

## FOR IMMEDIATE RELEASE

### SILO RIDGE PLANS MOVE FORWARD WITH AMENIA PLANNING BOARD

#### *Several Updates to Proposal To Be Presented Prior to Public Review*

**AMENIA, N.Y. (August 14, 2007)** – Representatives of Millbrook Ventures, the development arm of the Silo Ridge Community Resort, met Thursday with the Planning Board to discuss the Draft Environmental Impact Statement (DEIS) for the proposed 670-acre community.

The proposed residential resort community would include 359 single-family, townhouse and condominium residences as well as a 300-unit condominium-style hotel, spa, restaurants and a new golf course.

In response to several questions raised by Planning Board members, Millbrook Ventures will be making the following revisions to the DEIS:

- The development's architect will be providing written descriptions and images to better illustrate the architectural style of the planned residential and resort community;
- The project's engineers will provide a revised visual analysis for the original Proposed Plan using 50mm photography so it is in the same format as the new Traditional Neighborhood Alternative Plans' visual analysis.
- The development's engineer will also provide editorial detail beyond what is already stated in the DEIS regarding a reduced scale development alternative.
- Several just-finalized habitat study reports will be added to the DEIS, as has been planned from the development's inception; and
- Fire District Commissioner Richard Howard will be added to the DEIS interested agency list.

Millbrook Ventures representatives and architects will present the architectural vision for the community during a Planning Board workshop meeting on Aug. 30 at Town Hall. Once the DEIS is approved by the Planning Board, a public review process will begin.

The goals of the changes to the DEIS is to make the document more understandable to the public and to incorporate new information.

“The plans for the community have gone through some changes since the Planning Board review process was started two years ago,” said Millbrook Ventures Chief Operating Officer Robert Caeners. “We have followed the previous recommendations of the Board by keeping the original development plan in the DEIS as the Proposed Plan. The new



master plan is in the Traditional Neighborhood Alternative section. The document is rather lengthy, but we are committed to working with the Board to create a DEIS that can be easily understood by the public.”

Initial plans for the property called for a more spread out development than is currently envisioned. “The current proposal is better suited to the community from an environmental, pedestrian and aesthetic perspective,” Caeners added. The design creates small neighborhoods on the property where homes are clustered, producing large pockets of green space including a 230-acre wooded ridge at the western edge of the property that will remain undeveloped.

“We wanted to protect large pockets of open space for the community to enjoy,” Caeners said. “The new plan creates a more pedestrian friendly neighborhood by clustering more of the homes into the resort core, which is the intent of the Traditional Neighborhood Alternative.”

There also was some discussion during the meeting regarding the local fire company’s ability to handle an emergency at a multiple story building such as a hotel. “These are issues that are usually addressed by the Planning Board after the DEIS stage has been completed and we are committed to working with the town to address all safety concerns at the appropriate time,” Caeners said.

The proposed residential resort community would consist of a maximum of 359 homes with a mix of single-family, townhouse and condominium residences. U.S. Open and British Open champion Ernie Els will redesign the existing 170-acre Silo Ridge Country Club golf course – the first U.S. championship course designed by the pro golfer. A planned five star-resort hotel will include 300 condominium-style suites, conference and banquet facilities, recreational facilities and restaurants. A spa will offer the full scope of wellness services.

The development, which has been discussed with the town for the last four years, is expected to increase annual local tax revenue by over \$5 million and increase yearly spending for services by over \$4.3 million.

Millbrook Ventures has announced that as part of the development it plans to donate a wastewater treatment facility to Amenia – an approximate value of \$7 million. Under the plan, Millbrook Ventures will construct the facility and donate the facility and the land it is built on to the town of Amenia. The wastewater treatment facility will not only serve the proposed resort, but also have sufficient capacity to help the town create a sewer system to allow for the long-desired expansion of the Amenia business district, enhancing the local economy.



The resort will also include a village green with an ice skating rink surrounded with shops and a restaurant, a vineyard with a boutique restaurant and an organic farm to supply fresh produce to resort restaurants. An existing nearby equestrian center will offer expanded services as well. Currently there is direct train service from Grand Central Terminal in Manhattan to the adjacent Wassaic Metro North Train Station. Additionally there are plans underway to provide private train service as well as a shuttle service for guests to get back and forth to the resort as well to town minimizing the need for automobiles. Such plans could include private luxury cars with dining services and other amenities.

### **About Millbrook Ventures LLC**

Millbrook Ventures LLC is a company created with the goal of developing unique healthy lifestyle communities in close proximity to metropolitan areas. The first New York development is Silo Ridge, a unique property located in Amenia in Dutchess County, 90 miles north of Manhattan. Millbrook Ventures manages the design, entitlements, budgeting, construction and financing required for making the developments feasible, marketable and profitable. The company is managed by an executive team with experience in real estate development and construction and nationally respected consultants that are knowledgeable about condominium hotels, product development, capital financing, marketing and entitlements law. For more information on Millbrook Ventures, please call 561-746-1341.



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