



TOWN OF AMENIA

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**TOWN OF AMENIA
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TOWN OF AMENIA PLANNING BOARD

Resolution # 3 for 2015

April 22, 2015

Resolution Rescheduling a Continuation of the Public Hearing Related to the Silo Ridge Resort Community

WHEREAS, in 2005, Higher Ground Country Club, LLC (“HGCC”) proposed the development of a resort community on 670+/- acres located west of NYS Route 22 and north and south of US Route 44 in the Town of Amenia 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”). The Project Site was previously developed with a 170 acre 18-hole championship golf course and clubhouse; and

WHEREAS, the proposed development consisted of the following elements, among other things: condominiums, single-family homes, a resort hotel/lodge, a “winery-themed” restaurant, retail uses, water and waste water treatment facilities, a renovated golf course and a new clubhouse (the “Project”); and

WHEREAS, in January 2009, after completing a Final Environmental Impact Statement (FEIS”), the Planning Board issued a comprehensive Findings Statement for the Project under the State Environmental Quality Review Act (“SEQRA”) (the “2009 SEQRA Findings”); and

WHEREAS, in June 2009, the Planning Board issued a Special Use Permit (“SUP”) and Master Development Plan Approval (“MDPA”) and related Finding Statement for the Project; and

WHEREAS, in June 2013, the Planning Board renewed the SUP and MDPA for the Project until June 2015 pursuant to Section 121-62 of the Town of Amenia Zoning Code (the “Zoning Code”); and

WHEREAS, in 2013 and 2014, Silo Ridge Ventures, LLC (the “Applicant”), the successor to HGCC, submitted applications seeking to revise the Project and redevelop the Project Site as a mixed-use resort community including, among other things, 52 attached condominiums, 159 single-family detached homes, 13 townhomes, 21 lodging units, a

winery/restaurant, an 18-hole golf course, water and sewer plants, and associated recreational and open space amenities (the “Revised Project”); and

WHEREAS, the Project Site was also revised to contain tax parcels 7066-00-732810, 7066-00-860725, 7067-00-742300, 7066-00-67017, 7067-00-709177, 7067-00-628131, and a portion of tax parcel 7066-00-870350, located in the Town of Amenia (the “Revised Project Site”); and

WHEREAS, the Applicant filed the following applications in connection with the Revised Project: (1) an amended Special Use Permit/Master Development Plan approval pursuant to Section 121-18(C)(3) of the Town Code; (2) special permit approvals for the golf maintenance facility and golf course improvements to be located in the OC zoning district on a portion of parcel number 7066-00-870350 on the Town of Amenia Tax Map pursuant to Section 121-10(C) of the Town Code and Attachment 1 (Use Table) in the Town Code Chapter 121; (3) a Site Plan approval for the first phase of the Project including the golf maintenance facility and golf course improvements to be located on parcel 7066-00-870350; and (4) a Preliminary Subdivision approval pursuant to Chapter 105 of the Town Code; (5) special permit approval for storage at the golf maintenance facility of more than 50 pounds of fertilizers and pesticides/herbicides pursuant to Town Code 121-15(E)(1); and (6) waivers under the Town’s Zoning Code and Subdivision Code (collectively the “Applications”); and

WHEREAS, the Planning Board, with the assistance of its technical and legal consultants, engaged in a detailed review of the Applications over the last fifteen months; and

WHEREAS, Chapters 105 and 121 of the Town Code require the Planning Board to hold a public hearing on the Applications when they are complete and ready for public and agency review; and

WHEREAS, pursuant to the Zoning Code, a “complete application” means an application for a special permit, site plan, or subdivision approval found by the reviewing board to satisfy all information requirements of the Code; and

WHEREAS, on August 21, 2014, the Planning Board determined the Applications complete; and

WHEREAS, on September 4, 2014 a properly noticed public hearing was held to gather comments on the Revised Project and the Planning Board considered the verbal and written comments submitted by the public and by the Board’s technical and legal consultants. The public hearing was continued to allow the Applicant to further revise the plans to address these new comments; and

WHEREAS, on February 20, 2015, in response to comments by the public and the Board’s consultants, the Applicant submitted additional changes and revisions to the Applications (the “Revised Applications”); and

WHEREAS, in general the Applicant made the following revisions, among others, to the Revised Project:

- (1) Relocated the wastewater treatment plant (“WWTP”);
- (2) Redesigned the south estate homes;
- (3) Relocated the underground water storage tank;
- (4) Added landscaping as a screen for the Village Green homes and the golf maintenance building and WWTP;
- (5) Eliminated one estate home and added one Village Green home;
- (6) Updated the golf academy;
- (7) Realigned certain roadways; and
- (8) Included the south estate homes, south lawn homes and the entire clubhouse in Phase 1 of the Revised Project; and

WHEREAS, the NYS Town Law requires the notice of the public hearings to be submitted to the Dutchess County Department of Planning and Development (“County Planning Department”) at least 10 days before the hearing along with a full statement of the Applications; and

WHEREAS, on February 23, 2015, the Planning Board referred a full statement of the Revised Applications to the County Planning Department as required by NYS Town Law and Section 239-m of the NYS General Municipal Law and thereafter caused the necessary referral to be made to the County Planning Department; and

WHEREAS, the County Planning Department reviewed the Revised Applications for countywide and intermunicipal impacts and issued a report dated March 23, 2015 stating that the Revised Applications were a matter of local concern and provided comments supporting the changes incorporated into the Revised Project plans; and

WHEREAS, on April 8, 2015, at a regularly scheduled meeting of the Planning Board, the Planning Board adopted a resolution determining the Revised Applications complete for purposes of public review and scheduled a continuation of the public hearing for April 28, 2015; and

WHEREAS, the Applicant submitted a letter to the Planning Board, dated April 9, 2015, requesting that the public hearing be rescheduled to May 5, 2015 to provide the Planning Board and the public additional time to review the Revised Applications.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board consents to the Applicant’s request to reschedule the public hearing; and

BE IT FURTHER RESOLVED, that a public hearing will be continued by the Planning Board on May 5, 2015 at 7:00 PM at the Town Hall, located at 4988 Route 22, Amenia, New York; and

BE IT FURTHER RESOLVED that the Clerk of the Planning Board shall publish and mail notice of the continued public hearing in accordance with the Sections 121-62(F)(2) and 121-66(F)(1) of the Town Code; and

BE IT FURTHER RESOLVED, that the Applicant shall post notice of the public hearing on the Revised Applications in accordance with Section 121-62 of the Town Code; and

BE IT FURTHER RESOLVED, a copy of the Revised Applications are on file in the Amenia Town Clerk's Office and the Amenia Free Library for public viewing and inspection during normal business hours. The Application can also be viewed and downloaded from the Town's official website at www.ameniany.gov.

BE IT FURTHER RESOLVED, at the public hearing noticed herein, the Planning Board will hear all persons interested in the application. Persons may appear at the hearing in person or by agent, and may also submit written comments to the Planning Board prior to or at such hearing.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

BE IT FURTHER RESOLVED, that a copy of this resolution shall be filed in the Town of Amenia Clerk's Office within 5 days after its adoption.

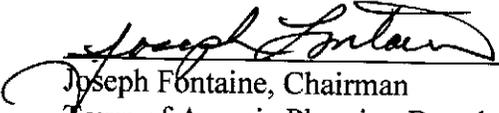
Motion By: Nathan Roy
Second By: Peter Clair

The foregoing resolution was voted upon with all members of the Planning Board voting and signing as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	<u>Signature</u>
Joseph Fontaine, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Peter Clair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
John Stefanopoulos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Nathan Roy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Anthony Robustelli	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Erich McEnroe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bill Kroeger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Dated: April 22, 2015

Amenia, New York


Joseph Fontaine, Chairman
Town of Amenia Planning Board