



# TOWN OF AMENIA

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## TOWN OF AMENIA PLANNING BOARD

Resolution # 21 for 2019

### Resolution Approving Revised Street Names for the Silo Ridge Field Club Subdivision

**WHEREAS**, in October 2013, Silo Ridge Ventures, LLC (the “Applicant”) submitted applications to the Planning Board to develop a mixed-use 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, 7066-00-628131; and

**WHEREAS**, a portion of the resort community would also be developed on a portion of an adjoining tax parcel 7066-00-870350 owned by the Harlem Valley Landfill Corp (“HVLC Property”) and also located in the Town of Amenia; and

**WHEREAS**, the resort community includes, among other things, 52 attached condominiums, 159 single-family detached homes on separate lots, 13 townhomes on separate lots, 21 hotel-condominium lodging units, a winery-themed restaurant, an 18-hole golf course, a clubhouse/lodge (with restaurant, bar/lounge and golf pro shop), family activity barn and lake pavilion, fitness spa, yoga center, golf academy, sales center and general store, village green, an “Artisan’s Park Overlook,” water and waste-water plants, recreational and open space amenities and related improvements to be owned and maintained by one or more homeowner’s associations and condominium associations (the “Modified Project”); and

**WHEREAS**, in connection with the Modified Project, the Applicant applied to the Planning Board for, among other things, Preliminary and Final Subdivision approval and lot line adjustments to incorporate a portion of the HVLC Property pursuant to Chapter 105 of the Town Code (“Subdivision Law”); and

**WHEREAS**, on July 29, 2015, the Planning Board adopted an Amended and Restated Findings Statement (with mitigation measures) for the Modified Project under SEQRA; and

**WHEREAS**, on July 29, 2015, pursuant to Section 105-12 of the Subdivision Law, the Planning Board adopted Resolution 11 of 2015, approving the preliminary subdivision plats for the Modified Project entitled “Silo Ridge Field Club Preliminary Subdivision Plats” prepared by

VHB Engineering, Surveying & Landscape Architecture, P.C. dated January 8, 2015 (last revised June 15, 2015) (the “Preliminary Plat Approval”); and

**WHEREAS**, the procedural history of the Planning Board’s SEQRA review and subdivision review of the Modified Project is set forth in detail in the Preliminary Plat Approval and is not repeated here; and

**WHEREAS**, on April 27, 2016, pursuant to Section 105-13 of the Subdivision Law, the Planning Board adopted Resolution 4 of 2016, approving the final subdivision plats for the Modified Project entitled “Silo Ridge Field Club Final Subdivision Plats” prepared by VHB Engineering, Surveying & Landscape Architecture, P.C. dated November 25, 2015 (latest issue dated February 15, 2016) (the “Final Subdivision Plat”); and

**WHEREAS**, pursuant to Part III.2 of Appendix C of the Subdivision Law the Planning Board approved the following street names on the Final Subdivision Plat: Wood Turtle Road, Wood Duck Road, Pheasant Run, Falcon Way, Eagle’s Pass, Peregrine Drive, Snowy Owl Road, Club Meadow Drive, Redtail Pass, Ridge Line Road and Oak Tree Lane; and

**WHEREAS**, on May 25, 2016, the Planning Board adopted Resolution 5 of 2016, approving the revision of the street names as follows: Peregrine Drive was revised to Peregrine Court and an unnamed road serving Condominium #3 was named Northeast Circle. The rest of the street names remained as approved on the Final Subdivision Plat (“Resolution 5 of 2016”); and

**WHEREAS**, the Final Subdivision Plat was recorded with the office of the Dutchess County Clerk on May 6, 2016, as Map No. 9458A, and revised most recently by map entitled “Silo Ridge Field Club Final Subdivision Plats – Phase 1D” prepared by VHB Engineering, Surveying & Landscape Architecture, P.C. dated November 25, 2015 (last revision dated July 2, 2019) and recorded in the office of the Dutchess County Clerk on September 13, 2019, as Map No. 9458J (collectively, the “Subdivision Map”); and

**WHEREAS**, it has come to the attention of the Applicant that conflicts exist between the street names on the filed Subdivision Map and the records of the Dutchess County Real Property Tax Agency (“DCRPTSA”), specifically regarding Snowy Owl Road and Peregrine Court; and

**WHEREAS**, the Applicant desires to resolve the aforementioned conflicts as follows: Peregrine Court shall be renamed Peregrine Drive and Snowy Owl Road shall be renamed Snowy Owl Court (the “Revised Street Names”); and

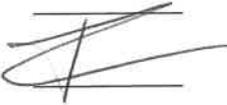
**WHEREAS**, the Revised Street Names were reviewed by DCRPTSA and no conflicts were found and further requested the Planning Board’s approval of the Revised Street Names.

**NOW, THEREFORE, BE IT RESOLVED**, as required by Appendix C of the Subdivision Law (Part III.2.a.1), the Planning Board hereby approves the following Revised Street Names for the Silo Ridge Field Club Subdivision:

- a) Snowy Owl Court
- b) Peregrine Drive

**BE IT FURTHER RESOLVED**, that within five (5) days of the date of this resolution, a copy of this resolution shall be filed in the office of the Town of Amenia Town Clerk, and a copy of this resolution shall be mailed to the Applicant and DCRPTA within the same five (5) day period.

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>
Robert Boyles Jr., Chairman	_____	_____	_____	✓	
Peter Clair	✓	_____	_____	_____	
John Stefanopoulos	✓	_____	_____	_____	
Walter Brett	✓	_____	_____	_____	W.B.
Anthony Robustelli	_____	_____	_____	✓	_____
Matt Deister	_____	_____	_____	✓	_____
Erich McEnroe	✓	_____	_____	_____	

Dated: December 11, 2019  
 Amenia, New York



Robert Boyles Jr., Chairman  
 Town of Amenia Planning Board

