

the Town and School District, respectively, than the Proposed Action, and would more than off-set the costs associated with an increase in population at the site. Furthermore, given that the number of residents generated by this Alternative is highly unlikely to come close to the conservative estimates presented herein due to the vacation-oriented nature of the development, and that all onsite infrastructure will be privately owned and maintained, the surplus to the Town and school district is expected to be even greater than that stated above. No mitigation is necessary.

### *Community Character*

Existing conditions relating to community character are described in Section 3.19 of the DEIS. The Traditional Neighborhood Alternative would generally have the same impacts to community character as the Proposed Action, with some notable differences. For example, townhouses originally proposed on DeLavergne Hill have been removed from the Alternative plan and replaced with a small winery and observation area. Not only would the winery have less visual impact than the townhomes, but it would also create a significant destination within the community for both local residents and tourists alike. The introduction of a small tourist-oriented retail facility on DeLavergne Hill would provide an opportunity for people to stop safely and take in the views from the hill, while sales from the winery would have tax benefits for the community.

The character images of the hotel and residential units provided by the architect (see above) illustrate the types of architectural styles that are envisioned for the proposed project. By these examples, it can be seen that the proposed project will fit in with the character of surrounding development.

Another notable feature of the Alternative plan, also described above, is that parking for the hotel has been placed underground, thus eliminating the large expanse of pavement that was originally proposed and emphasizing the hotel and formal landscaping as the dominant features when first entering the site. This move helps to maintain the rural character of the project site as mostly open land. No mitigation measures are necessary.

### **5.3 Reduced Scale Alternative**

The Final Scoping Document directed the Applicant to consider a “Reduced Scale Alternative,” described as an alternative that:

“Reduces development on steep slopes and reduces or eliminates visual impacts from DeLavergne Hill. This alternative will be evaluated from the perspective of changes in impact and the impact on the sponsor’s objectives for the proposed action.”

To meet the requirements of the Scoping Document, the Applicant prepared a reduced scale alternative plan with 190 fewer residential units and 20 fewer hotel rooms than the Proposed Action. The Reduced Scale Alternative includes a 300-room hotel configured with a central village green and underground parking. The loop road and units around the southern portion of the golf course have been eliminated; however, amenities such as the golf course, restaurant, winery club house, spa and fitness center and small scale retail uses have been retained (see Figure 5-19).

As illustrated below and on the following page, the Reduced Scale Alternative proposes a hotel with central village green and underground parking. Two small clusters of townhomes flank the hotel and clubhouse, as well as being located along the north side of Route 44 (see Figure 5-19).



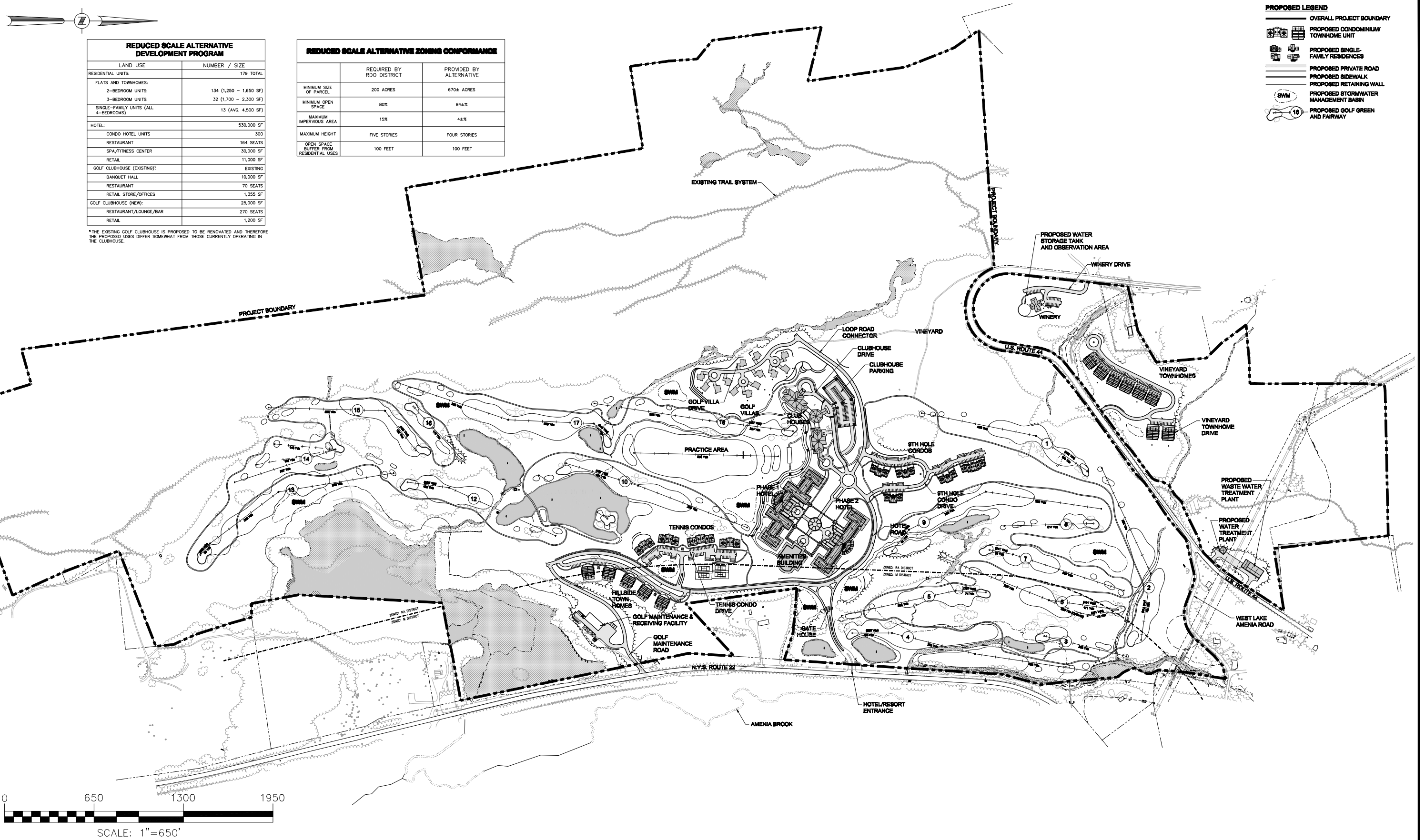
Bird's Eye View

### **Bird's Eye Rendering of Reduced Scale Alternative Hotel**

As described in Section 1.0, "Executive Summary," the main body of the DEIS is written around the "Proposed Action," although during the course of the SEQR process the Applicant's preferred plan became the "Traditional Neighborhood Alternative" described in detail in Section 5.2. Some of the features of the Reduced Scale Alternative plan are similar to those of the Traditional Neighborhood Alternative plan. For example, the two Alternatives propose the same number of hotel units. Both Alternatives make an effort to move buildings away from steeply sloped areas and sensitive environmental and visual features, such as wetlands and DeLavernge Hill, and locate the wastewater treatment plant north of Route 44 to avoid cultural resources impacts. Similarly, townhouses on DeLavernge Hill were eliminated and replaced with a small winery and observation area.

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Drawing Name: S:\0400-10499\0454.00\ENG\WC\310\_TNA\_FIG 5-19\_10454-01\_Reduced Scale.dwg Date Printed: Sep 13, 2007, 10:38am



Silo Ridge Resort Community  
**REDUCED SCALE ALTERNATIVE**  
 Town of Amenia, Dutchess County, New York

SCALE: 1"=650'  
**Figure 5-19**  
 JOB NUMBER: 10454.01



The above Scoping document language for the Reduced Scale Alternative includes the impact of such an alternative on the project sponsor's objectives. The Reduced Scale Alternative does not meet the objectives of the project sponsor in a variety of ways, including the desired mix of housing types to create a lively resort-oriented village environment, financial feasibility, and the ability of the project sponsor to assist the Hamlet of Amenia with their long-term goal of providing a wastewater treatment plant to service the community.

This Alternative reduces the total number of residential units by approximately 50% from the Proposed Action, the majority of which are single-family homes (approximately 80% fewer single family homes). This is a significant impact for the project sponsor, as it does not maximize use of the property within the RDO, nor does it provide the mix of housing types needed to fully support the resort village concept.

The success of the resort community depends in part on a synergistic relationship between the resort and the residential components. Reducing the number and variety of residential units inhibits the creation of a vibrant village atmosphere, which jeopardizes the viability of the resort component. It also increases the cost of construction and architectural services per unit. With the reduction in the number of residential units and subsequent increase in per unit cost, the overall profit to the project sponsor is greatly reduced and/or eliminated. To recoup the costs of infrastructure, underground parking, golf course improvements, hotel, spa, clubhouse with a significant reduction in revenue, the remaining for-sale units would have to be priced well above the target sales price. Pricing units above the target price is likely to result in a slow absorption of units into the market, such that the carrying costs and timeframe to complete the project would be beyond an acceptable level of risk for the project sponsor.

The Reduced Scale Alternative does not increase or diversify the housing stock in the community as much as the Proposed Action or Traditional Neighborhood Alternative. With the reduced scale, there will be less of a positive economic impact on the tourism industry in the local area, as there will be fewer visitors and residents to visit local businesses and tourist attractions. In turn, the Reduced Scale Alternative will generate less sales tax revenues and will reduce the number of employment opportunities provided by the project, including hourly positions to management and professional-level positions. This lessens the potential increase in household spending in the region. The reduced unit count would also reduce the construction jobs and material orders for local and regional vendors needed to build the development.

The reduced unit count would warrant a smaller wastewater treatment plant (WWTP), however, the cost of building the WWTP is not expected to be reduced by

the same percentage. Most likely, the per unit cost of building the WWTP would be higher for the Reduced Scale Alternative and it is unlikely that the Applicant would be in a position to donate the WWTP (including capacity needed to serve the hamlet of Amenia) to the Town.

Finally, with fewer units the HOA fees per unit to cover the cost of providing an upscale, outstanding resort would have to be increased significantly. This is due to the fact that the golf course, spa, tennis and other amenities still need a high level of service for the remaining residences. High HOA fees may affect the project sponsor's ability to sell units.

The Reduced Scale Alternative, like the Traditional Neighborhood Alternative, eliminates the "village center" proposed on the slope beneath the hairpin turn to minimize impacts to steep slopes in this area and reduce impacts to the scenic view from DeLavernge Hill. The elimination of the majority of the single-family homes also reduces the amount of steep slope disturbance. Figure 5-19A presents the slope disturbance map for the Reduced Scale Alternative, while Table 5-21 below compares impacts to steep slopes for each layout.

**Table 5-21 Slope Disturbance Comparison**

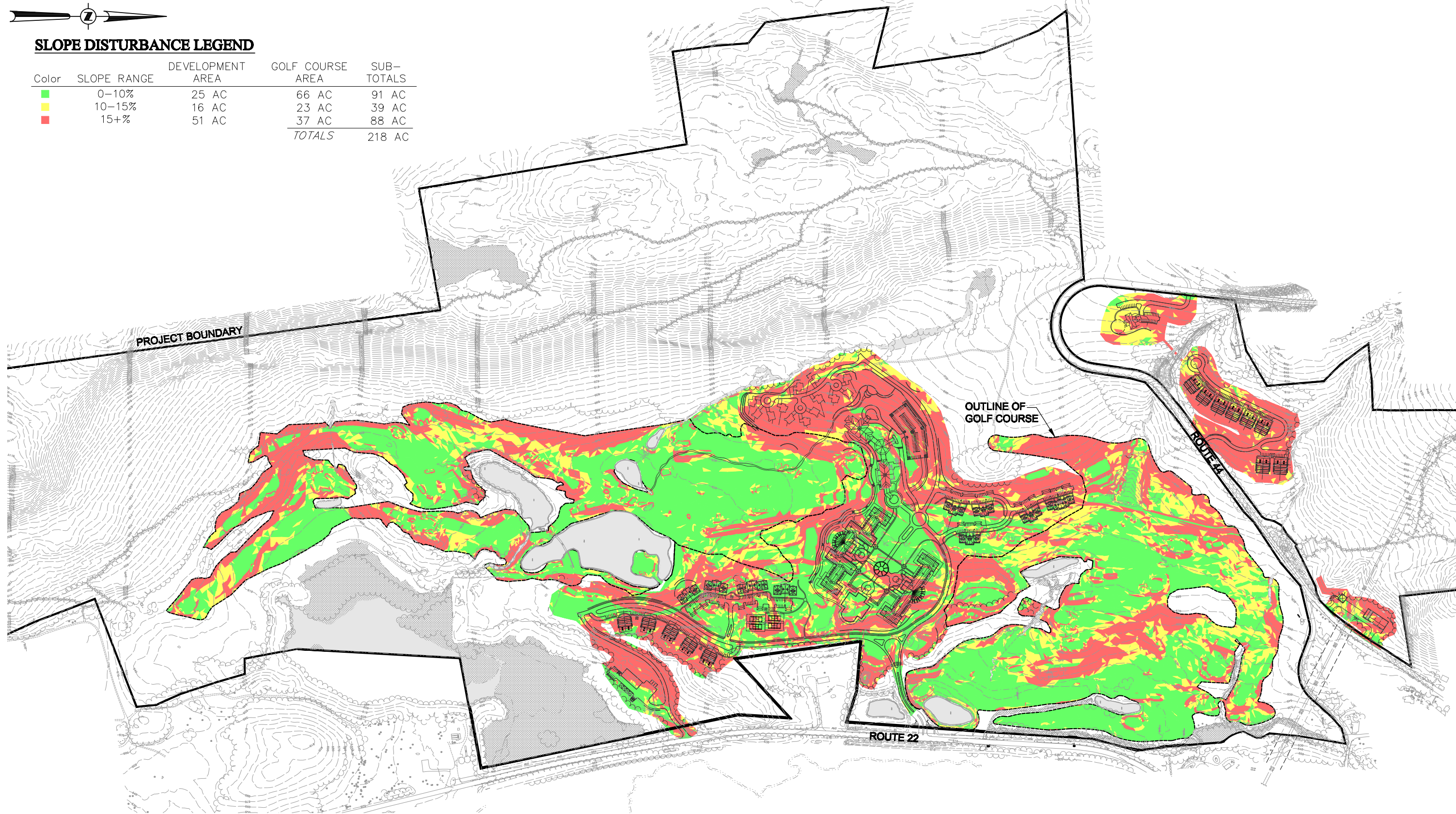
<b>Layout</b>	<b>Acres of Disturbance to the 0% to 10% slope category</b>	<b>Acres of Disturbance to the 10% to 15% slope category</b>	<b>Acres of Disturbance to slopes greater than 15%</b>	<b>Total Acres of Disturbance</b>
<b>Proposed Action</b>	103	47	124	274
<b>Reduced Scale</b>	91	39	88	218

The large expanses of surface parking that were originally proposed are also eliminated in the Reduced Scale Alternative and replaced with below-ground parking areas. Despite these general similarities, however, the Traditional Neighborhood Alternative goes further in the use of principles of Traditional Neighborhood Development to create a more cohesive and energetic community. It is also more sensitive to the potential visual impacts of the layout with respect to viewsheds as well as character, as previously described. The site plans of the two Alternatives are considerably different, even if the two plans incorporate some of the same elements.

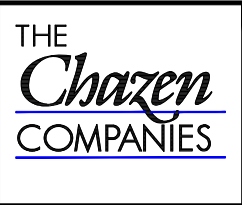


### SLOPE DISTURBANCE LEGEND

Color	SLOPE RANGE	DEVELOPMENT AREA	GOLF COURSE AREA	SUB-TOTALS
Green	0-10%	25 AC	66 AC	91 AC
Yellow	10-15%	16 AC	23 AC	39 AC
Red	15+%	51 AC	37 AC	88 AC
			<i>TOTALS</i>	218 AC



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Silo Ridge Resort Community  
Reduced Scale Alternative  
**SLOPE DISTURBANCE MAP**  
Town of Amenia, Dutchess County, New York

**Figure 5.19.A**





Due to some of the changes in the site plan, the Reduced Scale Alternative provides more open space (84% versus 75%) and less impervious area (4% versus 17%) than the Proposed Action and has less overall site disturbance (218 acres versus 274 acres). While the Reduced Scale Alternative has less overall disturbance, it should be noted that there were no significant adverse impacts from the Proposed Action that were not mitigated through implementation of erosion and sediment control measures, establishment of Best Management Practices, and employing best design, engineering and construction practices to reduce potential hazards from arising with slope construction.

Due to the significant reduction in the number of residential units, the visual impacts of the Reduced Scale Alternative have been greatly decreased, especially within the southern portion of the site. Most of the units located along the perimeter road encircling the golf course, as well as the units proposed on Route 44 near the hairpin turn and townhomes that were proposed as part of the “Village Center” east of the hairpin turn are not included in this Alternative.

With fewer units, the Reduced Scale Alternative would generate fewer total residents and fewer school children than the Proposed Action. The development under this Alternative, like the Proposed Action, would be designed and marketed as a second-home resort community, where very few of the residential units would be expected to be occupied on a year-round, permanent basis. Therefore, assuming a very unlikely worst-case scenario where all residential units were occupied on a year-round basis, this Alternative would generate an estimated maximum of 391 people, including 27 public school children, as shown respectively in Tables 5-22 and 5-23.

**Table 5-22 Maximum Estimated Population Generated by the Reduced Scale Alternative**

Unit Type	Number of Units	Population Multiplier <sup>1</sup>	Maximum Estimated Population at Full Buildout
<b>Condominiums and Townhomes</b>			
2 Bedroom	134	1.88	252
3 Bedroom	32	2.83	91
<b>Single-Family</b>			
4 Bedroom	13	3.67	48
<b>TOTAL</b>	<b>179</b>	<b>--</b>	<b>391</b>
<sup>1</sup> Rutgers University Center for Urban Policy Research, Residential Demographic Multipliers - Estimates of Occupants of New Housing (New York State), June 2006.			

**Table 5-23 Maximum Estimated Number of Public School Children  
Generated by the Reduced Scale Alternative**

Unit Type	Number of Units	Public School Student Multiplier <sup>1</sup>	Max. Estimated Public School Children at Full Buildout
<b>Condos/Townhomes</b>			
2 Bedroom	134	0.05	7
3 Bedroom	32	0.28	9
<b>Single Family Units (includes Golf Villas)</b>			
4 Bedroom	13	0.87	11
<b>TOTAL</b>	<b>179</b>	--	<b>27</b>
<small><sup>1</sup> Rutgers University Center for Urban Policy Research, Residential Demographic Multipliers - Estimates of Occupants of New Housing (New York State), June 2006.</small>			

The smaller population would likely generate somewhat less demand for police, fire, and emergency medical services than the Proposed Action. This Alternative would include the same design measures required to ensure adequate access and circulation for emergency vehicles, and would provide a sufficient fire flow and suppression system.

The reduced population also results in approximately 33% less water demand and wastewater generation (see Tables 5-24 and 5-25, respectively) and 36% less solid waste generation than the Proposed Action. According to the pump testing performed on the project site, the groundwater wells have enough capacity to meet the anticipated maximum daily water demand from this Alternative, unlike the Proposed Action.

With respect to traffic, due to modest increases in the size of the spa and ancillary retail uses, the Reduced Scale Alternative would generate more estimated PM and weekend peak hour trips than the Proposed Action (see Table 5-26). However, the water, wastewater, solid waste and traffic impacts of the Proposed Action were not considered significant and mitigation measures, where necessary, have been identified to minimize these impacts.

**Table 5-24 Projected Water Demand –Reduced Scale Alternative**

Land Use	Unit	Unit Qty	Water Usage Unit Rate (gpd/unit)	Water Saving Credit <sup>(6)</sup> (%)	Water Usage Rate w/ Credit <sup>(9)</sup> (gpd/unit)	Average Daily Flow (gpd)
Residential Units (all styles/types)	2-bedroom	134	300	20%	240	32,160
	3-bedroom	32	400 <sup>(1)</sup>	20%	320	10,240
	4-bedroom	13	475	20%	380	4,940
Condo Hotel (Phases 1 & 2)	Suite	300	267 <sup>(8)</sup>	20%	214	64,080
<b>Hotel Amenities</b>						
Restaurant/Dining	seat	164	35 <sup>(1)</sup>	20%	28	4,592
Spa	sf	30,000	0.27 <sup>(3)</sup>	20%	0.22	6,480
Indoor lap pool (6,000 sf) <sup>(5)</sup>	swimmer	400	10 <sup>(1)</sup>	20%	8	3,200
Retail store & shop	sf	11,000	0.10 <sup>(1)</sup>	20%	0.08	880
<b>Golf Clubhouse (new)</b>						
Dining/Lounge/Bar	seat	270	35 <sup>(1)</sup>	20%	28	7,560
Retail store/Offices	sf	1,200	0.10 <sup>(1)</sup>	20%	0.08	96
Golfers	golfer	160	3 <sup>(4)</sup>	20%	2	384
<b>Golf Clubhouse (existing)</b>						
Banquet Facilities	person	230	20 <sup>(1)</sup>	20%	16	3,680
Conference/ Meeting Rooms	theater seat	145	10 <sup>(2)</sup>	20%	8	1,160
<b>Golf Shop &amp; Grille</b>						
Grille Dining	Seat	70	35 <sup>(1)</sup>	20%	28	1,960
Golf shop	sf	1,355	0.10 <sup>(1)</sup>	20%	0.08	108
Outdoor Pool (3,000 sf) <sup>(5)</sup>	swimmer	200	10 <sup>(1)</sup>	20%	8	1,600
Wastewater Treatment Facilities	employee	2	25 <sup>(1)</sup>	20%	20	40
Maintenance Facilities	each	1	400	20%	320	320
<b>TOTAL:</b>						143,480
<b>Max Day Peaking Factor<sup>(7)</sup>:</b>						2.0
<b>Max Daily Flow (gpd):</b>						286,960
<b>Max Daily Flow (gpm):</b>						199
<b>Max Hourly Flow (gpm):</b>						598
<p>(1) Hydraulic Loading Rates from Table 3 of the NYSDEC Design Standards for Wastewater Treatment Works 1988 unless otherwise noted below.</p> <p>(2) Category or use not specifically listed in above referenced NYSDEC Manual. An Hydraulic Loading Rate of 10 gpd/person corresponding to a Dinner Theatre seat with hotel taken from Table 3 of the 1988 NYSDEC Design Standards is used.</p> <p>(3) Water usage for Spa facilities is estimated at 2.7 times the typical value listed in 1988 NYSDEC Standards for shopping center/office building.</p> <p>(4) A maximum of 160 golfers are anticipated to be on the golf course at any time and use the restroom facilities (4 golfers/15 min/10-hour day). An Hydraulic Loading Rate of 3 gpd/golfer corresponding to an Airport Passenger taken from Table 3 of the 1988 NYSDEC Design Standards is used.</p> <p>(5) Number of swimmers/bathers is estimated on the basis of 15 sf of pool water surface area per patron as recommended in NYS Sanitary Code Subpart 6-1.</p> <p>(6) NYSDEC allows for up to 20% reduction in flows for installations equipped with certified water-saving plumbing fixtures. This credit is pro-rated for facilities that may also include non lowflow devices.</p> <p>(7) Projected Maximum Daily peaking factor is based on a comparable small community water system with a population of 2,500 to 3,000. Information taken from article entitled "Small Rural Communities' Quest for Safe Drinking Water", Rural America, volume 17, Issue 3/Fall 2002. The information provided in this article was adapted by the Economic Research Service of the USDA from EPA, 1995 "Community Water System Survey".</p> <p>(8) The water usage unit rate for this category is a weighted hydraulic loading rate established using an average of 1.9 bedrooms per unit based on the anticipated mix of 1, 2, and 3-bedroom suites.</p> <p>(9) Projected water demand assumes full occupancy of townhouses and single-family houses including hotel, spa, golf and club facilities.</p>						

**Table 5-25 Projected Wastewater Flows –Reduced Scale Alternative**

Land Use	Unit	Unit Qty	Generation Rate <sup>(1)</sup> (gpd/unit)	Flow Reduction Credit <sup>(2)</sup>	Avg. Daily Flow w/ Credit <sup>(3)</sup> (gpd)	Peak Hour Head Count <sup>(4)</sup> (gpd)
Residential Units (all styles/types)	2-Bedroom	134	300	20%	32,160	268
	3-Bedroom	32	400	20%	10,240	96
	4-Bedroom	13	475	20%	4,940	52
Condo Hotel (Phase 1 & 2) <sup>(5)</sup>	Suite	300	267	20%	64,080	300
<b>Hotel General</b>						
Restaurant/Dining <sup>(6)</sup>	seats	164	35	20%	4,592	82
Spa & Fitness <sup>(7)</sup>	sf	30,000	0.27	20%	6,400	25
Retail store & shop	sf	11,000	0.10	20%	880	25
Swimming pool	swimmer	400	10	20%	3,200	50
<b>Golf Clubhouse (new)</b>						
Dining/Lounge/Bar	seat	270	35	20%	7,560	135
Retail store/Offices	sf	1,200	0.10	20%	96	25
Golfers <sup>(8)</sup>	golfer	160	3	20%	384	80
<b>Golf Clubhouse (existing)</b>						
Banquet Facilities	person	230	20	20%	3,680	115
Conference/Meeting Rooms <sup>(9)</sup>	theater seat	145	10	20%	1,160	73
<b>Golf Shop &amp; Grille</b>						
Grille Dining	Seat	70	35	20%	1,960	70
Golf shop	sf	1,355	0.10	20%	108	10
Outdoor Pool (3,000 sf)	swimmer	200	10	20%	1,600	
Wastewater Treatment Facilities <sup>(10)</sup>	employee	1	25	20%	20	2
Maintenance Facilities	each	1	400	0%	400	2
Infiltration & Inflow <sup>(11)</sup>	Total	1	1,600	0%	1,600	0
<b>Project Total at Full Build-out (gpd):</b>					<b>145,060</b>	<b>1,410</b>
Ten States Peaking Factor (for 2,300 population):					3.6	
Peak Hourly Flow (gpd):					522,216	
Peak Hourly Flow (gpm):					362.65	
<p>(1) Wastewater Rates from NYSDEC Design Standards for Wastewater Treatment Works 1988 unless noted.                  (2) NYSDEC allows for up to 20% reduction in flows to account for use of low flow plumbing fixtures.                  (3) Average daily flow assumes full occupancy of all residences and commercial facilities.                  (4) Peak hour head count is used to select peak hourly wastewater multiplier from Ten States Standards. Headcounts for residences and hotel rooms assume one person per one bedroom. Headcounts for public facilities use the seat or capacity number minus 50% assuming that ½ the patrons are already counted under the “Residences” or “Hotel” headcount numbers.                  (5) The water usage unit rate for this category is a weighted hydraulic loading rate established using an average of 1.9 bedrooms per unit based on the anticipated mix of 1, 2, and 3-bedroom suites.                  (6) Retail and restaurant and other commercial numbers include employee contribution unless otherwise noted.                  (7) Spa wastewater generation is estimated at 2.7 the wastewater generation of conventional retail space.                  (8) A maximum of 160 golfers assumed per day, based on 4 golfers every 15 minutes for 10 hours. Flow rate of 3 gpd/golfer based on 1988 NYSDEC Standards for Airport Passengers.                  (9) Conference seat count calculated from area numbers, assuming 25 sf per person.                  (10) WWTP flows are only for toilet/sink/shower. Hoses, washing, and processes will use non-potable recycled water.                  (11) An estimated 15,000 LF of sewer line is anticipated, with 5,000 LF (1 mile) of that as 8” gravity pipe. Ten States Standards allows maximum 200 gal/in dia/mile/day for push-on SDR35 PVC piping. (200 x 8 in x 1 mile = 1600 gpd)</p>						

**Table 5-26 Trip Generation Estimates for Reduced Scale Alternative**

Generator	Weekday AM Peak Hour Volumes		Weekday PM Peak Hour Volumes		Saturday Peak Hour Volumes		Sunday Peak Hour Volumes	
	Enter	Exit	Enter	Exit	Exit	Exit	Exit	Exit
Land Use # 210 Single Family Homes 13 Units	2	7	8	5	7	6	8	7
Land Use # 230 Townhouse/Condo 166 Units	21	61	58	28	42	37	31	32
Land Use #310 Hotel 300 Rooms incl. Banquet, Conference Facilities, Retail, & Restaurant	102	66	93	84	120	96	77	91
Land Use # 931 Quality Restaurant 5,000 Square Feet	0	0	25	12	32	22	32*	22*
Land Use # 492 Spa/Health/Fitness 30,000 Square Feet	15	21	62	59	62**	59**	62**	59**
Land Use # 814 Specialty Retail 12,500 Square Feet	0	0	23	29	23**	29**	23**	29**
<b>Total Site Activity – Reduced Scale Alternative</b>	<b>140</b>	<b>155</b>	<b>269</b>	<b>217</b>	<b>286</b>	<b>249</b>	<b>233</b>	<b>240</b>
<b>Total Site Activity – Proposed Action</b>	<b>150</b>	<b>221</b>	<b>268</b>	<b>190</b>	<b>260</b>	<b>216</b>	<b>196</b>	<b>211</b>

\* In the absence of ITE Trip Generation Data, Saturday Peak Hour Volumes were utilized.

\*\* In the absence of ITE Trip Generation Data, Weekday PM Peak Hour Volumes were utilized.

The lower population in this Alternative would result in a lower cost burden for municipal and school services and larger surplus tax revenues than the Proposed Action. Consequently, the Reduced Scale Alternative would be more fiscally positive than the Proposed Action, with \$288,000 more in annual surplus tax revenue to the Town and over \$716,000 more to the WCSD. However, it should be noted that the Traditional Neighborhood Alternative is the most fiscally positive scenario analyzed in this DEIS (see Table 5-1, Comparison of Alternatives).

## 5.4 Conforming Zoning Alternative

This alternative consists of a conventional development of 41 detached single-family dwellings on minimum lots of five acres and 648 townhomes, consistent with the existing RA Zoning District. The existing 18-hole public golf course would not be retained under this alternative. See Figure 5-20 for a conceptual depiction of this alternative.

This alternative would generate a total of 1,984 residents, 905 more residents than the Proposed Action. Without the draw of a golf-oriented resort on the project site in this Alternative, it is more likely that residents would be year-round occupants of the site, whereas under both the Proposed Action and the Traditional Neighborhood