



January 5, 2022

Ref: 29011.04

John Andrews, P.E.  
Rohde, Soyka & Andrews Consulting Engineers, P.C.  
40 Garden Street  
Poughkeepsie, NY 12601

Re: Siland Recreation Facility – Response to EAF Comments

Mr. Andrews,

The EAF has been revised to incorporate the comments review comments received in your October 27, 2021 letter. Please find below responses to the EAF review comments:

Comment 1: The project appears to be a Type I action under SEQRA as it is nonresidential project that involves the physical alteration of greater than 10 acres (EAF identifies a physical disturbance of 14.3 acres) Even assuming that a case could be made that this is an Unlisted Action since it is a nonagricultural use occurring wholly within an agricultural district it would also be considered eligible classification as a Type I action. There are multiple agency jurisdiction and/or approvals required for the project, with the Planning Board positioned as the agency with greatest overall interest in the action. We recommend that the Planning Board classify this as a Type I action, subject to coordinated review, declare their intent to serve as Lead Agency and circulate for lead agency status to the other involved agencies. **[Application and FEAF are substantially complete. We defer to the attorney on circulation]**

**Response 1: Noted.**

Comment 2: A Full Environmental Assessment Form (FEAF), Part 1 was included with the application. The information contained therein requires expansion and must be include the totality of the action. There is some language to that effect in the description, but it is not clear how that carries through to each of the involved parcels and the

50 Main Street  
Suite 360  
White Plains, New York 10606  
P 914.467.6600  
F 914.761.3759

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approval related thereto. The FEAf should be expanded, and additional detail provided:

- Government Approvals should be verified. Is there any Town Board involvement with easements or approvals that may need to be revised or revisited as a function of this exercise, for example water and sewer extensions, or easement modifications? Is there any modification required to state permits, or public service commission's authorizations related the provision of service to a property outside the original service area for both water and sewer? **[Clarification on Water and Sewer service required]**
- Section D.1.b — should be expanded to provide a detailed breakdown of what properties are involved and the disturbance related thereto. **[Additional information provided – Should be supported by a map. E.1.b should be expanded to reflect the involved properties]**
- Section D.2.c/d — a detailed calculation should be provided for the water and wastewater demand projections. **[Resolved]**
- Section D.2.j — a narrative should be included to explain the traffic and parking rationale and details. The submitted cover letter includes some explanatory language but it would be better suited to expansion and inclusion in the FEAf. **[added to the FEAf – No exception taken]**
- A number of matters were reviewed and closed as part of the Silo Ridge approval process, including but not limited to archaeology and cultural resources, endangered species, wetlands, soils, and the entire landfill matter. This information should be reviewed and considered in the updating of the FEAf to the extent relevant to this project. For SEQRA review purposes, further elaboration specific to this project and site may be appropriate regarding lighting, traffic, pesticides for recreation areas, relationship to the closed landfill. Management of solid waste, Timber Rattlesnake habitat and visual, archaeological, and cultural resources. **[Additional information added to the FEAf – The original reports and or source material cited should be formally entered into the record for this project]**

**Response 2: Provided below are the responses for the FEAf comments:**

- **The Government Approvals have been updated to include the Town Board to approve the modifications to the Water and Sewer Transportation Districts.**
- **The land use breakdown of the disturbed areas for each property have been added.**



- **Noted.**
- **Noted.**
- **Digital copies of the original reports and or source material cited will be provided.**

Comment 3: An overall agricultural data statement should be prepared and submitted for the project. Although there are technically three (3) applications which make up this matter, a properly prepared data statement with full explanation covering the overall project should be sufficient. **[Resolved]**

**Response 3: Resolved, as noted.**

Comment 4: The deed for the Siland property identifies three separate parcels. The tax map indicates only one parcel. The project mapping appears to identify two (2) parcels. Further explanation should be provided. **[Some clarity has been provided. As indicated below, it is still not clear from a mapping/plan standpoint]**

**Response 4: The property line between Parcel I and Parcel II has been removed to show consolidation per the tax map. A plan identifying parcels I, II, and III by Kirk Horton, dated July 6, 2006, revised through October 17, 2017 is provided for reference.**

Comment 5: There is an internal inconsistency between the cover letter and various portions of the application concerning the property usage. The cover letter indicates that the facilities will be "open to use by private/public/commercial entities and organization, including Silo Ridge Field Club only by contract." The FEA indicates that the proposed project will be "leased to and serve the Silo Ridge Resort Community". Clarification should be provided as these are two (2) very different scenarios and clearly impact how the property will be used and should be evaluated. **[A simple operating plan was included in this submittal. The tentative schedules may need some adjustment or explanation. For example, under the summer schedule, the beverage service at the Warming Hut/Bar is limited to the middle of the day – on the winter schedule it is late afternoon/early evening. The winter schedule provides no service Monday thru Thursday, hours for the Saturday and Sunday but nothing for Friday. Security is unclear – use of the "South Gate" should be clarified (Is that the current construction entrance?) Member Sponsored and Community Access need to be furthered developed particularly concerning traffic management, parking, and access to Silo Ridge Field Club road network.]**

**Response 5: The Operating Memo is being revised and will be resubmitted prior to Building Permit Approval.**



Comment 6: An overall property map should be provided that clearly indicates all involved properties in their entirety, their ownership, and the various zoning designations including the overlay districts. The various existing conditions plans due to the manner of presentation and the individual breakdowns are confusing and do not provide sufficient detail to determine the various property and zoning districts involved in the action. **[An effort has been made to clarify the property issues. There are still some property lines that are not fully explained. We recommend that the property to the south also owned by Siland be clearly labelled "other lands of Siland – Not a part of this application: or language of similar effect.]**

**Response 6: A legend has been included to identify the different line types shown on the plan. Additionally, information not relevant to this application has been removed for clarity. The note has been added to label the other lands of Siland, see sheet C1.00.**

Comment 7: The Fire District should be consulted and should provide input on several matters including but not limited to, internal road width, emergency access both to the site and internally among the building/facilities grouping, water supply and hydrant placement. The Fire District should review the various internal separation distances between and among the various elements of the development to ensure adequate room for emergency response. **[It appears that the Fire District was consulted and that certain adjustments were made to the project to accommodate their concerns. The access road through the lands of HVLC has limited provisions for a turn around and is at substantially lower elevation than Siland with an intervening steeply sloped section and a retaining wall. The surface is not identified, maintenance provisions are unclear. Formal acceptance by letter from the fire District should be provided]**

**Response 7: The updated layout plan has been provided to the Fire District, and formal approval has been issued. Emails confirming the plan is acceptable are attached at the end of this response.**

Comment 8: The internal road network for the Silo Ridge project was designed and approved in compliance with the Town of Amenia rural lane standards, including an internal road width of 18'. The internal road connecting this project to Silo Ridge is proposed at a width of 15' with limited pull-offs and parking areas. We would strongly suggest that this internal road be widened to the same 18' width as the Silo roads. **[The road has been widened to 18'. It appears that it is intended to match the roads through the Silo Ridge project. The Planning Board entertained and granted a number of waivers associated with the Silo road network. It appears that similar waivers may be required in this case. Future submittals should identify and specifically list any required waivers.]**



**Response 8: The list of possible waivers that may be requested have been included with the revised EAF.**

Comment 9: The plan identifies a number of proposed access easements in favor of Siland. A more complete and detailed description of each easement should be provided, including who is granting the easement, to whom they are granting it, the intended purpose and the maintenance responsibilities associated therewith. **[A more detailed map outlining likely easements to be provided has been included. The actual easements, the entity(ies) to whom it is being granted, and the terms conditions and obligations related thereto. In many cases there are proposed easements tying into existing easements, making it unclear who can grant what to whom and who needs to be involved.]**

**Response 9: Please refer to sheet C1.00. The easements, the entity to whom it is granted, and terms and conditions have been added. Additionally, a note has been added that third party agreements may be required for the proposed easements.**

Comment 10: Dutchess County Department of Behavioral and Community Health approval will be required for the water supply and wastewater disposal facilities serving the proposed project. The details concerning the water supply and sewage disposal need to be developed. The watermain is proposed as 6". A full justification for the sizing should be submitted and including the potential water available for emergency purposes. Will the water system be used for irrigation purposes or is an irrigation system proposed? No sizing details on the force main and/or the pumping station have been provided. **[Comment remains valid – Water main size increased to 8" – Identified as ductile iron. Our recollection is that all existing lines are HDPE. This should be clarified on future submittals.]**

**Response 10: The proposed water lines shall be HDPE, and notes have been added on sheets C5.01 and C5.02. A will serve letter with general terms and conditions will be provided.**

Comment 11: The water and sewer facilities are proposed to be provided by the existing Water Works and Sewage Works Corporation. The details of those arrangements need to be provided, including the arrangements for billing and payment. For example, is a master water meter proposed or will each building be individually metered? **[Letters have been submitted from an engineer indicating that water and sewer capacity exists to serve this proposal. It is still not clear that this parcel is in the permitted service area for Water & Sewer corporations. Formal will serve letter including the terms and conditions of service that should be provided.]**



**Response 11: Formal will serve letters, including the terms and conditions of service, will be provided once they are received.**

Comment 12: A full Stormwater Pollution Prevention Plan (SWPPP) with post construction stormwater practices is required. Future submittals shall include the SWPPP. **[A full SWPPP was included with this submittal. We are conducting our review. Comments will be provided under separate cover.]**

**Response 12: Noted.**

Comment 13: The submitted road profile should be revised to reflect the connection at NYS Route 22 and the connection at Redtail Pass in Silo Ridge. The driveway intersection with the main road should be clearly indicated. Designs should be provided at each intersection, including available lines of sights. **[The profile has been extended as requested. The intersections are not indicated nor are high or low points. Intersection designs should be provided. Waivers may be required for road grades and at intersections. This should be reviewed, and formal waivers requested if applicable.]**

**Response 13: The list of possible waivers that may be requested have been included in the revised EAF. Labels for intersections throughout the site have been added to the road profiles, see sheets C7.01 and C7.04.**

Comment 14: There are a number of existing features and or site elements that are not fully explained or described on the plan set.

**Response 14: Additional detail and notes have been added to the plans to provide clarity.**

Comment 15: The access at NYS Route 22 is shown as gated. Full and complete details of the gate should be provided. Adequate and convenient turn around provisions should be considered at that location so inadvertent visitors don't have to back out on to NYS Route 22. **[Turn around added. Details for the gate and provisions for emergency access should be provided]**

**Response 15: A detail for the proposed gate has been added to sheet C8.01. A Knox box will be provided and will be coordinated prior to the building permit.**

Comment 16: The project site is located within the Priority/Primary Valley Bottom Aquifer (PVBA) Overlay District. Per §121-15.E.5.f provide calculations for the parcel's Natural Recharge per §121-15.F and the Consumption of Water §121-15.G. If Water Consumption exceeds Natural Recharge, provide information required per §121-15.E.3. **[Basic calculations have been provided. They should be expanded and clearly indicate natural recharge and consumption. As provided, they are considered incomplete]**



**Response 16: The natural recharge and consumption calculations have been revised and are attached to the end of this letter. As shown, the consumption (GPD) does not exceed the natural recharge (GPD), therefore, no further action is required.**

Comment 17: Future submittals should include landscaping and lighting plans and some visual analysis associated with the various Scenic Overlay Districts. **[Landscaping and lighting plans have been included in this submittal. There are some minor issues with the plans overall, we take no exception to their form and content. No visual analysis of impacts associated with the Scenic Overlays was provided.]**

**Response 17: The visual analysis associated with the Scenic Overlays is provided with the revised EAF. Additionally, proposed cross sections are included as an attachment to this response to comments.**

Comment 18: The following technical issues involving the plans have been identified:

- a. There is no legend on Sheet C1.00. There are various line types that require explanation
- b. C3.00, the overlay districts are not but not clearly shown or labelled on the plan
- c. C3.01, the first parking area is labelled as 17'. This does not meet the Town standard. There appears no reason that it is not 18' to match the next lot.
- d. C3.02, the drop off area should be signed and/or striped as a no parking area, drop off only.
- e. C3.03, the door locations on the structures are inconsistent with the elevations. Some form of barrier should be provided to restrict access to the gravel access drive around the ice rink. The turnaround at the entry gate should be paved and striped or signed as a no parking area. The width on the sidewalk along the ice rink should be labelled. The sidewalk and plaza that appear to be concrete should be labelled. The fenced area adjacent to the pool appears to be intended to be an outdoor pool. It should be shown and labelled. Details and perhaps an elevation should be provided for the raised deck, ramp, and stairs at the north end of the rink. No improvements or details are indicated for the fire department access road on the HVLC property. C3.04, the cistern is not shown
- f. C4.01, C4.02 & C4.04- several locations along the road need to be evaluated for guiderail
- g. C4.03 — There is an unidentified structure on the south side of the road out to Route 22, west of the gate that requires an explanation



- h. C5.02 — The plan should be evaluated, and all pipe sizes and valve locations indicated. Additional details will be required on the sanitary sewer pumping station with elevations if it is above ground like others on the Silo project. Is it the intent to install the water and sewer lines under the courts as currently routed?
- i. C5.03 — The cistern fill and withdrawal details are unclear.

**Response 18: The following are responses to the above listed technical issues:**

- a. **A legend has been added to sheet C1.00.**
- b. **The Scenic Visual Protection and Trail Visual Protection Overlay Zones have been added to sheet C3.00.**
- c. **The first parking area has been updated to be 18’.**
- d. **No parking, drop off only signs added.**
- e. **Doors will be coordinated with architectural plans prior to the building permit. A movable barrier will be provided to restrict access to the gravel drive around the Ice House. The turnaround area is proposed to be paved and a “No Parking” sign has been added. The proposed pool (by others) has been added and labeled, see sheet C3.03. The proposed raised deck, deck stairs, and deck ramp are to be designed by others. Plans and details of the proposed deck will be submitted prior to building permit approval. Details for the fire access road will be coordinated and provided prior to building permit approval.**
- f. **Guardrail has been added to portions of the drive.**
- g. **The structure is the existing garden shed, identified on sheet C3.04 and C4.04.**
- h. **Water & Sewer coordination is ongoing. Plans will be submitted prior to the building permit approval. Sewer pump station is to be designed by others. Plans are to be submitted prior to building permit approval and will be coordinated with the proposed design.**
- i. **Cistern to be filled using the stormwater runoff collected with the pipe network prior to the underground infiltration system. A vault with a pump will be installed prior to the underground infiltration system to pump runoff to the cistern. Please note, the irrigation system is to be designed by the irrigation contractor. Notes have been added to sheets C4.03 and C5.02. The cistern has been added to sheet C3.04.**



Mr. John Andrews  
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January 5, 2022  
Page 9



Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

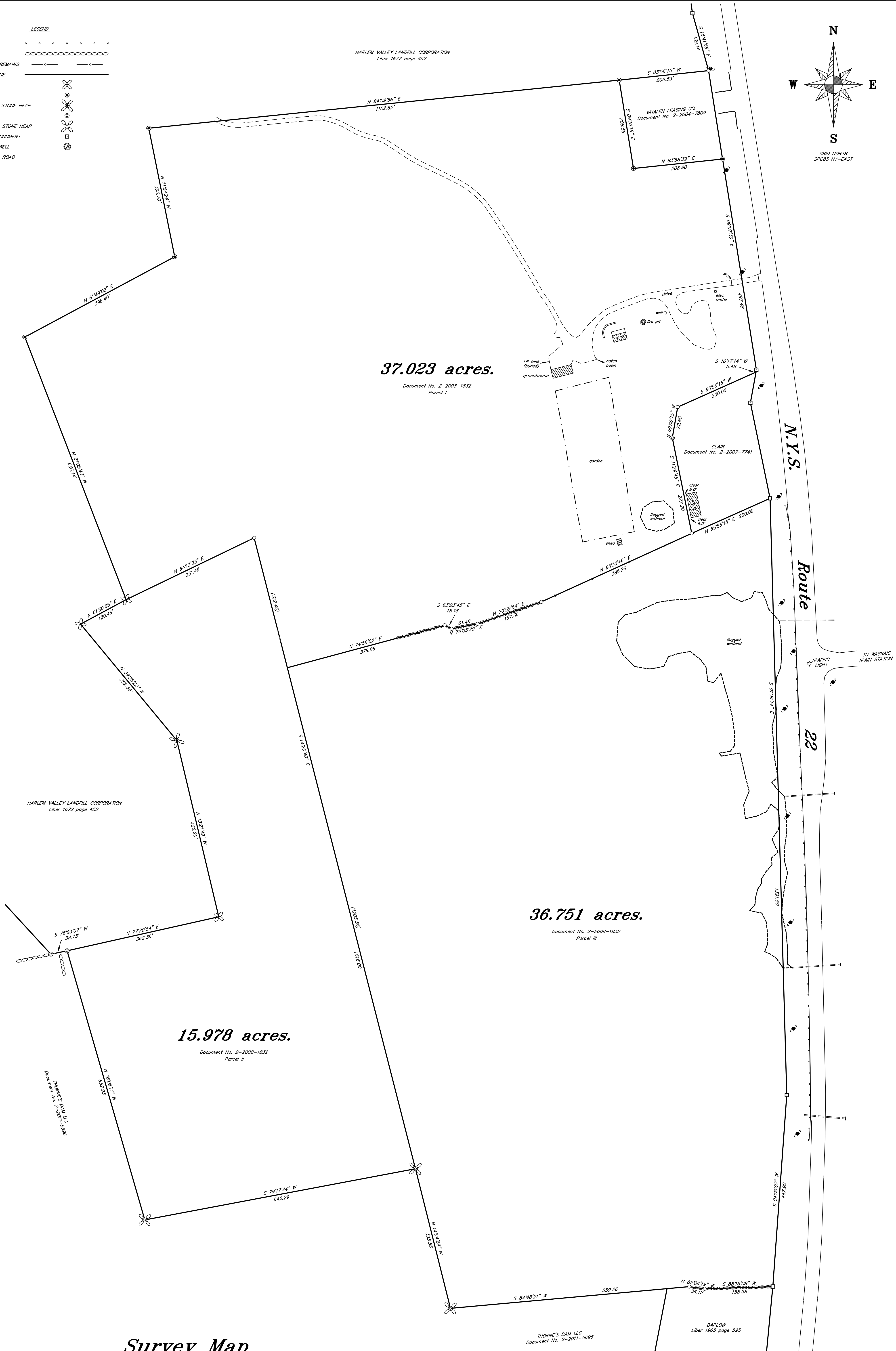
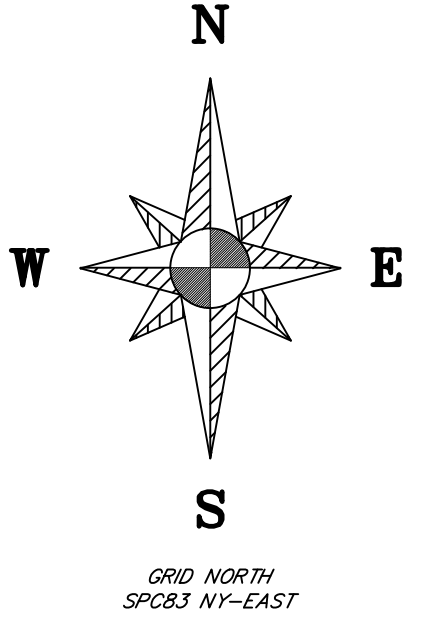
A handwritten signature in blue ink that reads "P.N. O'Leary".

Patrick N. O'Leary, P.E.

Senior Principal  
poleary@vhb.com

- LEGEND**
- GUARD RAIL
  - STONE WALL
  - WIRE FENCE REMAINS
  - PROPERTY LINE
  - STONE HEAP
  - IRON ROD
  - IRON ROD IN STONE HEAP
  - IRON PIPE
  - IRON PIPE IN STONE HEAP
  - CONCRETE MONUMENT
  - MONITORING WELL
  - OLD LOGGING ROAD

HARLEM VALLEY LANDFILL CORPORATION  
Liber 1672 page 452



**37.023 acres.**

Document No. 2-2008-1832  
Parcel I

**15.978 acres.**

Document No. 2-2008-1832  
Parcel II

**36.751 acres.**

Document No. 2-2008-1832  
Parcel III

**Survey Map**

prepared for

**SILAND COMMERCIAL, LLC**

Town of Amenia  
Scale 1"=100'

Dutchess County, New York  
July 6, 2006

UPDATED: AUGUST 22, 2013  
Improvements added: October 17, 2017

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE SEAL OF A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y.S. EDUCATION LAW  
ONLY COPIES OF THIS MAP BEARING AN ORIGINAL SEAL OF THE LAND SURVEYOR ARE VALID.

KIRK K. HORTON, L.S. 49854

KIRK HORTON, LAND SURVEYOR  
9 BROADWAY, AMENIA, NY 12501  
(845) 475-7829

**From:** Doug Corrow <dougcorrow@gmail.com>  
**Sent:** Tuesday, December 28, 2021 2:25 PM  
**To:** Emma Brewer  
**Cc:** Patrick O'Leary; Aaron Howard; chief2@ameniafiredistrict1.org; chief3@ameniafiredistrict1.org; Frank Minniti; john.snyder.jmht@gmail.com  
**Subject:** Re: [External] Re: Meeting Notes for Siland FD Review

Good afternoon, I looked over and agree with the changes that were made thank you

On Tue, Dec 28, 2021, 11:37 AM Emma Brewer <[ebrewer@vhb.com](mailto:ebrewer@vhb.com)> wrote:

Good Morning,

I am reaching out to follow up on the layout plan for the proposed Siland Recreation development. I have attached the updated layout plan with the changes, noted below, bubbled in red. We are requesting your concurrence with the updated plan, as the Town is requiring formal acceptance of the layout. Feel free to reach out if you have any questions.

Thanks,

**Emma Brewer**  
Civil/Site Designer

P 914.467.6629  
[www.vhb.com](http://www.vhb.com)

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**From:** Doug Corrow <[dougcorrow@gmail.com](mailto:dougcorrow@gmail.com)>  
**Sent:** Saturday, September 25, 2021 9:35:01 AM  
**To:** Patrick O'Leary <[poleary@VHB.com](mailto:poleary@VHB.com)>  
**Subject:** [External] Re: Meeting Notes for Siland FD Review

Thank you Patrick from meeting with us, our meeting was very informative. On behalf of myself and my deputy and assistant chiefs, we fully approve and agree to the plans with the changes you sent us in this email. It was a pleasure working with you. Wassaic Fire Chief Doug Corrow

On Thu, Sep 23, 2021, 1:49 PM Patrick O'Leary <[poleary@vhb.com](mailto:poleary@vhb.com)> wrote:

Wassaic and Amenia Fire Department Representatives,

On Monday (6:30 PM), September 20, 2021, VHB met with representatives of the Amenia and Wassaic Fire Departments at the Amenia Fire Station. The purpose of the meeting was to review the proposed Siland Recreational Area on the South Parcel, Route 22 in Amenia.

Amenia:

Aaron Howard

Matt Deister

Chris Howard

Wassaic:

Doug Corrow

Frank Minnitti

John Snyder

P.N. O'Leary (VHB) provided an overview of the proposed facility and uses.

In general, the respective fire departments did not see any major issues with the proposed plans, but requested the following items to facilitate insuring Fire Healthy and Safety protocols can be met in the future:

- Place 3 hydrants on site at locations identified on the attached sketch
- Provide access over dirt road on HVLA (see attached sketch)

- Coordinate Knox Boxes with Wassaic FD building permit
  
- Placement of mechanicals for field house at the Southwest Corner of the building (see attached sketch).

This email is intended to serve/demonstrate compliance with request of the respective fire departments prior to the appearance of Siland representatives at the Amenia Planning Board.

On behalf of Siland, we respectfully request your reply, noting agreement with the above information.

In addition, I would like to thank both fire departments for the time provided to review and discuss the plans, as well as, their comments and request that will ultimately promote health and safety for the users of the facility.

Regards,

**Patrick N. O'Leary, PE**  
Senior Principal

100 Motor Parkway  
Suite 350  
Hauppauge, NY 11788-5120  
**P** 860.807.4301 | **M** 860.428.6615 | **F** 631.813.2545  
poleary@vhb.com

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Senior Principal

100 Motor Parkway  
Suite 350  
Hauppauge, NY 11788-5120  
**P** 860.807.4301 | **M** 860.428.6615 | **F** 631.813.2545  
poleary@vhb.com

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VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. | [info@vhb.com](mailto:info@vhb.com)

**Siland Recreation Facility - Parcel Recharge Calculation**

The below parcel recharge and water consumption calculations are per Amenia Town Code Section 121-15, Subsections F & G:

Step 1: Determination of a parcel's natural recharge. The natural recharge rate for a parcel shall be determined by identifying the soil types on the property, classifying them by hydrologic soil groups (A through D, A/D and C/D), and applying a recharge rate of 20.2 inches/year for A and A/D soils, 14.7 inches/year for B soils, 7.6 inches/year for C and C/D soils, and 4.2 inches/year for D soils, and multiplying the recharge rate(s) by the number of acres in the parcel for each soil group.

Soil Group	Recharge Rate (in/yr)	Acres	Recharge (ac * in/yr)	Volume (GPD)
HSG A	20.2	12.33	249	18,528
HSG B	14.7	0	0	-
HSG C	7.6	21.28	162	12,031
HSG D	4.2	19.39	81	6,058
Total			492	36,617

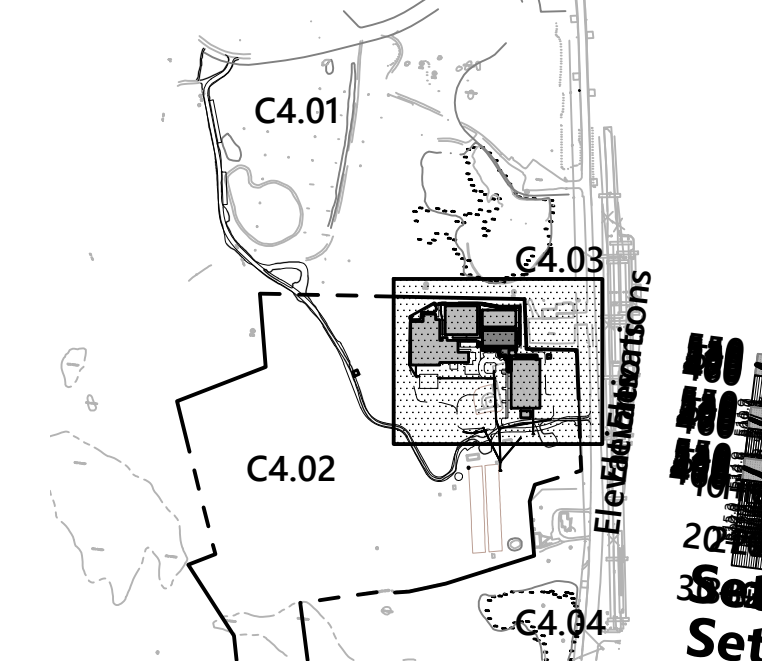
Step 2: Consumption of water. Water consumption is the net loss of liquid phase water through site activities, plus the water needed to dilute wastewater and other discharges to a concentration equal to 50% of the New York State Title 6, Part 703, groundwater standard. The following table establishes the method to calculate water consumption

Use			GPD	Dilution Factor	Consumption
Irrigated Land	0.42 Acres	x 4000	1684.94	1	1,685 GPD
Uses with surface water discharge	3.399 Acres	x 0.2	0.68	1	0.68 GPD
Residential	0	x 70	0	6	0 GPD
Nonresidential	4,640 GPD		4640	6	27,840 GPD
					29,526 GPD

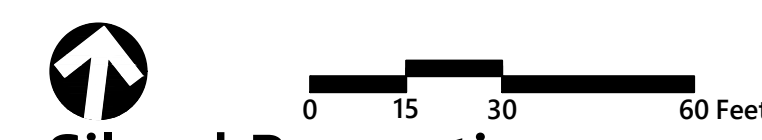
The parcel's natural recharge, as shown in step 1, is greater than the calculated consumption, from step 2. Therefore, no action is needed.



Engineering, Surveying,  
Landscape Architecture  
and Geology, PC  
50 Main Street  
Suite 360  
White Plains, NY 10606  
914.467.6600



Key  
Not To Scale



### Siland Recreation Facility

4651 Route 22, Town of Amenia  
Dutchess County, New York

No.	Revision	Date	Appvd.
1	TOWN COMMENTS	10/14/21	PHO
2	TOWN COMMENTS	01/05/22	PHO

Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Issued for: \_\_\_\_\_ Date: \_\_\_\_\_

Local Approvals July 8, 2021

Not Approved for Construction

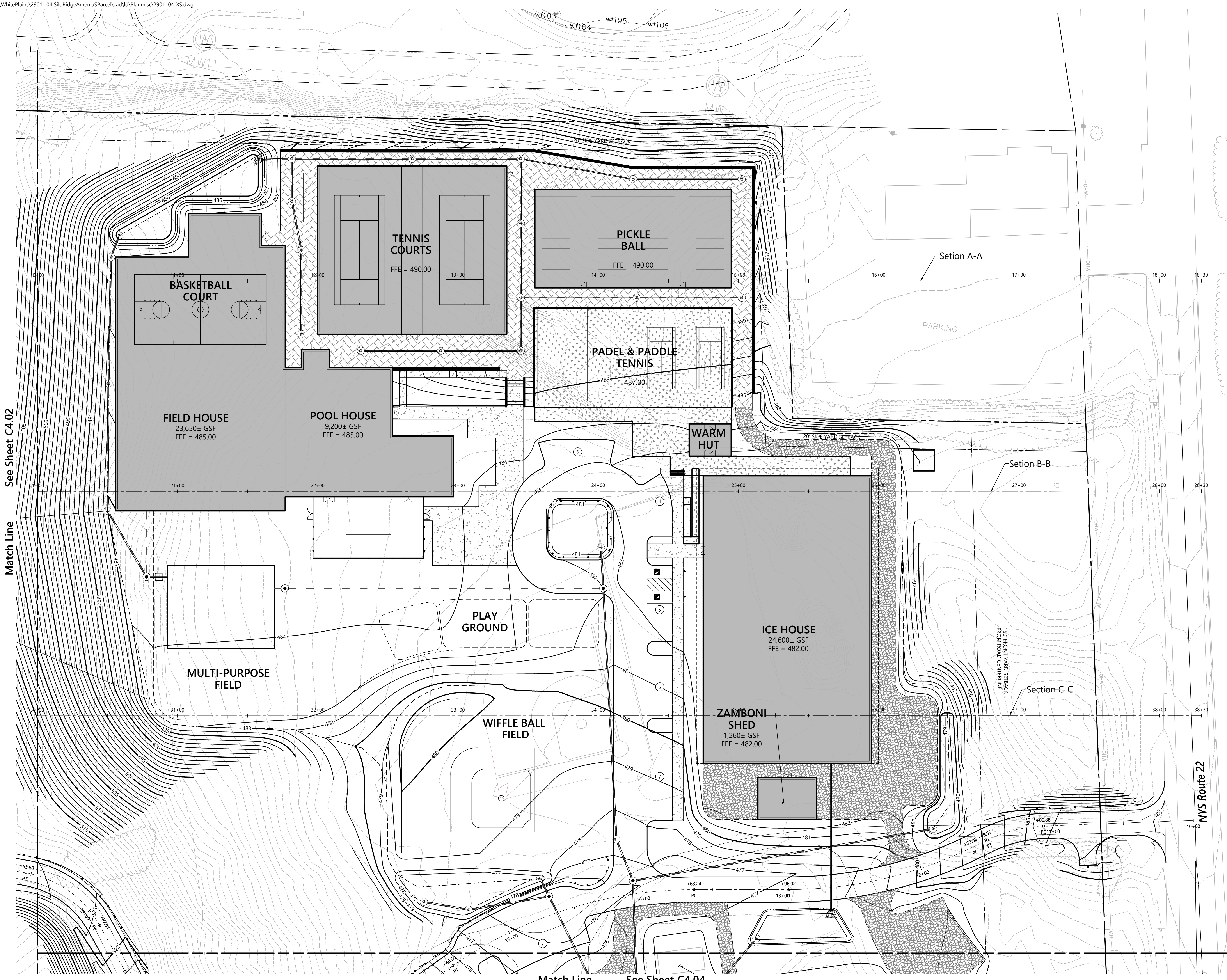
Plan View for Cross Sections

Drawing Number

# XS-1

Sheet 15 of 31

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.  
Project Number  
29011.04

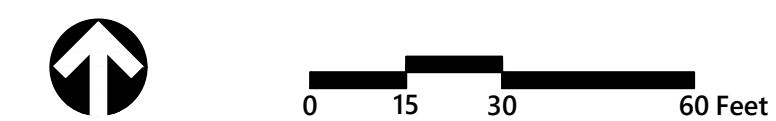
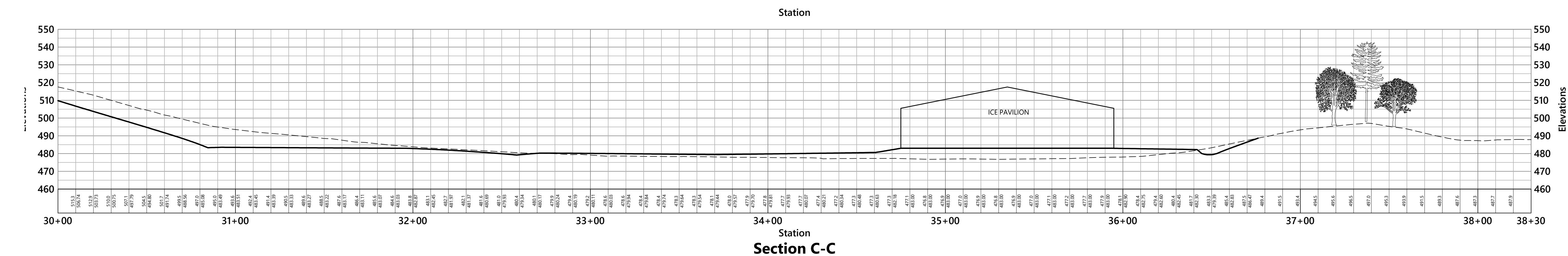
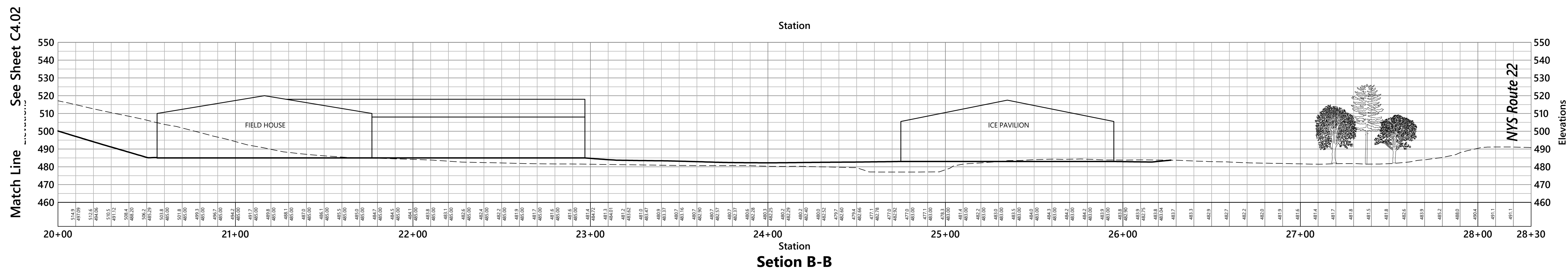
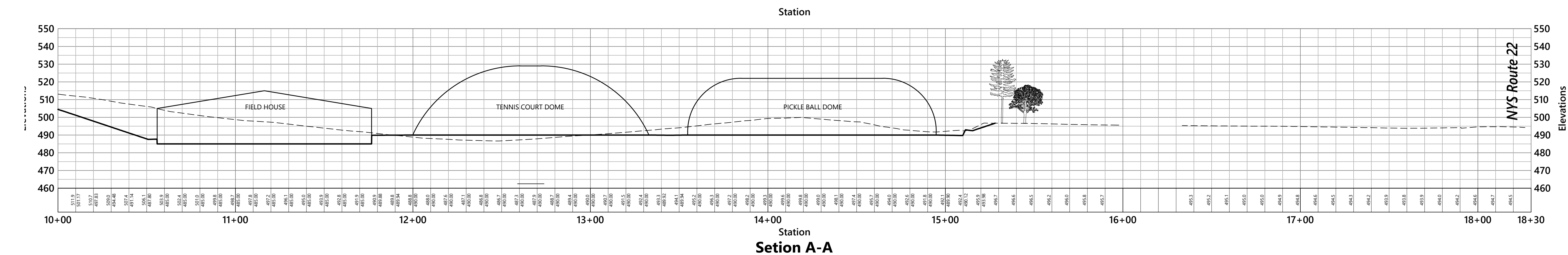


Match Line See Sheet C4.02

Match Line

Saved Tuesday, January 4, 2022 7:39:31 AM MBURDICK Plotted Tuesday, January 4, 2022 7:40:18 AM Michael Burdick

Match Line See Sheet C4.04



**Siland Recreation Facility**

4651 Route 22, Town of Amenia  
Dutchess County, New York

No.	Revision	Date	Appr'd.
1	TOWN COMMENTS	10/14/21	PHO
2	TOWN COMMENTS	01/05/22	PHO

Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Issued for: \_\_\_\_\_ Date: July 8, 2021

Local Approvals

Not Approved for Construction

**Grading and Drainage Plan**

Drawing Number

**XS-2**

Sheet of  
15 of 31

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER

Project Number  
29011.04

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