



To: Town of Amenia Planning Board

Date: May 20, 2015

Memorandum

Project #: 29011.00

From: Amanda DeCesare, P.E.

Re: Silo Ridge Field Club – Response to Subdivision Memo
Comments – Rohde, Soyka & Andrews

The Applicant offers the following responses to the comment memorandum from Rohde, Soyka & Andrews dated October 28, 2014 regarding the Silo Ridge Field Club Subdivision Plat.

The following comments regarding the Preliminary Subdivision Plat drawings (PL0.00-PL1.07) are offered for consideration by the Planning Board:

1. Please refer to the attached "Silo Ridge Subdivision Plat-Review Chart." This chart was developed in cooperation with the Planning Board's planning consultant Mary Ann Johnson, AICP and attorney, David Everett, Esq. This chart is a review of the information provided within the submittal documents compared against the "Submission Requirements" from Appendix C of Chapter 105 "Subdivision of Land" of the Town of Amenia Town Code for Sketch Plan and Preliminary Plats for major subdivisions.

Comment noted.

2. The attached chart also includes submission requirements for Final Plats. While we understand the Subdivision Plat is not ready for Final Plat review, we strongly recommend the applicant to provide as much of the required information as early in the process as possible. This will benefit the Planning Board, the Board's consultants, the public and the applicant. The goal should be to have as few changes as possible between Preliminary Plat and Final Plat.

Comment noted. The Applicant will provide as much of the required information as early as possible.

3. "Submission Requirements" from Appendix C of the Subdivision Code requires a considerable amount of information to be included in the subdivision drawings. The majority of this information has been provided within the Master Development Plan (MDP) drawings and/or the Site Plan Phase 1 drawings. While this information is required for subdivision review and approval, it is our opinion that the focus of the individual Subdivision Plat drawings (PL 0.00- PL 1.07) should be property lines, easements, other land restrictions and ownership. The other information required by the Subdivision Code can be satisfied by providing it within the MDP and Site Plan Phase 1 drawings with notes on the Subdivision Plat referencing where the more detailed information can be found. Comment #56 from David Everett's 10/11/2014 review memo states "Note 1 on the plat should read 'Refer to Silo Ridge Resort Community Amended Master Development Plan and Phase 1 site plans for more details.'" Circumstances where the information may be better provided within the MDP or Site Plan Phase 1 drawings are noted within the attached chart.



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Comment noted. The note referencing the Amended MDP and Site Plan Phase 1 has been added to the Subdivision Drawings.

4. The individual Subdivision Plat drawings should be focused on property lines, easements, other land restrictions, and ownership. They should identify which entity currently "owns" or will "own" each easement or other land restriction. They should include all adjacent property owner information, including properties on the other side of the road. They should not include contour information. Recommendations for individual Subdivision Plat drawings include providing:

- a. A drawing showing current property lines, along with the 100-year floodplain boundary and state (NYSDEC) and federal (ACOE) wetlands, water courses and water bodies.

The Applicant has provided Subdivision Drawings (PL1.01 to 1.02) of the existing conditions including the information required above.

- b. A drawing showing and labeling all current property lines, with all current easements, rights-of-way and other land restrictions, including to which entity the easement is granted. Zoning districts and zoning overlay district (SPO, SCO, AQO, etc) information should be shown, along with the 100-year floodplain boundary and state (NYSDEC) and federal (ACOE) wetlands, water courses and water bodies.

The Applicant has provided Subdivision Drawings (PL1.01 to 1.02) of the existing conditions showing all property lines, ownership. Zoning districts and overlay districts have been shown on Site Plan Drawing No. C2.21. The Subdivision Drawings reference the Site Plan Phase 1 plans and for clarity this information will not be reproduced on the Subdivision Drawings.

- c. A drawing showing proposed property lines, without proposed easements, along with the 100-year floodplain boundary and state (NYSDEC) and federal (ACOE) wetlands, water courses and water bodies.

The Applicant has provided Subdivision Drawings with the proposed property lines (PL2.01 to PL2.08) with the 100-year floodplain boundary and state and federal wetlands, water courses and water bodies.

- d. A drawing showing proposed property lines, with proposed easements, rights-of way and other restrictions, including to which entity the easement is granted. A way to differentiate easements, such as drainage, water, or other should be developed. One option would be to have separate drawing sheets for each category of easement. Zoning districts and zoning overlay district (SPO, SCO, AQO, etc) information should be shown, along with the 100-year floodplain boundary and state (NYSDEC) and federal (ACOE) wetlands, water courses and water bodies.

The Applicant has provided Subdivision Drawings containing the proposed property lines as well as the proposed easements and right-of-ways. The Drawings were divided as follows: (i) Existing Conditions Plat (PL1.01 to 1.02), (ii) Preliminary Subdivision Plat (PL2.01 to PL2.08), (iii) Conservation Easement Plat (PL3.01 to 3.03), (iv) Homeowners Association Subdivision Plat (PL4.01 to PL4.03), (v) HVLC Corporation Easement (PL5.01), (vi) Drainage – HOA Easements (PL6.01 to PL6.03), (vii) Water-works Corporation Easements (PL7.01 to PL7.02), and (viii) Sewage-works Corporation Easements (PL8.01 to PL8.03). To avoid confusion between all the subdivision lines and all the line work from the zoning districts, the Applicant provided a drawing in the Site Plan set showing all the zoning districts (Drawing No. C2.21).



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- e. An ownership chart which clearly labels the categories of ownership; Golf club, Home Owners' Association, individual home owners, etc. f. A separate drawing to delineate the open space area to be managed by Dutchess Land Conservancy.

An ownership chart has been provided as part of the February 2015 Submission.

5. Prior to final approval of the Final Plat, the applicant must provide performance guaranties per §105-28. We recommend the applicant provide the required detailed engineer's cost estimate as soon as possible to allow for adequate time for review.

The Applicant provided a detailed engineer's cost estimate in January 2015.

6. The Planning Board's consultants are working on a list of plat notes to be included on the subdivision plat based upon requirements from Chapter 105. These notes are still being developed and likely will not be issued for one to two weeks. Once this list of notes is ready, it will be circulated to the applicant.

Comment noted. The notes provided by the consultants have been updated accordingly and added to Drawing No. PL0.01.