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TOWN OF AMENIA

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TOWN OF AMENIA PLANNING BOARD

Resolution # 5 for 2016

May 25, 2016

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 8, 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, after recording the Final Subdivision Plat, the Applicant revised 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 (together the "Revised Street Names"); and

WHEREAS, the Revised Street Names were reviewed by the Dutchess County Real Property Tax Service Agency ("DCRPTSA") and no conflicts were found and DCRPTSA 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) Northeast Circle
b) Oak Tree Lane
c) Ridge Line Road
d) Redtail Pass (Main Road)
e) Club Meadow Drive
f) Snowy Owl Road
g) Peregrine Court
h) Eagle's Pass
i) Falcon Way
j) Pheasant Run (Main Road)
k) Wood Duck Road
l) Wood Turtle Road

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; and

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

Motion By: Peter Clair

Second By: John

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

	Yes	No	Abstain	Absent	Signature
Joseph Fontaine, Chairman	✓				
Peter Clair	✓				
John Stefanopoulos	✓				
Matthew Deister	✓				
Anthony Robustelli				✓	
Erich McEnroe				✓	
David Rosenberg				✓	

Dated: May 25, 2016
Amenia, New York