
MEMORANDUM

DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP

DATE: July 22, 2015
TO: Town of Amenia Planning Board
FROM: Peter J. Wise
RE: Silo Ridge Field Club
CC: David Everett, Esq.
Mary Ann Johnson, AICP
Dr. Michael W. Klemens
Julie S. Mangarillo, P.E., CPESC
Pedro Torres
Juan Torres
Michael Dignacco
Amanda DeCesare, P.E.

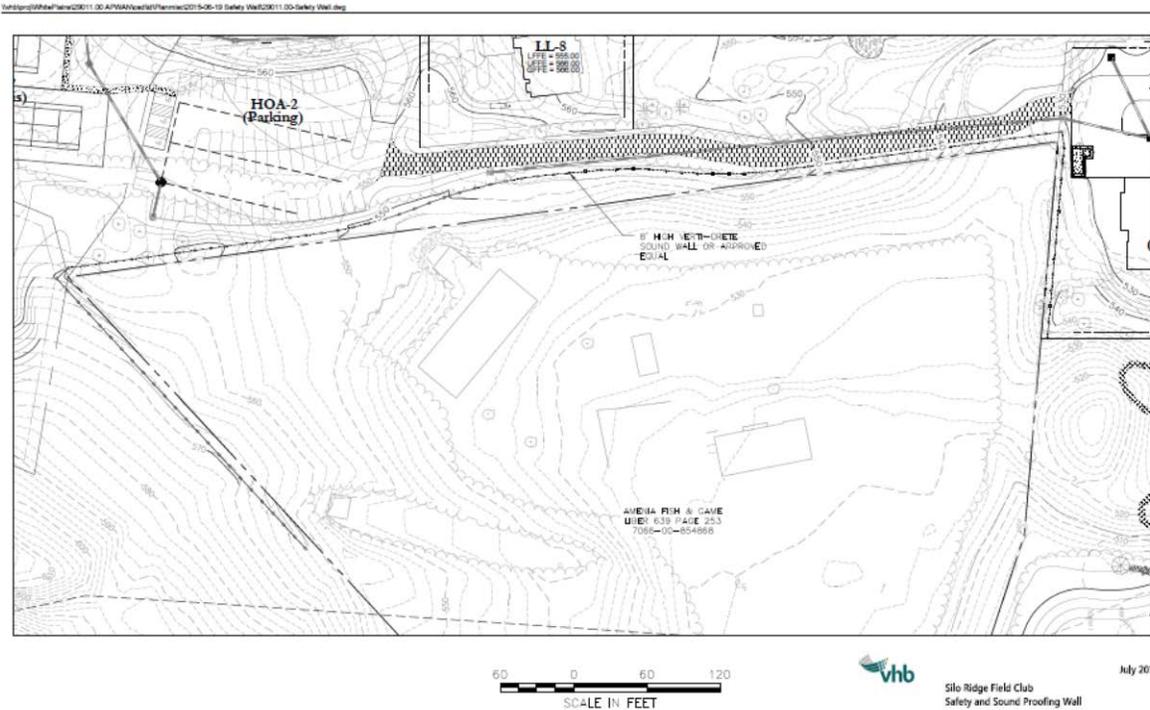
On June 25, 2015, Mary Ann Johnson, AICP, asked Silo Ridge Ventures, LLC (the “Applicant”) to respond to comments received at the last public hearing from Tony Cutoli and Ralph Savoy regarding Amenia Fish and Game Club (“AFGC”), and from Mark Doyle about the potential tax benefit to residents from the increased tax revenues to be generated from the project site.

Regarding the AFGC, the Applicant considered increasing the height of AFGC’s existing berms, but rejected that option due to potential tree clearing, grading, and stormwater drainage impacts. Instead, the Applicant has modified the Phase I site plan to incorporate the installation of an eight foot high, bullet-resistant, pre-cast concrete wall on the existing berms, thereby providing a barrier between the AFGC ranges and the project site ranging from 18’ to 23’ high. The wall will be located along the boundary between the AFGC property and the project site as shown below. The wall will be constructed unless the Applicant and AFGC enter into an agreement to construct a new underground range, and to limit outdoor shooting to .22 caliber rim

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fire ammunition and only within the existing 50 yard range.



Because of the importance of vegetation to screen the wall from both on-site and off-site viewpoints, vegetation clearing will be kept to the minimum required to prepare the site and install the wall. In addition, the Applicant will camouflage the wall using camouflaging colors consistent with the colors palette of the neighboring South Lawn neighborhood. The half-mile distance and intervening vegetation will be the primary mitigation of visual impacts of the wall on views from DeLaVergne Hill, but to further mitigate any potential impact, the Applicant will plant native shrubs and/or vines (e.g. Virginia creeper, (*Parthenocissus quinquefolia*)) directly adjacent to the back portions of the wall that are not already screened on both sides by mature forest (e.g. the southern portion of the wall.) These plantings will be designed to screen the open areas that the wall travels through and to soften the impact of the wall from both DeLaVergne Hill and on-site viewpoints.

Regarding the potential benefit of increased tax revenues, we note that the tax levy only increases if the budget increases. Assuming a hypothetical static budget, and therefore static levy, the introduction of a new “assessable” that generates a significant tax revenue surplus - like

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Silo Ridge Field Club - decreases the amount all other property owners must pay to meet their share of the total levy by the amount of the surplus, and that in turn decreases the tax rate for all taxpayers.

Please let us know if you need any further information.