

**Town of Amenia Planning Board**  
**PUBLIC HEARING NOTICE**  
**Proposed Silo Ridge Resort Community**

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Amenia will hold a public hearing pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. A Draft Environmental Impact Statement (EIS) and Preliminary Master Development Plan (MDP) for purposes of SEQRA has been completed and accepted for public review of the proposed action, Silo Ridge Resort Community, as described below. Copies of the Draft EIS and MDP are available for review or copying at the Town of Amenia Town Hall and Amenia Library. The document is also available for downloading or viewing at the Town's web site at <http://www.ameniany.gov/index.asp>.

A continuation of the SEQRA public hearing adjourned on November 17, 2007 will be held on March 5, 2008 at 7:00 PM at the Silo Ridge County Club, Rt. 22, Amenia, NY 12501 at which time all interested persons will be given the opportunity to be heard on the Draft EIS and MDP. Written comments on the Draft EIS and MDP are also requested and will be accepted by the contact person until the close of business on March 25, 2008 or 20 days following the close of the Public Hearing, in the event the Public Hearing is continued beyond the March 25<sup>th</sup> date. Written comments should be forwarded to the contact person, Lana Anguin-Cohen, Town of Amenia Planning Board, PO Box 126, Amenia, NY 12501.

The applicant, Higher Ground Country Club, LLC, has prepared the Draft Environmental Impact Statement and Preliminary Master Development Plan for the Silo Ridge Resort Community, which requires Site Plan, Subdivision and Special Use Permit approvals from the Amenia Planning Board as well as approvals from other local, County and State agencies. Higher Ground Country Club, LLC, has proposed the development of a resort community on a 668±-acre site. The project site is located west of New York State Route 22 in the Town of Amenia, Dutchess County, New York, identified as Parcel Numbers 7066-00-732810, 7066-00-860725, 7066-00-742300, 7066-00-670717, 7067-00-709177 and 7066-00-628131 on the Town of Amenia Tax Map. The project site is currently developed with a 170-acre 18-hole championship golf course and clubhouse. The actual development area will consist of an approximately 210±-acre portion of the total site.

Construction is proposed to occur in three phases. The development would consist of 328 townhome units, 41 single-family homes, a resort hotel with a total of up to 320 rooms (and containing up to 393 bedrooms that will be available for separate rental by hotel guests), a banquet space, two restaurants, a conference space, and a spa and wellness center. The existing golf course has been proposed to be upgraded and improved. A portion of the proposed project area has steeply sloping terrain and contains approximately 26.5± acres of State and federal wetlands. The site will have two access points from NYS Route 22, including the existing entrance to the Silo Ridge Country Club, and three access points from US Route 44. The proposed development will be served by on-site wells and a wastewater treatment plant.

**By Order of the Planning Board Chairman, George Fenn**