

## Effects on the Use and Conservation of Energy Resources (DEIS Section 8.0)

**Comment 8.0-1-PHT:** I'm curious to know what the developer, the builders and the contractors, will they be observing and adhering to green building standards and practices? I think there's a tremendous opportunity there, and I think also in addition to controlling environmental factors and preserving the environment, this is a beautiful view that we are all looking at. I think there are clear economic benefits to the project there as well. [Michael Peek, November 17, 2008 Public Hearing Transcript, page 88]

**Response 8.0-1-PHT:** The Applicant has registered for and is pursuing LEED Silver certification for the hotel, spa, and clubhouse and is seeking Energy Star certification. All of the homes will meet Energy Star requirements and the project is compliant with Audubon International's standards for new development. Please see Response A9.11-3-34Z for more about Audubon International. Furthermore, the Applicant has prepared a Habitat Management Plan (see Appendix F), which describes how the project is protecting important existing features of the site and enhancing and improving other areas.

**Comment 8.0-2-PHT:** Will the developers use their capacity, do they have the capacity and are they willing to use their resources to really research alternatives? A lot of people have talked about that in terms of green building and so forth. I feel that this time now is a total opportunity, because both from a technological point of view and an economic point of view, it's not a pipe dream anymore. It is possible, and it's not only possible, but it's economically viable to build things in a sustainable way. We could not only have a development that attracts more people, we can have a development that shows the entire country, if not the world, that this is how to do it. There are many resources and expertise out there to do this. Are the developers willing to put in the energy and the time and money into finding best practice? What have they done before? So we don't just say we have a new golf course and we have a new this and that, but we have the very best one. We have the best that we possibly can have. And I don't see why we shouldn't expect that. [Liz Faulkner, March 5, 2008 Public Hearing Transcript, page 52]

**Response 8.0-2-PHT:** Please see Response 8.0-1-PHT.

**Comment 8.0-3-34BB:** The applicant should be asked to consider methods to reduce the carbon foot print of the development, reduce impervious surfaces, and re-infiltrate roof run off via rain gardens and other LID practices. Infiltration could also occur in the center islands of parking lots and other areas. The storm water management plan overall is quite conventional, and there exist a range of LID (low

impact development) techniques that could be employed to make the development eco-friendly. Downward directed lighting would help keep the overall natural ambience of the site. Lights should not be directed into wetlands and woodlands. [Dr. Michael W. Klemens, LLC, Letter, March 18, 2008, Comment BB, pages 5 and 6]

**Response 8.0-3-34BB:** Please see Response 3.2-6-34B. With respect to lighting, please refer to Response 3.6.6-1-PHT.

**Comment 8.0-4-2H:** Turn Silo Ridge into a "green" project. Green buildings and communities are all the rage now, both in the U.S. and Europe, Green projects such as the Naval Yards in Brooklyn, and hotels in San Francisco and down south, are either under construction or are already in existence. The New York Times and many other national and international publications have given excellent coverage to these projects. This is free advertising, a "green" Silo Ridge would serve as a magnet, drawing people from near and far to visit, to learn, to buy, to rent and to play golf. It would make a national name, both for Amenia and the developers. [Romia Kimball, Letter, March 24, 2008, Comment H, page 2]

**Response 8.0-4-2H:** Please see Response 8.0-1-PHT.

**Comment 8.0-5-GP138:** There is no discussion of Effects on the Use of Conservation and Energy Resources for the preferred alternative. The applicant should indicate when they will commit or not commit to Energy Star practices and should more fully describe the low impact design elements incorporated into the preferred alternative proposal. Additional information about the shuttle bus from the Wassaic train station should be provided including a timeline for implementation. Is there a threshold for potential ridership which needs to be reached before the service will be put in place? [Greenplan, Inc., Letter, April 6, 2008, Comment #138, page 24]

**Response 8.0-5-GP138:** Please see Response 8.0-1-PHT. The Applicant has already registered the hotel, spa, and clubhouse for LEED certification and will be pursuing silver certification. The Applicant is seeking Energy Star certification and the homes will be Energy Star compliant. Low Impact Development (LID) is discussed in Responses 3.2-6-34B and 8.0-3-34BB. The resort operator will determine the operation of the private shuttle, which will likely be on an as needed basis, but service will not be dependent on a set threshold. A vehicle will be available for train patrons.