawings and the Water & Wastewater Collection Utility Plan drawings must be eliminated. For example, the Amended MDP Drawings and site plans do not show the underground water tank and related improvements at the hairpin turn. However, the water plans show these improvements.

**Response DE-82:** The plans have been made consistent. Please refer to Amended MDP Drawings U-1 and U-2 and the revised Water System Plan (Site Plan Drawings C7.01 to C7.13) and the revised Wastewater System Plans (Site Plan Drawing C9.01 to C9.13).

83. The site plans for the water treatment building do not seem to allow enough space for delivery trucks (for propane, chemicals, waste removal, etc) to turn around in the parking lot or driveway. This issue should be evaluated.

**Response DE-83:** The layout has been revised to provide a turnaround at the driveway. Please refer to Site Plan Drawings C4.06 and C6.06.

84. Is the propane tank for the water treatment building underground? Please refer to Drawing C10.01.

**Response DE-84:** The propane tank is underground. Please refer to Site Plan Drawing C4.06.

85. Page 17 of the EAF Addendum states that a rock excavation concept plan has been prepared for the project. Has this plan been submitted to the Planning Board for review?



## Memorandum

**Response DE-85:** The rock excavation plan is in Appendix 9.13 of the prior DEIS. The EAF Addendum has been revised to reference the DEIS.

Additionally a copy of the plan has been provided in Appendix I of Volume V: Responses to Comments.

86. The Applicant shall provide an agreement demonstrating that the proposed underground shooting ranges and related improvements have been accepted by the Amenia Fish and Game Club. More detailed plans should be provided regarding these improvements.

**Response DE-86:** The fully executed agreement, dated February 3, 2015, is in Appendix K of Volume IV: Subdivision.

87. A separate special use permit/site plan approval may be required for the Amenia Gun Club to install the underground shooting ranges, new buildings and related improvements on their property.

**Response DE-87:** Comment noted. The Applicant believes that the proposed improvements to the facility require only minor site plan approval. The Club will make application for that approval. If review of the gun club application is not complete at the time the Silo Ridge Field Club applications are ready to be approved, then the Silo Ridge approvals can be conditioned upon final Planning Board approval of that application.

88. Does the traffic analysis evaluate the expanded use of the emergency access drive to include the traffic from the golf maintenance building?

**Response DE-88:** The traffic memorandum has been revised to address the use of the south entrance as a secondary entrance – please refer to Appendix G of the Addendum to the EAF.

The Addendum to the EAF has also been updated to include the following text: "The existing entrance road from Route 22 located on adjoining parcel 7066-00-870350 will serve as a secondary access road for the Silo Ridge Resort Community site, serving as an entrance to the golf maintenance facility and wastewater treatment plant, emergency access to the site, and potential exit for residents if excessive delays are experienced on exiting movements at the main entrance."

89. Will a confirmatory visual simulation be necessary for Phase 3 work at the time the site plan applications will be submitted?

**Response DE-89:** A confirmatory visual analysis will be submitted in connection with Phase 2 (there is no longer a third phase) of the project.



## Memorandum

90. In a letter dated August 18, 2014, the Amenia Fire Company requested that sight lines for the project roadways be maintained free of brush and tree limbs that may impacts visual sight. The Applicant should provide proof that this issue has been addressed to the Fire Company's satisfaction.

**Response DE-90:** The required sight lines for rural roads are shown on Site Plan Drawings C5.01 to C5.08. Waiver of Section 105-22(L)(2) of the Subdivision Regulations is requested for the intersection of Wood Duck Road with Pheasant Run (Site Plan Drawing C5.02); 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 of the Addendum to the EAF.

Additionally, the typical road section details were updated to provide the 20' wide by 13' high clear zone in accordance with requirements – please refer to Site Plan Drawing C14.07. By letters dated January 12, 2015, December 10, 2014 and August 18, 2014, 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. By letter dated January 18, 2015, the Wassaic Fire Company has accepted the design of all roads, driveways, hammerheads, and other proposed site features within their jurisdiction.

Please refer to Appendix L of the Addendum to the EAF for Fire Department Correspondence.

91. In a letter dated August 18, 2014, the Amenia Fire Company recommended that signage be installed on the hammerheads to prevent any unnecessary parking and that this space be kept free in the event of an emergency. The Applicant should revise the site plans to include signage for these areas.

**Response DE-91:** Appropriate signage is shown on Site Plan Drawings C5.01 to C5.03, C5.05 and C5.07.

92. The square footage for the general store should be shown on Drawing SP-3: Silo Ridge Amenity Building Summary.

**Response DE-92:** The square footage of the general store is included in the total for the Sales Center since it is part of the same building. The general store is approximately 1,000 square feet.

93. The project plans depict 1000 gallon underground propane tanks for each home. These tanks are prohibited. Under Section 121-15(D)(4) of the Zoning Code, underground fuel storage tanks less than 1100 gallons are prohibited in the Aquifer Overlay Zone on the project site. The Applicant has three options to address this issue: (1) increase the size of the tanks to be greater than 1100 gallons and revise the plans accordingly; (2) seek an interpretation from the Code Enforcement Officer that propane tanks less than 1100 gallons are permitted under the Code; or (3) use above ground storage tanks.



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**Response DE-93:** The plans have been revised to show 1,990 gallon underground propane tanks.

94. A determination from the Code Enforcement Officer will be required regarding whether the land used for the underground water tank (and related improvements) at the hairpin turn can still qualify as open space under the Town's Zoning Code.

**Response DE-94:** The parcel on which the water storage tank is located has been removed from the open space calculation – please refer to MDP Drawing SP-4.

95. How many golf carts can be parked under the Fitness Center?

**Response DE-95:** 72 carts can be parked within the cart storage area below the Clubhouse. Please refer to Amended MDP Drawing P-2 and Site Plan Drawing P1.02.

96. Is the reference correct on page 5 of the MDP narrative (dated July 2014) to the project site containing 1300 acres?

**Response DE-96:** The reference to 1300 acres is incorrect.

97. The Applicant should provide a copy of all permit applications submitted to the NYSDEC and the Dutchess County Department of Health for the Project.

**Response DE-97:** Comment noted. Please refer to Sections 4 and 5 of Volume VI: Additional Project Coordination.

98. The color palettes contained in the Confirmatory Visual Simulation should be incorporated into the Amended MDP to make it clear that all buildings on the site will use only those palettes.

**Response DE-98:** Please refer to Response DE-40.

99. HOA documents must contain prohibitions about expanding beyond demarcated areas and these areas will not be used for disposal of yard waste.

**Response DE-99:** The HOA documents refer to the Amended MDP, approved site plan and subdivision plat, the conservation easement, the HMP, and the NRMP, all of which show the demarcated areas. Additionally, the HOA documents have been revised to prohibit disposal of yard waste within the conservation easement area.



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100. Can the lot line for lot E-16 be shifted slightly to remove irrigation well #9 from this lot and eliminate the need for an access easement to reach the well?

**Response DE-100:** The Applicant's preference is to access well #9 by easement.

101. The special use permit application submitted to store more than 500 pounds of fertilizer must contain the information required by Section 121-15(E)(3) of the Zoning Code. This information was not submitted and must be.

**Response DE-101:** Comment Noted. The required information is as follows:

- (a) The source of water to be used;  
*Golf irrigation system and rinse water holding tanks.*
- (b) The quantity of water required;  
*Between 3,000 and 5,000 gallons per week.*
- (c) Water use minimization measures to be implemented;  
*The Applicant will be utilizing water from the golf irrigation pond rather than potable water for mixing of pesticides. Additionally a system of rinse water tanks that store excess water will be installed in the mixing areas. Please refer to Section 9.1.1 Pesticide Storage and Mixing of the NRMP for more detail.*
- (d) Water recycling measures to be implemented;  
*The Applicant will implement recycling measures by using a system of rinse water tanks that store excess water. The recycled rinse water stored in holding tanks is re-used as make-up water for mixing of chemicals. Please refer to Section 9.1.1 Pesticide Storage and Mixing of the NRMP for more detail.*
- (e) Wastewater discharge measures;
  - *Chemical Mixing Area: The building will have a concrete floor sloping to separate floor drains in the chemical storage, mixing, and filling areas attached to a self-contained pumping system to remove any spills/cleaning within the building and stored in a holding tank to be utilized periodically for areas such as the driving range. All materials within the building will be contained and not go into any storm or sanitary piping system.*
  - *Wash Bay: Will have a sloped concrete floor with a floor drain, located at the low point that captures, circulates and cleans waste water through a water/oil separator, sand filters. The water will be for re-use at the wash bay through the use of a storage tank/pumps contained internal to the wash bay area. The solid waste from the wash bay is filtered and removed periodically and is either recycled or put into a dumpster for removal offsite. The bay area will be covered and raised to keep any rain*



## Memorandum

*water from entering the system. An emergency overflow pipe will go to a basin and no waste water goes into any storm or sanitary system piping.*

- *Fuel Island: The pad will be elevated and covered to direct rain water away from the area and adjoin the wash bay area. Any fuel spills will go through the water/oil separator and be filtered and removed. The fuel tanks will be a self-contained Convault type system with a concrete shell for protection. There is no connection to any storm drain or sanitary system piping. Grading and/or stormwater control measures to enhance on-site recharge of surface water;*
  
- (f) *Grading and/or stormwater control measures to enhance on-site recharge of surface water; Pervious parking area enhances on site re-charge of surface water – Please refer to Site Plan Drawing C6.14.*
  
- (g) *Point source or nonpoint discharges; Nonpoint discharge.*
  
- (h) *A complete list of any hazardous substances to be used on site, along with quantity to be used and stored on site; Please refer to the Section 6.4 Pesticide Selection of the NRMP for a complete list of substances to be used.*
  
- (i) *A description of hazardous substance storage or handling facilities and procedures; Please refer to the Section 6.8 Pesticide Safety of the NRMP for a complete description of the pesticide storage, handling and application, and disposal procedures.*

102. The Amenia Ambulance Company should review and comment on the plans.

**Response DE-102:** Comment noted. The Amenia Fire Company and Wassaic Fire District provide all emergency services, and have reviewed the plans. By letters dated January 12, 2015, December 10, 2014 and August 18, 2014, the Amenia Fire Company has accepted the design of all roads, driveways, hammerheads, and other proposed site features within their jurisdiction. By letter dated February 3, 2015, the Wassaic Fire District has accepted the design of all roads, driveways, hammerheads, and other proposed site features within their jurisdiction.

Please refer to Appendix L of the Addendum to the EAF for Fire Department Correspondence.

103. Has a payment schedule been agreed to with the Town Board for paying the Workforce Housing In-Lieu Fee?

**Response DE-103:** 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



## Memorandum

trust fund. The fee-in-lieu offered by the Applicant complies with recently adopted Section 121-42(N)(1)(c) of the Zoning Code (Local Law No. 2 of 2014).

### **Waivers:**

104. The Applicant should provide more detailed justification for each waiver being sought. Some of the waivers will actually reduce environmental impacts and provide a positive benefit for the project.

**Response DE-104:** 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 of the Addendum to the EAF.

105. The Applicant should investigate whether any waivers will be required from New York State Code Review Board to deviate from certain roadway provisions of the State Fire Code. I will evaluate this issue further and report to the Board.

**Response DE-105:** No waivers from the New York State Fire Code are required. Section 503.1.1 of the New York State Fire Code provides that "Fire apparatus access roads are not required for detached one- and two-family dwellings regulated by the Residential Code of New York State, and for not more than two Group R-3 occupancies, when provided with emergency vehicle access in accordance with Section 511." All detached dwellings will have emergency vehicle access that complies with Section 511 of the New York State Fire Code.

106. The following waivers should be expressly identified in the draft list of waivers:

- Permission to install stormwater drainage pipes and related clearing for the golf maintenance building in the SPO 100' green buffer along Route 22.

**Response DE-106.a.:** Please see Response DE-3. Waiver of Section 121-14.1.G(1) of the Zoning Code is requested; 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 of the Addendum to the EAF.

- Permission to install a driveway and clear related vegetation for the access road to Overlook/Artisan's Park in the SPO 100' green buffer along Route 44.

**Response DE-106.b.:** A waiver was previously granted as part of the current special permit/master development plan approval, and is therefore not currently being requested.



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- Permission to install benches and other improvements for Overlook/Artisan's Park in the SPO 100' green buffer along Route 44.

**Response DE-106.c.:** Benches and other improvements are no longer proposed.

- Permission to conduct work on the existing site driveway within the SPO 100' green buffer along Route 22.

**Response DE-106.d.:** Please see Response DE-3. Waiver of Section 121-14.1.G(1) of the Zoning Code is requested; 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 of the Addendum to the EAF.

- Permission to erect a fence at the hairpin turn and a fence in front of the WWTP in the SPO 100' buffer along Route 44.

**Response DE-106.e.:** No waiver is required. The fence at the hairpin turn has been eliminated. The WWTP has been relocated to Parcel 1 to the south.

107. The Applicant should identify which lots require waivers from the 15% slope requirement.

**Response DE-107:** 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 of the Addendum to the EAF.

108. If flag lots remain on the plat, the Applicant should identify which specific waivers will be required including possibly:

- Section 105-21(F)(1) – The minimum area of a flag lot shall be twice the lot size otherwise required for a conventional subdivision in all zoning districts except the Rural Agricultural (RA) District, where the minimum lot area may remain as required. The area of the access way may be included in the calculation of the required minimum lot area for the flag lot.
- Section 105-21(F)(2) - Each flag lot shall have a minimum frontage of 25 feet on an improved road to provide for an access way as required by this chapter. No portion of a flag lot shall be less than 50 feet in lot width.
- Section 105-21(F)(10) - No subdivision plat that includes three or more flag lots shall be approved unless the Planning Board finds that allowing such flag lot(s) will result in no more lots than could have





## Memorandum

been permitted using a hypothetical layout that includes a Town road and does not include flag lots. In making such determination, the Planning Board shall find that hypothetical Town road layout is feasible considering driveway locations, road grades and other Town road design standards, and sanitary sewer facilities required for each lot. The Planning Board may ask the Town Highway Superintendent to review the hypothetical Town road layout for compliance with Town road design standards.

**Response DE-108:** Please refer to Response DE-64.

109. The Applicant should also seek a waiver for flag lot 98 or eliminate the lot for now and address it as part of Phase 2.

**Response DE-109:** Please refer to Response DE-64.

110. The Applicant should investigate whether the following potential subdivision waivers may be required:

- Section 105-21(A)(3) of the Subdivision Law: A depth of undisturbed usable soil with respect to seasonal or prolonged high-water table and bedrock of not less than four feet.

**Response DE-110.a:** Waiver of Section 105-21(A)(3) of the Subdivision Regulations is requested; 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 of the Addendum to the EAF.

- Section 105-24(A) – PB may waive improvements which it considers are not requisite to the interest of public health, safety and general welfare. If no road lighting is proposed, waiver will be required (Please refer to subsection (4)).

**Response DE-110.b:** Comment noted.

- Section 105-25(C), where utilities within road rights-of-way are impracticable, "perpetual unobstructed easements at least 20 feet in width for such utilities shall be provided across property outside the road lines and with satisfactory access to the road. Ownership of these easements shall be indicated on all reservations and on the final subdivision plat." Drainage easements shall be at least 30 feet in width.

**Response DE-110.c:** No waiver is required. All plans have been revised to show the easement widths required by Zoning Code Section 105-20(G) and Section 105-25(C).

- The Town Engineer shall determine the capacity of a well to provide adequate water supply for the development. Section 105-25(E)(6) provides that "in order to assure adequate water supply for safety,



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health and comfort of the residents, a seventy-two-hour test shall be taken, during which time an amount equal to at least 600 gallons per dwelling unit shall be obtained on a sustained basis without significant impact to existing surrounding wells.”

**Response DE-110.d:** No waiver is required. Please refer to Response JSM-2.65.

Ref: 29011  
January 28, 2015  
DE – Attachment A



Attachment A:  
Lot Data Charts

<b>LOT DATA CHART</b>			
<b>PARCEL DESIGNATION</b>	<b>PROPOSED OWNERSHIP</b>	<b>SQUARE FEET</b>	<b>ACRES</b>
C-1	CONDOMINIUM 1	84831.73	1.95
C-2	CONDOMINIUM 2	80054.68	1.84
C-3	CONDOMINIUM 3	116004.99	2.66
C-4	CONDOMINIUM 4	51508.98	1.18
C-5	CONDOMINIUM 5	140754.74	3.23
CM-1	FEE SIMPLE	15868.09	0.36
CM-2	FEE SIMPLE	14599.90	0.34
CM-3	FEE SIMPLE	13381.01	0.31
CM-4	FEE SIMPLE	13023.48	0.30
CM-5	FEE SIMPLE	14858.65	0.34
CM-6	FEE SIMPLE	21262.56	0.49
CM-7	FEE SIMPLE	20456.23	0.47
CM-8	FEE SIMPLE	15687.65	0.36
CM-9	FEE SIMPLE	14522.48	0.33
CM-10	FEE SIMPLE	16219.39	0.37
CM-11	FEE SIMPLE	17048.96	0.39
CM-12	FEE SIMPLE	16938.73	0.39
CM-13	FEE SIMPLE	16375.15	0.38
CM-14	FEE SIMPLE	15797.68	0.36
CM-15	FEE SIMPLE	15331.34	0.35
CM-16	FEE SIMPLE	15446.34	0.36
CM-17	FEE SIMPLE	15213.84	0.35
CM-18	FEE SIMPLE	19920.56	0.46
CM-19	FEE SIMPLE	16229.55	0.37
CM-20	FEE SIMPLE	14005.82	0.32
CM-21	FEE SIMPLE	13087.87	0.30
CM-22	FEE SIMPLE	12151.25	0.28
CM-23	FEE SIMPLE	12063.94	0.28
CM-24	FEE SIMPLE	12300.87	0.28
CM-25	FEE SIMPLE	13467.59	0.31
CM-26	FEE SIMPLE	14249.38	0.33
CM-27	FEE SIMPLE	16052.73	0.37
CM-28	FEE SIMPLE	26904.34	0.62
E-1	FEE SIMPLE	18937.81	0.44
E-2	FEE SIMPLE	17619.76	0.40
E-3	FEE SIMPLE	18103.02	0.42
E-4	FEE SIMPLE	17899.55	0.41
E-5	FEE SIMPLE	18930.70	0.44
E-6	FEE SIMPLE	19076.84	0.44
E-7	FEE SIMPLE	19511.40	0.45
E-8	FEE SIMPLE	38947.96	0.89
E-9	FEE SIMPLE	23495.00	0.54

<b>LOT DATA CHART</b>			
<b>PARCEL DESIGNATION</b>	<b>PROPOSED OWNERSHIP</b>	<b>SQUARE FEET</b>	<b>ACRES</b>
E-10	FEE SIMPLE	22082.71	0.51
E-11	FEE SIMPLE	21445.42	0.49
E-12	FEE SIMPLE	22243.05	0.51
E-13	FEE SIMPLE	19712.51	0.45
E-14	FEE SIMPLE	16645.11	0.38
E-15	FEE SIMPLE	17279.74	0.40
E-16	FEE SIMPLE	15579.43	0.36
E-17	FEE SIMPLE	22502.90	0.52
E-18	FEE SIMPLE	43238.92	0.99
E-19	FEE SIMPLE	30179.82	0.69
E-20	FEE SIMPLE	22390.04	0.51
E-21	FEE SIMPLE	19433.22	0.45
E-22	FEE SIMPLE	19288.10	0.44
E-23	FEE SIMPLE	18171.53	0.42
E-24	FEE SIMPLE	21150.39	0.49
E-25	FEE SIMPLE	19282.65	0.44
E-26	FEE SIMPLE	18160.04	0.42
E-27	FEE SIMPLE	25056.89	0.58
E-28	FEE SIMPLE	32745.53	0.75
E-29	FEE SIMPLE	71437.19	1.64
E-30	FEE SIMPLE	52316.67	1.20
E-31	FEE SIMPLE	53366.42	1.23
E-32	FEE SIMPLE	56041.82	1.29
E-33	FEE SIMPLE	47385.93	1.09
E-34	FEE SIMPLE	60477.61	1.39
E-35	FEE SIMPLE	57833.86	1.33
E-36	FEE SIMPLE	58151.22	1.33
E-37	FEE SIMPLE	55459.85	1.27
E-38	FEE SIMPLE	66886.64	1.54
E-39	FEE SIMPLE	73536.89	1.69
E-40	FEE SIMPLE	45630.13	1.05
E-41	FEE SIMPLE	36177.31	0.83
E-42	FEE SIMPLE	41635.90	0.96
E-43	FEE SIMPLE	53617.25	1.23
E-44	FEE SIMPLE	76674.76	1.76
E-45	FEE SIMPLE	59736.11	1.37
E-46	FEE SIMPLE	47349.03	1.09
E-47	FEE SIMPLE	41977.22	0.96
E-48	FEE SIMPLE	77768.76	1.79
E-49	FEE SIMPLE	54688.23	1.26
E-50	FEE SIMPLE	36200.00	0.83
E-51	FEE SIMPLE	36119.61	0.83

<b>LOT DATA CHART</b>			
<b>PARCEL DESIGNATION</b>	<b>PROPOSED OWNERSHIP</b>	<b>SQUARE FEET</b>	<b>ACRES</b>
E-52	FEE SIMPLE	33779.24	0.78
E-53	FEE SIMPLE	38000.00	0.87
E-54	FEE SIMPLE	40441.85	0.93
E-55	FEE SIMPLE	40212.39	0.92
E-56	FEE SIMPLE	31797.02	0.73
HOA-1	HOMEOWNERS ASSOCIATION	882030.28	20.25
HOA-2	HOMEOWNERS ASSOCIATION	65663.81	1.51
LL-1	FEE SIMPLE	24057.67	0.55
LL-2	FEE SIMPLE	27809.94	0.64
LL-3	FEE SIMPLE	32284.89	0.74
LL-4	FEE SIMPLE	37880.20	0.87
LL-5	FEE SIMPLE	37046.04	0.85
LL-6	FEE SIMPLE	32225.69	0.74
LL-7	FEE SIMPLE	25132.61	0.58
LL-8	FEE SIMPLE	28458.56	0.65
LL-9	FEE SIMPLE	61304.00	1.41
LL-10	FEE SIMPLE	29863.06	0.69
LL-11	FEE SIMPLE	15693.02	0.36
LL-12	FEE SIMPLE	14469.69	0.33
LL-13	FEE SIMPLE	11700.26	0.27
LL-14	FEE SIMPLE	11206.67	0.26
LL-15	FEE SIMPLE	14433.98	0.33
LL-16	FEE SIMPLE	13670.24	0.31
LL-17	FEE SIMPLE	15475.03	0.36
LL-18	FEE SIMPLE	14116.23	0.32
LL-19	FEE SIMPLE	14292.87	0.33
LL-20	FEE SIMPLE	17136.13	0.39
LL-21	FEE SIMPLE	17293.98	0.40
LL-22	FEE SIMPLE	14083.37	0.32
LL-23	FEE SIMPLE	12453.98	0.29
LL-24	FEE SIMPLE	11747.84	0.27
LL-25	FEE SIMPLE	11659.60	0.27
LL-26	FEE SIMPLE	16527.05	0.38
LL-27	FEE SIMPLE	12913.29	0.30
LL-28	FEE SIMPLE	12140.20	0.28
LL-29	FEE SIMPLE	12571.87	0.29
LL-30	FEE SIMPLE	13861.42	0.32
LL-31	FEE SIMPLE	12324.98	0.28
LL-32	FEE SIMPLE	14846.06	0.34
PO-1	SILO RIDGE FIELD CLUB	7112.05	0.16
PO-2	SINGLE PURPOSE ENTITY	14421.23	0.33
SC-1	SALES CENTER ENTITY	56796.25	1.30

<b>LOT DATA CHART</b>			
<b>PARCEL DESIGNATION</b>	<b>PROPOSED OWNERSHIP</b>	<b>SQUARE FEET</b>	<b>ACRES</b>
SR-1	SILO RIDGE FIELD CLUB	6346731.09	145.70
SR-2	SILO RIDGE FIELD CLUB	14139879.23	324.61
SR-3	SILO RIDGE FIELD CLUB	115568.67	2.65
SR-4	SILO RIDGE FIELD CLUB	71822.49	1.65
SR-5	SILO RIDGE FIELD CLUB	97869.11	2.25
SR-6	SILO RIDGE FIELD CLUB	49553.10	1.14
SR-7	SILO RIDGE FIELD CLUB	37577.65	0.86
SR-8	SILO RIDGE FIELD CLUB	117614.94	2.71
SR-9	SILO RIDGE FIELD CLUB	210278.82	4.83
SR-10	SILO RIDGE FIELD CLUB	86668.36	1.99
SR-11	SILO RIDGE FIELD CLUB	12919.87	0.30
SR-12	SILO RIDGE FIELD CLUB	11235.38	0.26
SR-13	SILO RIDGE FIELD CLUB	10178.69	0.23
SR-14	SILO RIDGE FIELD CLUB	480334.72	11.03
SR-15	SILO RIDGE FIELD CLUB	2138981.67	49.10
SR-16	SILO RIDGE FIELD CLUB	949.33	0.02
SR-17	SILO RIDGE FIELD CLUB	1296.00	0.03
SR-18	SILO RIDGE FIELD CLUB	949.33	0.02
SR-19	SILO RIDGE FIELD CLUB	949.33	0.02
T-1	FEE SIMPLE	6360.05	0.15
T-2	FEE SIMPLE	4217.89	0.10
T-3	FEE SIMPLE	4382.46	0.10
T-4	FEE SIMPLE	6870.60	0.16
T-5	FEE SIMPLE	4918.11	0.11
T-6	FEE SIMPLE	3901.09	0.09
T-7	FEE SIMPLE	3669.22	0.08
T-8	FEE SIMPLE	3556.68	0.08
T-9	FEE SIMPLE	5007.32	0.11
T-10	FEE SIMPLE	6020.60	0.14
T-11	FEE SIMPLE	4218.96	0.10
T-12	FEE SIMPLE	4026.09	0.09
T-13	FEE SIMPLE	8798.62	0.20
V-1	SILO RIDGE VENTURES PROPERTY A, LLC	464559.66	10.67
VG-1	FEE SIMPLE	19581.89	0.45
VG-2	FEE SIMPLE	15468.18	0.36
VG-3	FEE SIMPLE	12968.68	0.30
VG-4	FEE SIMPLE	13126.91	0.30
VG-5	FEE SIMPLE	14447.79	0.33
VG-6	FEE SIMPLE	14669.82	0.34
VG-7	FEE SIMPLE	14787.38	0.34
VG-8	FEE SIMPLE	22941.69	0.53
VG-9	FEE SIMPLE	30289.63	0.70

<b>LOT DATA CHART</b>			
<b>PARCEL DESIGNATION</b>	<b>PROPOSED OWNERSHIP</b>	<b>SQUARE FEET</b>	<b>ACRES</b>
VG-10	FEE SIMPLE	13890.71	0.32
VG-11	FEE SIMPLE	12209.14	0.28
VG-12	FEE SIMPLE	10920.00	0.25
VG-13	FEE SIMPLE	10920.00	0.25
VG-14	FEE SIMPLE	10920.00	0.25
VG-15	FEE SIMPLE	11228.69	0.26
VG-16	FEE SIMPLE	11954.24	0.27
VG-17	FEE SIMPLE	16779.39	0.39
VG-18	FEE SIMPLE	12272.34	0.28
VG-19	FEE SIMPLE	10440.00	0.24
VG-20	FEE SIMPLE	10260.54	0.24
VG-21	FEE SIMPLE	11780.61	0.27
VG-22	FEE SIMPLE	10527.79	0.24
VG-23	FEE SIMPLE	10920.00	0.25
VG-24	FEE SIMPLE	12500.85	0.29
W-1	WATER-WORKS CORPORATION	7387.01	0.17
W-2	WATER-WORKS CORPORATION	5520.00	0.13
WW-1	SEWAGE-WORKS CORPORATION	477.93	0.01
WW-2	SEWAGE-WORKS CORPORATION	477.93	0.01
WW-3	SEWAGE-WORKS CORPORATION	477.93	0.01
WW-4	SEWAGE-WORKS CORPORATION	599.45	0.01