



TOWN OF AMENIA

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TOWN OF AMENIA TOWN BOARD

Resolution # 48 of 2015

**Resolution Approving Form of Public Access Easement and Agreement for Artisan's Park
Overlook and Authorizing Town Supervisor to Execute said Easement and Agreement
Subject to Town Attorney's Approval of Exhibits and Insertion of Necessary Information**

WHEREAS, Silo Ridge Ventures Property A, LLC ("Silo") is the owner of 670+/- acres of real property located in the Town of Amenia (the "Silo Property"); and

WHEREAS, Silo intends to develop the Silo Property as a mixed-use resort community containing, among other things, condominiums, single-family homes, townhomes, an 18-hole golf course, a clubhouse/lodge, a winery-themed restaurant, water and waste water plants, a public open space called "Artisan's Park Overlook", other recreational and open space amenities and related improvements, which resort community is to be known as the "Silo Ridge Field Club" (the "Project"); and

WHEREAS, in 2013, Silo applied to the Town of Amenia Planning Board for, among other things: (1) an amended Special Permit/Master Development Plan approval for the Project pursuant to Section 121-18(C)(3) of the Town of Amenia Zoning Code (the "Zoning Code"); (2) Special Permit approvals for the golf maintenance facility, golf course improvements and waste water plant pursuant to Section 121-10(B) of the Zoning Code; (3) Site Plan approval for the first phase of the Project including the golf maintenance facility, golf course improvements, and waste water treatment plant to be located on the HVLC Property; (4) Preliminary Subdivision approval and lot line adjustment to incorporate a portion of the HVLC Property into the Project Site pursuant to Chapter 105 of the Town Code (the "Subdivision Code"); (5) Special Permit approval for storage at the golf maintenance facility of more than 500 pounds of fertilizers and pesticides/herbicides pursuant to Section 121-15(E)(1) of the Zoning Code; and (6) certain waivers and supplementary approvals under the Zoning Code and Subdivision Code (collectively the "Applications"); and

WHEREAS, on March 25, 2014, the Planning Board circulated a Full Environmental Assessment Form ("EAF") for the Project to all involved agencies, including the Town Board of the Town of Amenia (the "Town Board"). On May 15, 2014, the Planning Board designated itself as Lead Agency under the State Environmental Quality Review Act ("SEQRA") for review of the Applications for the Project; and

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WHEREAS, as part of the Applications, Silo submitted an Addendum to the EAF containing numerous detailed and thorough plans, reports, studies and other documents evaluating the Project’s potential impacts on environmental and other resources (collectively, the “Supplemental SEQRA Materials”); and

WHEREAS, on August 21, 2014, the Planning Board determined the Applications complete for purposes of public review and on September 4, 2014, September 18, 2014, and May 5, 2015, the Planning Board held duly noticed public hearings on the Applications and Supplemental SEQRA Materials; and

WHEREAS, the Planning Board, with the assistance of its ecological, planning, engineering, visual and legal consultants thoroughly reviewed the EAF, the Applications, and revised Supplemental SEQRA Materials to identify the relevant areas of environmental concern and thoroughly analyzed the identified areas of environmental concerns to determine if the Project may have a significant adverse impact on the environment; and

WHEREAS, on July 29, 2015, the Planning Board adopted Resolution No. 8 of 2015 entitled “Resolution Adopting an Amended and Restated Findings Statement Under SEQRA for the Silo Ridge Field Club” (the “Amended SEQRA Findings”); and

WHEREAS, on July 29, 2015, the Planning Board also adopted the following resolutions, among others, in connection with the Project: (1) Resolution No. 9 of 2015 titled “Resolution Approving the Amended Special Permit and Amended Master Development Plan for the Silo Ridge Field Club”; (2) Resolution No. 11 titled “Resolution Approving Lot Line Adjustment and Preliminary Subdivision Plat for the Silo Ridge Field Club;” and (3) Resolution No. 12 of 2015 titled “Resolution Approving Site Plans for Phase 1 of the Silo Ridge Field Club;” (collectively the “July 2015 Approvals”); and

WHEREAS, the Town Board of the Town of Amenia (the “Town Board”) is an involved agency for the Project under SEQRA because the Board has jurisdiction by law to approve certain aspects of the Project including, among other things, the formation of transportation corporations, the execution of a public access easement and agreement for Artisan’s Park Overlook, and the approval of various project bonds and financial guarantees; and

WHEREAS, 6 NYCRR § 617.11(c) provides that no involved agency may make a decision to approve an action until the agency has made a written findings statement under SEQRA; and

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WHEREAS, on November 19, 2015, after careful review of the Amended SEQRA Findings prepared by the Planning Board, the Town Board adopted Resolution No. 44 of 2015 Adopting the SEQRA Findings Statement for the Silo Ridge Field Club; and

WHEREAS, Silo Ridge Ventures Property A, LLC and the Town Board are desirous of proceeding with the execution of a Public Access Easement and Agreement for the Artisan’s Park Overlook to create an overlook to allow the general public to enjoy the scenic views from Delavergne Hill;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby approves the form of the Public Access Easement and Agreement for the Artisan’s Park Overlook as attached to this Resolution and hereby authorizes the Town Supervisor to execute said Public Access Easement and Agreement, both of such approvals subject to the Town Attorney’s approval of all necessary exhibits thereto and the insertion of all necessary information which is currently not inserted therein.

Motion made by V. Doyle, and seconded by V. Perotti.

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

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	<u>Signature</u>
Supervisor Perotti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Vito Perotti</u>
Councilwoman Doyle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Vicki Doyle</u>
Councilman DeLango	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>DeLango</u>
Councilwoman Hitselberger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Absent</u>
Councilman Perotti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Steve Perotti</u>

Dated: November 19, 2015
Amenia, New York

Dawn Marie Klingner
Dawn Marie Klingner, Town Clerk