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March 6, 2014

By Hand Delivery

Chairman Norm Fontaine
Members of the Planning Board
Town of Amenia
4988 Route 22
Amenia, New York 12501

Re: Silo Ridge Resort Community

Dear Chairman Fontaine and Members of the Planning Board:

On October 7, 2013, we submitted applications on behalf of Stoneleaf Partners LLC and Discovery Land Company for: (i) amended special use permit/master development plan approval of the Silo Ridge Resort Community ("Silo Ridge"); (ii) site plan approval of the first phase of Silo Ridge; and (iii) related preliminary subdivision approval (the "Applications"). On October 17, 2013, we submitted a revised Master Development Plan ("MDP") for Silo Ridge, as well as a complete set of phase 1 site plans, and the preliminary subdivision plat.¹

On behalf of Silo Ridge Ventures, LLC (the "Applicant"), the joint venture successor to Stoneleaf Partners LLC and Discovery Land Company, we are now pleased to submit a further revised MDP for Silo Ridge dated March 3, 2014, and titled "Silo Ridge Resort Community Amended Master Development Plan" (the "Revised MDP")², and six (6) full-size, and eight (8) half-size, sets of the following revised drawings and plans in support of the Applications:

Revised MDP of the Silo Ridge Resort Community:³

| <u>Drawing Number</u> | <u>Title</u> | <u>Prepared By</u> | <u>Dated</u> |
|----------------------------------|---------------------|---------------------------|---------------------|
| T-1 | Title Sheet | VHB | 03/03/2014 |

¹ We also submitted (i) a memorandum from VHB to the Planning Board, dated October 14, 2013, discussing the status of work to date on Archeological Site ORPHP No. A02701.00082; and (ii) a memorandum from VHB to the Planning Board, dated October 17, 2013, addressing proposed revisions/updates to the Habitat Management Plan

² We are also submitting a "redline" of the MDP text, showing changes compared to the version submitted on October 17, 2013.

³ The drawings and plans that collectively comprise the "Revised Plans" referenced in the Revised MDP (and listed in Appendix B to the Revised MDP), are also listed here.

| | | | |
|-------|---|---|------------|
| | | Engineering, Surveying & Landscape Architecture, P.C. ("VHB") | |
| SP-1 | Existing Site Conditions | VHB | 03/03/2014 |
| SP-2 | Overall Site Plan | Hart Howerton ("HH") | 03/03/2014 |
| SP-3 | Program Details | HH | 03/03/2014 |
| SP-4 | Open Space Plan | VHB | 03/03/2014 |
| SP-5 | Overall Phasing Plan | VHB | 03/03/2014 |
| SP-6 | Site Plan – Village Green | HH | 03/03/2014 |
| SP-7 | Site Plan – South Lawn | HH | 03/03/2014 |
| SP-8 | Site Plan – Golf Villas | HH | 03/03/2014 |
| SP-9 | Site Plan – Estate Homes | HH | 03/03/2014 |
| SP-10 | Site Plan – Vineyard Cottages | HH | 03/03/2014 |
| SP-11 | Site Plan – Winery | Stern Architects, LLP | 03/03/2014 |
| SP-12 | Site Section – Village Green | HH | 03/03/2014 |
| SP-13 | Site Section – Village Green Homes | HH | 03/03/2014 |
| SP-14 | Site Section – Golf Villas | HH | 03/03/2014 |
| SP-15 | Site Section – South Lawn | HH | 03/03/2014 |
| SP-16 | Site Section – Estate Homes | HH | 03/03/2014 |
| SP-17 | Site Section – Vineyard Cottages | Stern Architects, LLP | 03/03/2014 |
| SP-18 | Site Section – Phase 1 Winery | Stern Architects, LLP | 03/03/2014 |
| A-1 | Architectural Elevations-Residential | HH | 03/03/2014 |
| A-2 | Architectural Elevations-Clubhouse | HH | 03/03/2014 |
| A-3 | Architectural Elevations-Amenities | HH | 03/03/2014 |
| A-4 | Architectural Elevations-Amenities | HH | 03/03/2014 |
| A-5 | Winery Restaurant Elevations | HH | 03/03/2014 |
| A-6 | Winery Perspectives | HH | 03/03/2014 |
| P-1 | Parking Plan | HH | 03/03/2014 |
| GP-1 | Grading Plan | VHB | 03/03/2014 |
| GP-2 | Grading Plan | VHB | 03/03/2014 |
| U-1 | Overall Wastewater Master Plan | VHB | 03/03/2014 |
| U-2 | Overall Water Supply System Master Plan | VHB | 03/03/2014 |
| LA-1 | Site Planting | HH | 03/03/2014 |
| LA-2 | Site Lighting | HH | 03/03/2014 |
| LA-3 | Site Paving & Site Walls | HH | 03/03/2014 |
| LA-4 | Site Signage | HH | 03/03/2014 |
| LA-5 | Pool Precedent Images | HH | 03/03/2014 |
| LA-6 | Winery Precedent Images | HH | 03/03/2014 |
| ENV-1 | Environmental Constraints Map | VHB | 03/03/2014 |
| ENV-2 | Habitat Management Plan – Existing | VHB | 03/03/2014 |

| | Conditions | | |
|-------|---|-----|------------|
| ENV-3 | Habitat Management Plan – Proposed Conditions | VHB | 03/03/2014 |
| ENV-4 | Habitat Management Plan – Buffering Plan-North | VHB | 03/03/2014 |
| ENV-5 | Habitat Management Plan – Buffering Plan-Center | VHB | 03/03/2014 |
| ENV-6 | Habitat Management Plan – Buffering Plan-South | VHB | 03/03/2014 |

Preliminary Site Plan – Phase 1 of the Silo Ridge Resort Community:⁴

| <u>Drawing Number</u> | <u>Title</u> | <u>Prepared By</u> | <u>Dated</u> |
|------------------------------|--------------------------------------|---------------------------|---------------------|
| C0.00 | Cover Sheet | VHB | 03/03/2014 |
| C1.01 | Legend and General Notes | VHB | 03/03/2014 |
| C2.00 | Overall Existing Conditions Plan | VHB | 03/03/2014 |
| C2.01 | Existing Conditions Plan 1 | VHB | 03/03/2014 |
| C2.02 | Existing Conditions Plan 2 | VHB | 03/03/2014 |
| C2.03 | Existing Conditions Plan 3 | VHB | 03/03/2014 |
| C2.04 | Existing Conditions Plan 4 | VHB | 03/03/2014 |
| C2.05 | Existing Conditions Plan 5 | VHB | 03/03/2014 |
| C2.06 | Existing Conditions Plan 6 | VHB | 03/03/2014 |
| C2.07 | Existing Conditions Plan 7 | VHB | 03/03/2014 |
| C2.08 | Existing Conditions Plan 8 | VHB | 03/03/2014 |
| C3.00 | Overall Demolition Plan | VHB | 03/03/2014 |
| C3.01 | Demolition Plan 1 | VHB | 03/03/2014 |
| C3.02 | Demolition Plan 2 | VHB | 03/03/2014 |
| C3.03 | Demolition Plan 3 | VHB | 03/03/2014 |
| C3.04 | Demolition Plan 4 | VHB | 03/03/2014 |
| C3.05 | Demolition Plan 5 | VHB | 03/03/2014 |
| C3.06 | Demolition Plan 6 | VHB | 03/03/2014 |
| C3.07 | Demolition Plan 7 | VHB | 03/03/2014 |
| C3.08 | Demolition Plan 8 | VHB | 03/03/2014 |
| C3.09 | Demolition Plan - Tree Removal Table | VHB | 03/03/2014 |
| C4.01 | Preliminary Subdivision Plat | VHB | 03/03/2014 |
| C5.00 | Overall Layout and Materials Plan | VHB | 03/03/2014 |
| C5.01 | Layout and Materials Plan 1 | VHB | 03/03/2014 |
| C5.02 | Layout and Materials Plan 2 | VHB | 03/03/2014 |
| C5.03 | Layout and Materials Plan 3 | VHB | 03/03/2014 |
| C5.04 | Layout and Materials Plan 4 | VHB | 03/03/2014 |
| C5.05 | Layout and Materials Plan 5 | VHB | 03/03/2014 |

⁴ The site plan is only preliminary. Site design elements are being finalized, such as the closed storm water drainage system, water and wastewater system layouts, and final erosion and sediment control measures.

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| C5.06 | Layout and Materials Plan 6 | VHB | 03/03/2014 |
| C5.07 | Layout and Materials Plan 7 | VHB | 03/03/2014 |
| C5.08 | Layout and Materials Plan 8 | VHB | 03/03/2014 |
| C5.09 | Layout and Materials Plan 9 | VHB | 03/03/2014 |
| C5.10 | Layout and Materials Plan 10 | VHB | 03/03/2014 |
| C5.11 | Layout and Materials Plan 11 | VHB | 03/03/2014 |
| C5.12 | Road Geometry Table | VHB | 03/03/2014 |
| C6.01 | Road Profiles 1 | VHB | 03/03/2014 |
| C6.02 | Road Profiles 2 | VHB | 03/03/2014 |
| C6.03 | Road Profiles 3 | VHB | 03/03/2014 |
| C6.04 | Road Profiles 4 | VHB | 03/03/2014 |
| C6.05 | Road Profiles 5 | VHB | 03/03/2014 |
| C7.00 | Overall Grading and Drainage Plan | VHB | 03/03/2014 |
| C7.01 | Grading and Drainage Plan 1 | VHB | 03/03/2014 |
| C7.02 | Grading and Drainage Plan 2 | VHB | 03/03/2014 |
| C7.03 | Grading and Drainage Plan 3 | VHB | 03/03/2014 |
| C7.04 | Grading and Drainage Plan 4 | VHB | 03/03/2014 |
| C7.05 | Grading and Drainage Plan 5 | VHB | 03/03/2014 |
| C7.06 | Grading and Drainage Plan 6 | VHB | 03/03/2014 |
| C7.07 | Grading and Drainage Plan 7 | VHB | 03/03/2014 |
| C7.08 | Grading and Drainage Plan 8 | VHB | 03/03/2014 |
| C7.09 | Grading and Drainage Plan 9 | VHB | 03/03/2014 |
| C7.10 | Grading and Drainage Plan 10 | VHB | 03/03/2014 |
| C7.11 | Grading and Drainage Plan 11 | VHB | 03/03/2014 |
| C8.01 | Drainage Profile 1 | VHB | 03/03/2014 |
| C8.02 | Drainage Profile 2 | VHB | 03/03/2014 |
| C8.03 | Drainage Profile 3 | VHB | 03/03/2014 |
| C8.04 | Drainage Profile 4 | VHB | 03/03/2014 |
| C8.05 | Drainage Profile 5 | VHB | 03/03/2014 |
| C8.06 | Drainage Profile 6 | VHB | 03/03/2014 |
| C9.00 | Overall Water Supply System | VHB | 03/03/2014 |
| C10.00 | Overall Sanitary Sewer System | VHB | 03/03/2014 |
| C11.00 | Overall Stormwater Management Facility Plan | VHB | 03/03/2014 |
| C12.00 | Overall Erosion and Sediment Control Plan | VHB | 03/03/2014 |
| C12.01 | Erosion and Sediment Control Plan 1 | VHB | 03/03/2014 |
| C12.02 | Erosion and Sediment Control Plan 2 | VHB | 03/03/2014 |
| C12.03 | Erosion and Sediment Control Plan 3 | VHB | 03/03/2014 |
| C12.04 | Erosion and Sediment Control Plan 4 | VHB | 03/03/2014 |
| C12.05 | Erosion and Sediment Control Plan 5 | VHB | 03/03/2014 |
| C12.06 | Erosion and Sediment Control Plan 6 | VHB | 03/03/2014 |
| C12.07 | Erosion and Sediment Control Plan 7 | VHB | 03/03/2014 |
| C12.08 | Erosion and Sediment Control Plan 8 | VHB | 03/03/2014 |
| C12.09 | Overall Temporary Sediment Basin Plan | VHB | 03/03/2014 |
| C12.10 | Temporary Sediment Basin Plan 1 | VHB | 03/03/2014 |

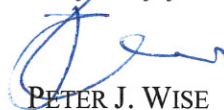
| | | | |
|--------|--|-----|------------|
| C12.11 | Temporary Sediment Basin Plan 2 | VHB | 03/03/2014 |
| C12.12 | Temporary Sediment Basin Plan 3 | VHB | 03/03/2014 |
| C13.00 | Overall Construction Sequencing Plan | VHB | 03/03/2014 |
| C13.01 | Construction Sequencing Notes | VHB | 03/03/2014 |
| C14.01 | Civil Site Details 1 | VHB | 03/03/2014 |
| C14.02 | Civil Site Details 2 | VHB | 03/03/2014 |
| A1.01 | Village Core Key Plan | HH | 03/03/2014 |
| A3.01 | Amenity Building Elevations | HH | 03/03/2014 |
| A3.02 | Amenity Building Elevations | HH | 03/03/2014 |
| A3.03 | Amenity Building Elevations | HH | 03/03/2014 |
| A3.04 | Amenity Building Elevations | HH | 03/03/2014 |
| A3.05 | Single Family Elevations | HH | 03/03/2014 |
| A3.06 | Single Family Elevations | HH | 03/03/2014 |
| A3.07 | Condominium | HH | 03/03/2014 |
| A3.08 | Condominium | HH | 03/03/2014 |
| A3.09 | Condominium | HH | 03/03/2014 |
| A3.10 | Townhouse Elevations | HH | 03/03/2014 |
| A3.11 | Townhouse Elevations | HH | 03/03/2014 |
| A3.12 | Townhouse Elevations | HH | 03/03/2014 |
| A3.13 | Car Barn Elevations | HH | 03/03/2014 |
| L0.00 | Index Sheet | HH | 03/03/2014 |
| L1.01 | Materials Plan-Enlargements | HH | 03/03/2014 |
| L1.02 | Materials Plan-Enlargements | HH | 03/03/2014 |
| L1.03 | Materials Plan-Enlargements | HH | 03/03/2014 |
| L1.04 | Materials Plan-Enlargements | HH | 03/03/2014 |
| L1.10 | Materials Schedule | HH | 03/03/2014 |
| L2.01 | Site Sections | HH | 03/03/2014 |
| L3.01 | Planting Plan | HH | 03/03/2014 |
| L3.02 | Planting Plan | HH | 03/03/2014 |
| L3.03 | Planting Plan | HH | 03/03/2014 |
| L3.04 | Planting Plan | HH | 03/03/2014 |
| L3.05 | Planting Plan | HH | 03/03/2014 |
| L3.06 | Planting Plan | HH | 03/03/2014 |
| L3.07 | Planting Plan | HH | 03/03/2014 |
| L3.08 | Planting Plan | HH | 03/03/2014 |
| L3.09 | Planting Plan Off Site Screening Improvements | HH | 03/03/2014 |
| L3.10 | Planting Schedule | HH | 03/03/2014 |
| L3.11 | Planting Schedule | HH | 03/03/2014 |
| L3.31 | Typical Single Family Residential Lots | HH | 03/03/2014 |
| L3.32 | Typical Single Family Residential Lots | HH | 03/03/2014 |
| L4.01 | Site Details | HH | 03/03/2014 |
| L4.02 | Site Details | HH | 03/03/2014 |
| L4.03 | Site Details | HH | 03/03/2014 |
| L5.01 | Planting Details | HH | 03/03/2014 |

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|-------|--------------|----|------------|
| P1.00 | Parking Plan | HH | 03/03/2014 |
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The Applicant also submits with this letter: (i) a revised full Environmental Assessment Form (“EAF”) prepared by VHB, and dated March 4, 2014⁵; (ii) an updated Habitat Management Plan dated March 3, 2014 (“redline” and clean versions); (iii) Geotechnical Engineering Report prepared by Transtech Engineering Services, and dated October 14, 2013; and (iv) forms of the deeds for the fee simple homes, condominiums, and for the conveyance of common property to the homeowner’s association. A comprehensive addendum to the EAF will be submitted early next week. The addendum will describe the changes to the development program and mitigation measures compared to current approved MDP (October, 2009), and the basis for the Applicant’s conclusion that the modifications do not present any significant adverse environmental impacts not already addressed, or inadequately addressed, in the prior environmental impact statement and lead agency Findings Statement dated January 8, 2009. However, we wish at this time to point out one material change; in the October, 2013 submissions, we indicated that the Applicant intended to satisfy its workforce housing obligation for phase 1 of the project by construction of sixteen (16) qualified units on “Site B” (parcel no. 7167-00-186672). The Applicant now proposes to satisfy that obligation through payment of a fee-in-lieu for all sixteen (16) workforce housing units.

We look forward to meeting with the Board tonight. Thank you for your consideration.

Very truly yours,



PETER J. WISE

Enc.

cc: David R. Everett, Esq.
Pedro Torres
Juan Torres
Michael Dignacco
Steve Adelson
Amanda DeCesare, P.E.
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⁵ A full, new form of EAF was submitted on October 25, 2013.