

Introduction (DEIS Section 1.0)

1.1 Description of Proposed Action

Comment 1.1-1-GP8: In Section 1.1, the applicant notes there are six parcels associated with this project however, there are only five listed on the Final Scoping Document. The applicant should explain this discrepancy and discuss the intended purpose for parcel # 7067-00-628131. [Greenplan, Inc., Letter, April 6, 2008, Comment #8, page 3]

Response 1.1-1-GP8: The noted parcel is a 2.2-acre parcel directly adjacent to the Applicant's property north of Route 44 (known locally as the Miller property) that was purchased by the Applicant in 2007 and has now been incorporated into the overall Silo Ridge Resort Community property. This separate parcel has been included in the RDO district mapping for the Town of Amenia. It was not originally contemplated as part of the project because the Applicant did not own the parcel.

The Miller property is 2.2 acres in size. The natural topography of the site slopes from north to south dropping about 45 feet in elevation, with the majority of the site within the 15-30% slope category. The site is bisected by a utility easement and a stream corridor which must be crossed by a bridge when entering from the west on Route 44.

The project includes a proposed cabana on this property of approximately 1,500 sf that would include bathrooms, showers, indoor seating area as well as a covered porch, a pool and pool deck together with drop-off and convenience parking for 10 cars. These recreational components will serve the Vineyard Cottages and can be designed to fit on this site.

The Winery restaurant is a 5,000 square foot facility on two levels with storage and service occurring on the lower level. Parking for circulation and drop-off for 40 cars is provided as well as a service access and circulation. The winery has outdoor patios, terraces and pergolas for dining and guest enjoyment. The total developed footprint of the winery Building and outdoor facilities to support it is approximately 2.5 acres in size.

Fitting the winery building on the Miller site is not possible dimensionally as the utility easement reduces the developable area of the site to approximately 1.6 acres. Seventy percent of this area is comprised of slopes 25% or greater. With the additional constraint of existing topography, siting the winery program on the Miller property would require using additional land to the south currently proposed as vineyard cottage development. Additionally, a

suitable site for the vineyard cottage recreation program would have to be found as well. These factors would decrease the number of vineyard cottages that could be sited on this property and thereby decrease the viability of the development proposal with respect to the Applicant's capabilities and objectives. With respect to removal of vineyard cottages please refer to Response 2.2-2-PHT.
