



TOWN OF AMENIA

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TOWN OF AMENIA PLANNING BOARD

Resolution # 14 for 2025

June 25, 2025

Resolution Determining SEQRA Consistency

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 (the "Project"); and

WHEREAS, on July 29, 2015, pursuant to Zoning Code §§ 121-18 and 121-65, the Planning Board adopted Resolution 12 of 2015 approving the Phase 1 Site Plan for the Project which included, among other things, approval of thirteen (13) townhomes on separate lots; 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 plat 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 (last revised February 8, 2016) (the "Final Subdivision Approval"). The Final Subdivision Approval authorized the thirteen (13) townhome lots; and

WHEREAS, prior to adopting those two resolutions, on July 29, 2015, the Planning Board adopted an Amended and Restated Findings Statement (with mitigation measures) for the Project under the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, pursuant to Zoning Code and the Subdivision Law, the Applicant has applied to the Planning Board for amended subdivision and site plan approvals to replace the thirteen approved townhomes and lots with ten condominiums on one lot (the "Proposed Amendment") in the same location as previously approved for the townhomes, with a net decrease in bedrooms from 52 to 25; and

WHEREAS, the Applicant provided a proposed SEQRA Consistency Statement to the Planning Board to demonstrate that the Proposed Amendment will not result in any new or different environmental impacts than the thirteen previously approved townhomes; and

WHEREAS, the Planning Board's engineer has concurred with the Applicant's assessment that the Proposed Amendment will not result in any new or different environmental impacts than the thirteen previously-approved townhomes; and

WHEREAS, the Planning Board's review of the Proposed Amendment indicates that it will result in substantially less assessed taxable value for the lands involved in the Proposed Amendment as compared to the Project; and

WHEREAS, pursuant to NYS Town Law, the Planning Board must make a SEQRA determination for the Proposed Amendment prior to opening the public hearing on the Proposed Amendment prior to opening a public hearing on the amended subdivision proposal.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby determines that the Proposed Amendment is consistent with the previously adopted 2015 SEQRA Amended and Restated Findings Statement adopted by the Planning Board and that no further SEQRA review of the Proposed Amendment is required, subject only to the Applicant providing additional information to the Planning Board about the potential fiscal impact of the Proposed Amendment as compared to the Project; and

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be filed in the office of the Town of Amenia Town Clerk within five (5) days of the date of this Resolution, and shall be mailed to the Applicant within the same five (5) day period; and

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

Motion By: *Nina Peck*

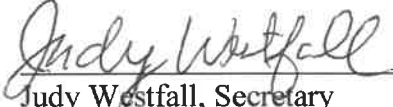
Second By: *Ken Topolsky*

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

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Robert Boyles, Jr. Chairperson	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Nina Peak Deputy Chairperson	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Lyzzette Bullock	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
James Walsh	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Walter Dietrich	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>
Kenneth Topolsky	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Jamie Vitiello	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>

Dated: June 25, 2025
Amenia, New York

Voted certified by:


Judy Westfall, Secretary
Town of Amenia Planning Board