



COUNTY OF DUTCHESS
DEPARTMENT OF PLANNING AND DEVELOPMENT

December 8, 2021

To: Planning Board, Town of Amenia
Re: Referral # 21-338, Siland Recreational Facility
Parcel: 7066-00-910219, 4391 Route 22

The Dutchess County Department of Planning and Development has reviewed the submitted referral for countywide and intermunicipal impacts as outlined in General Municipal Law (Article 12B, §239-l/m).

ACTION

The Proposed Action consists of Site Plan Approval and a Special Permit to facilitate development of the Subject Property as a recreational amenity complex to be primarily leased to and serve the Silo Ridge Resort Community (the "Proposed Project").

The Proposed Project would consist of a 24,600± square foot (sf) icehouse which encompasses an ice rink; a 32,850± sf field/pool house containing a health center, pool, and indoor basketball court; tennis courts, pickleball courts, paddle tennis courts, and a warming hut to be located in the northeast corner of the Subject Property; a newly constructed wiffle ball field, playground, and multi-purpose fields; and a proposed sledding area to be located to the west of the field/pool house.

COMMENTS

The applicant states that the primary propose of the development is to serve as recreational amenity complex to be primarily leased to and serve the Silo Ridge Resort Community. However, the following statement is also included, "The recreational complex may also be made available by reservation to local not-for-profit organizations to conduct charitable events."

The application continues, "Use of the facility would be controlled based on parking availability, which would be limited to not more than 75 vehicles on-site at any given time." However, the application later states, "The Subject Property would have approximately 38 on-site parking spaces designed for both vehicles and golf cart parking." There is also a gravel parking area shown with an indeterminant number of spaces. This would appear to be a contradiction.

In the included **Siland Backyard Sports Center Operating Plan**, there are the following two statements

Under Member-sponsored Group Events:

Sponsoring members shall bear the responsibility to arrange for traffic control and parking services for any events that exceed the designed parking allotments.

Under Overflow Parking

Sponsoring civic groups hosting functions at the Backyard shall bear the responsibility to arrange for traffic control and parking services for any events that exceed the designed parking allotments.

These statements clearly indicate the difficulty reviewing this application which is intended to approve a facility to be used as an amenity to the adjacent Silo Ridge Resort Community, while also allowing it to be used to conduct special events for Member-sponsored Group events and civic group functions that will require traffic control and parking services.

One way to approach this application would be to approve the facility as a recreational amenity complex for the Silo Ridge Resort Community with the caveat that for any special events either for Member-sponsored Group events or civic group functions a Special Event Permit would be required by the Town of Amenia. The Special Event permit would review the need for traffic control and parking services provided by the event sponsors and any additional coverage by emergency services required, since these events would involve a significant number of non-residents entering the property.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP
Commissioner
By



Brad Barclay
Senior Planner