

5.0 ALTERNATIVES

The New York State Environmental Quality Review Act (SEQRA) calls for the evaluation of reasonable alternatives to a Proposed Action that are feasible, considering the objectives and capabilities of the Applicant. In accordance with the Final Scoping Document, the following alternatives to the Proposed Action were considered:

1. No-Build Alternative
2. Traditional Neighborhood Alternative
3. Reduced Scale Alternative
4. Conforming Zoning Alternative
5. Alternative Energy Option

The five alternatives are described below. A quantitative analysis of impacts associated with the original proposal and the three build alternatives is provided in Table 5-1, "Comparison of Alternatives." The No-Build Alternative and the Alternative Energy Option are not included in the table because they would not affect any of the analyzed items.

5.1 No-Build Alternative

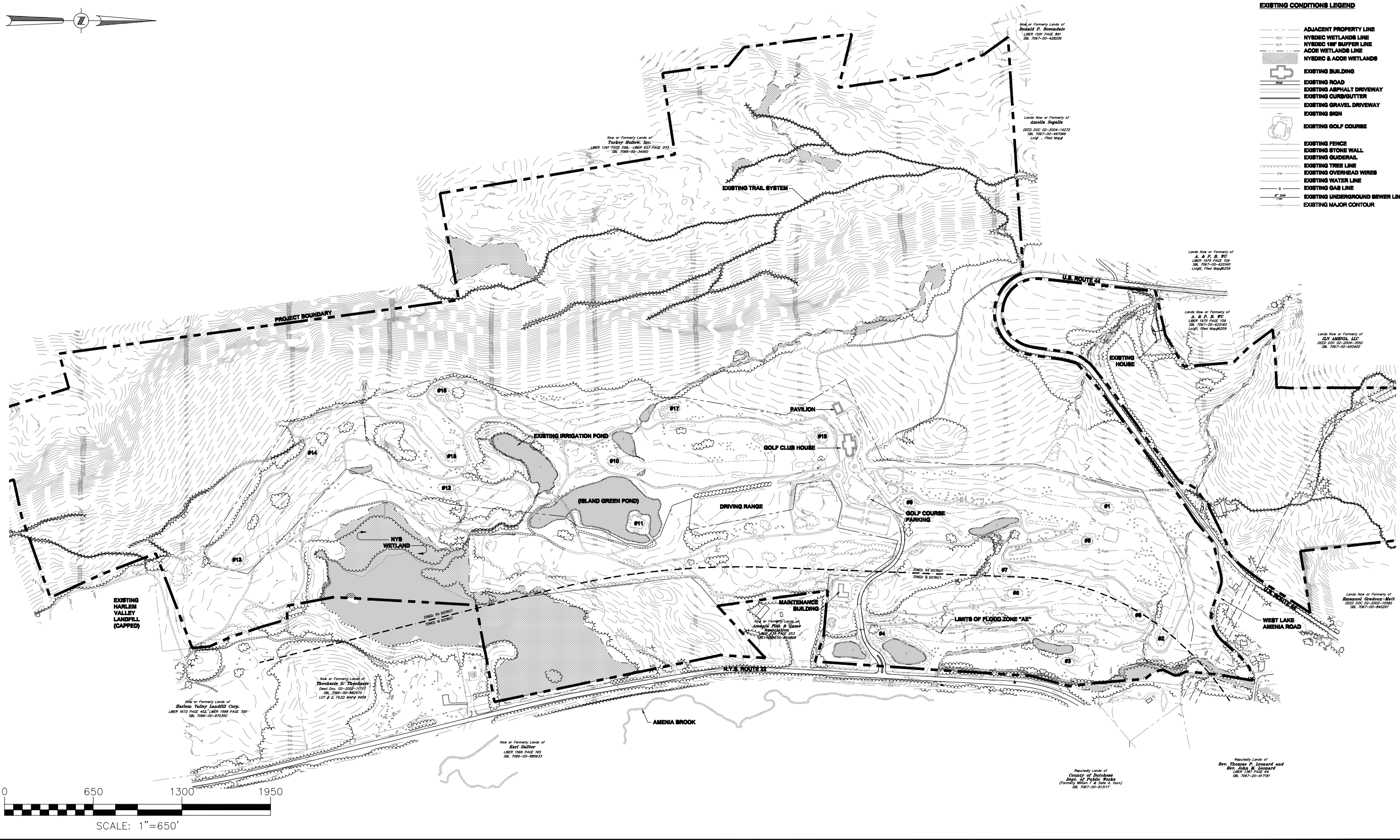
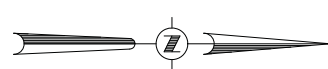
The "No-Build" alternative is the scenario that would occur if no development were to take place on this site. Without development of the site as a resort golf community, the site would remain as a public golf course for the time being, although there is no guarantee that the site would not otherwise be developed at some point in the future. In addition, the golf course is currently operating at a loss and without the proposed development it is likely that the facility would close. This alternative is not consistent with the objectives of the Applicant. Figure 5-1 shows the existing site conditions, which would remain under the "No-Build" Alternative.

Under the "No-Build" Alternative, there would be:

- No increase in vehicular traffic.
- No impacts to wetlands or wetland buffer areas.
- No soil or vegetation disturbance.

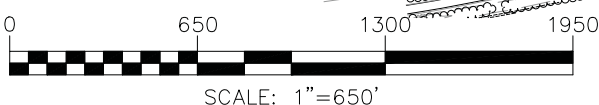
This page intentionally left blank.

Drawing Name: S:\1\10400-10499\10454.00\ENG\DWG\310_TNA_FIG 5-1_10454-00_NO BUILD -+ALTI.dwg Date Printed: Jun 20, 2007, 11:54am



EXISTING CONDITIONS LEGEND

	ADJACENT PROPERTY LINE
	NYSDEC WETLANDS LINE
	NYSDEC 100' BUFFER LINE
	ACOE WETLANDS LINE
	NYSDEC & ACOE WETLANDS
	EXISTING BUILDING
	EXISTING ROAD
	EXISTING ASPHALT DRIVEWAY
	EXISTING CURB/GUTTER
	EXISTING GRAVEL DRIVEWAY
	EXISTING SIGN
	EXISTING GOLF COURSE
	EXISTING FENCE
	EXISTING STONE WALL
	EXISTING CULVERT
	EXISTING TREE LINE
	EXISTING OVERHEAD WIRES
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING UNDERGROUND SEWER LINE
	EXISTING MAJOR CONTOUR



	<p align="center">Silo Ridge Resort Community</p> <p align="center">NO BUILD ALTERNATIVE</p> <p align="center">Town of Amenia, Dutchess County, New York</p>	<p align="center">SCALE: 1"=650'</p> <p align="center">Figure 5-1</p> <p align="center">JOB NUMBER: 10454.02</p>
--	--	---

Table 5-1 Comparison of Alternatives

Feature	Proposed Action	Reduced Scale Alternative	Traditional Neighborhood Alternative	Conforming Zoning Alternative
Total Site Acreage	670±	670±	670±	670±
Total # Homes	369	179	359	689
Single Family	41	13	60	41
Townhouses/Flats	328	166	299	648
Total # Hotel Units	320	300	300	--
Water Demand - Max. Daily (gpm)	302	199	272	310
Wastewater Generation - Avg. Flow (gpd)	219,000±	145,000±	197,000±	241,150±
Length of Road (LF)	24,100±	14,200±	22,000±	23,500±
Open space (acres/percent)	500 ac/75± %	564 ac/84± %	536 ac/80%	302 ac/45± %
Total Disturbed Area (acres/percent)	274 ac/41± %	218 ac/33± %	248 ac/37± %	305 ac/46 ± %
Impervious Area (acres/percent)	115 ac/17± %	4 ac/< 1 %	39 ac/6± %	*
ACOE-only wetland disturbance (acres)	0.02±	0	0.05±	*
DEC/ACOE wetland disturbance (acres)	0.01±	0	0	*
DEC wetland buffer disturbance (acres)	2.02±	0.05±	0	*
Total wetland/buffer disturbance (acres)	2.05±	0.05±	0.05±	*
Total Population (# people)	1,079	391	901	1,984
School Children (# students)	128	27	91	217
Traffic Generation (# trips):				
Weekday AM Peak Hour	371	295	449	324
Weekday PM Peak Hour	459	486**	669	485
Sat Mid-Day Peak Hour	476	535	704	--
Sunday PM Peak Hour	407	473	642	--
Surplus (Shortfall) Revenue to Town of Amenia	\$200,000±	\$488,000±	\$779,000 ±	\$(605,000) ±
Surplus (Shortfall) Revenue to WCSD	\$2,140,400±	\$2,857,000±	\$4,589,000 ±	\$(166,300) ±
<p>* Not calculated for the Conforming Zoning Alternative, as the concept was not advanced to a level of detail that would allow such a calculation. + Includes alleys. ** Due to modest increases in the size of the spa and ancillary retail uses, the Reduced Scale Alternative would generate slightly more PM peak hour trips than the Proposed Action</p>				

- No potential adverse impacts to water quality.
- No increase in demand for public services such as police or fire protection.

However, the “No-Build” Alternative would also not generate the anticipated benefits of the Proposed Action, such as:

- Total tax revenue of approximately \$5,028,000 generated to the local taxing districts, including the Town, County, and Webutuck Central School District (or approximately \$4,867,000 more than the site presently generates).

- Increase in the number of temporary and permanent jobs, ranging from hourly positions to management and professional level opportunities.
- Local and regional economic activity resulting from the construction of the residential uses and hotel, and the on-going needs of new residents, hotel patrons, guests, and employees.
- Provision of a mix of housing types in a community with few current options other than single-family homes.

5.2 Traditional Neighborhood Alternative

The Final Scoping Document directed the Applicant to consider a “Traditional Neighborhood Alternative,” described in the Scoping Document as:

“An alternative that would create a pedestrian friendly residential and potentially limited mixed-use neighborhood in conjunction with the golf course and spa. Consider the possible introduction of neighborhood retail, such as a small convenience grocer, café, or restaurant at a scale that would not compete with hamlet businesses. Consider off-street parking at the rear of the residences, in garages or parking areas accessed by lanes or alleys, siting the residences so they front directly onto streets or greens (rather than parking areas), plan for sidewalks separated from street curbs by a planting strip planted with shade trees.”

The concept plan for this Alternative was developed over a period of many months. The plan prepared by Robert A. M. Stern Architects and illustrated in Figure 5-2 has now emerged as the Applicant’s preferred development plan. The architects for this plan describe their concept for the design of the project as organized in the manner of a traditional town, with a 300-room hotel and other resort functions, including a spa, a banquet hall, and a small street of shops, set on a village green. The neighborhoods and roads respond to the rolling topography and capture views across the golf courses and down the long valley. Pockets of density are proposed, which preserve open green space. The architectural expression of the resort buildings recalls the Hudson Valley hotels of the early twentieth century, while the residential buildings reflect the character of Dutchess County’s nineteenth-century towns and farmsteads.

Table 5-2 summarizes the development program. The potential impacts of this Alternative are fully evaluated later in this section of DEIS.