

617.9

**State Environmental Quality Review (SEQR)  
Notice of Completion of Final EIS**

**Lead Agency:** Town of Amenia Planning Board

**Address:** Town Hall, Mechanic Street  
P.O. Box 126  
Amenia, NY 12501

**Date:** September 16, 2008

**Name of Action:** Silo Ridge Resort Community

**Classification:** Type I action

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Final Environmental Impact Statement has been completed and accepted by the Town of Amenia Planning Board for the proposed action described below.

The Planning Board has determined that the minimum ten (10) day period for public consideration of the FEIS provided by section 617.11 of the SEQRA regulations is not adequate, and that the Planning Board shall instead provide involved agencies and members of the public with thirty (30) days to consider the FEIS and to submit written comments to the Planning Board (measured from the date that the FEIS is filed in Town Hall, posted on a website linked to the Town's official website, or sent to the involved agencies, whichever is latest).

The Planning Board will not directly respond to the written comments that it receives during this extended thirty (30) day comment period, but shall consider the substantive written comments that its receives from involved and interested agencies and members of the public in its preparation and issuance of a Findings Statement. Written comments should be forwarded to the contact person, Lana Anguin-Cohen, Town of Amenia Planning Board, PO Box 126, Amenia, NY 12501 or emailed to [asstsuper@ameniany.gov](mailto:asstsuper@ameniany.gov).

**Description of Action:** The applicant, Higher Ground Country Club, LLC, has prepared an Environmental Impact Statement and Preliminary Master Development Plan for the Silo Ridge Resort Community, which requires Site Plan, Subdivision and Special Use Permit approvals from the Amenia Planning Board as well as approvals

from other local, County and State agencies. Higher Ground Country Club, LLC, has proposed the development of a resort community on a 670±-acre site. The project site is located west of New York State Route 22 in the Town of Amenia, Dutchess County, New York, identified as Parcel Numbers 7066-00-732810, 7066-00-860725, 7066-00-742300, 7066-00-670717, 7067-00-709177 and 7066-00-628131 on the Town of Amenia Tax Map. The project site is currently developed with a 170-acre 18-hole championship golf course and clubhouse. The actual development area will consist of an approximately 210±-acre portion of the total site.

Construction is proposed to occur in three phases. The development would consist of 338 dwelling units consisting of 297 condominiums, 41 single-family homes, a resort hotel with a total of up to 300 rooms (and containing up to 367 bedrooms that will be available for separate rental by hotel guests), a banquet space, two restaurants, a conference space, and a spa and wellness center. The existing golf course has been proposed to be upgraded and improved. The existing clubhouse will be demolished and rebuilt in approximately the same location. A portion of the proposed project area has steeply sloping terrain and contains approximately 26.5± acres of State and federal wetlands. The site will have two access points from NYS Route 22, including the existing entrance to the Silo Ridge Country Club, and three access points from US Route 44. The proposed development will be served by on-site wells and a wastewater treatment plant.

**Location:** West side of Route 22 and North and South of Route 44, Town of Amenia, Dutchess County, New York.

**Potential Environmental Impacts:**

1. Potential soil erosion/soil removal and sedimentation to construction on or near steep slopes;
2. Stormwater runoff from developed areas into streams or wetlands;
3. The potential for increased traffic flow;
4. The potential to adversely affect scenic views in the area, both the immediate surrounding area and from the locations identified more fully in Appendix G and Section 3.6 of the FEIS and DEIS;
5. Potential impacts to community service providers for new residents including police, fire, emergency services;
6. Compatibility of the proposed action with existing community or neighborhood character;
7. Substantial increase in solid waste production;
8. The potential impact of wastewater treatment and disposal;
9. The potential impacts to regulated wetlands, floodplains, streams, and groundwater resources;
10. The potential impact to vegetation and wildlife;

11. The potential impairment of important historic, archaeological, or aesthetic resources;
12. The potential increased need for school district services;
13. The potential impacts on recreation and open space resources.

**A Copy of the Final EIS may be obtained from:**

Contact Person: Lana Anguin-Cohen  
Address: Town of Amenia Planning Board  
Town Hall, Mechanic Street  
P.O. Box 126  
Amenia, NY 12501  
Telephone: 845.373.8860 x. 105

The document is also available for downloading or viewing at the Town's web site at <http://www.ameniany.gov/index.asp>.

**A Copy of this Notice and Final EIS Is Filed With:**

Town of Amenia Planning Board  
36B Mechanic Street  
Amenia, NY 12501

Amenia Free Library  
Main Street (3309 Route 343)  
Amenia, NY 12501

New York State Department of Environmental Conservation  
Environmental Notice Bulletin  
email: [enb@gw.dec.state.ny.us](mailto:enb@gw.dec.state.ny.us) (**Notice only**)

Supervisor Wayne Euvard  
Town of Amenia Planning Board (Lead Agency)  
Higher Ground Country Club, LLC

**Involved Agencies**

Town of Amenia Town Board  
Town of Amenia Water District  
Town of Amenia Highway Department  
Dutchess County Department of Health  
New York State Department of Environmental Conservation

New York State Department of Transportation

Dutchess County Department of Public Works

New York State Health Department

New York State Secretary of State

United States Army Corps of Engineers

**Interested Agencies**

Town of Amenia Town Clerk

Town of Amenia Engineering Consultant – Rhode, Soyka and Andrews

Town of Amenia Planning Consultant – Greenplan, Inc.

Town of Amenia Planning Board Attorney – Daniels and Porco, LLP

Town of Amenia Ecological Consultant – Michael Klemens, Ph.D

Town of Amenia Environmental Conservation Committee

Amenia Fire District #1

Amenia Fire District Commissioners

Webutuck Central School District

Dutchess County Department of Planning

Dutchess County Water and Wastewater Authority

NYS Office of Parks, Recreation and Historic Preservation

Metropolitan Transportation Authority

Town of Amenia Building Inspector/Fire Inspector

Hudson River Valley Greenway Communities Council