

Appendix 1

Adopted Final DEIS Scoping Document Including:

**Conceptual Future Buildout Analysis (as Appendix A)
2025 Draft Declaration (as Appendix B)**

FINAL SCOPE
for
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
for

KEANE STUD SUBDIVISION

TOWN OF AMENIA, DUTCHESS COUNTY, NEW YORK

Proposed: September 25, 2025

Adopted: December 10, 2025

Lead Agency: Town of Amenia Planning Board

SEQRA Classification: Type 1 Action

Lead Agency Contact Person:

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Introduction

Pursuant to the New York State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations in 6 NYCRR Part 617 (collectively, “SEQRA”), the Town of Amenia Planning Board (the “Planning Board”) has determined that an environmental impact statement (“EIS”) must be prepared for an application by SL Keane Stud, LLC (“Applicant”) to subdivide ±605.7 acres of land located partially along Old Route 22 and partially along Depot Hill Road in the Town of Amenia, New York into a total of twenty-seven (27) lots (the “Subdivision”) as further described below. Twenty-three (23) of the lots created will be offered for sale for residential development. Accordingly, for purposes of SEQRA, the Proposed Action that the EIS will study consists of the potential significant adverse impacts of the Subdivision and the conceptual residential build-out of up to 23 lots (the “Conceptual Residential Build-out”).

Pursuant to SEQRA’s regulations, the Planning Board has conducted a Scoping Process to identify and focus on the potential significant adverse impacts that may occur as a result of the Proposed Action that must be addressed in the EIS. Through its Scoping Process, the Planning Board has also eliminated consideration of those potential impacts from the Proposed Action that are irrelevant or not significant and that do not need to be addressed in the EIS, except to the extent that they are reasonably related to the potentially significant adverse impacts that must be evaluated

in the EIS. Based upon this adopted Final Scope, the Applicant shall be responsible for preparing a Draft EIS (“DEIS”) for the Proposed Action for the Planning Board’s review.

In making its determination to require an EIS, the Planning Board identified visual impacts, inconsistency with community plans and impacts on community character as potentially significant adverse impacts that may occur as a result of the Proposed Action and that must be addressed in the DEIS. The Scoping Process has provided an opportunity for other agencies and the public, through the review of the Draft Scope, to assist the Planning Board in its identification of any other potentially significant adverse impacts that should be addressed in the EIS. Through public input and the Scoping Process, the Planning Board has identified impacts to agricultural resources as an additional potentially significant adverse impact that may result from the Proposed Action that must be addressed in the DEIS.

The DEIS prepared by the Applicant shall include the contents required by 6 NYCRR § 617.9(b). Relevant SEQRA guidance from the New York State Department of Environmental Conservation (“NYSDEC”) shall also be followed, including but not limited to Chapter 5 of the 2020 SEQRA Handbook regarding the preparation of EISs. As required by 6 NYCRR § 617.8, this Final Scope includes:

- (1) A brief description of the Proposed Action;
- (2) The potentially significant adverse impacts identified by the Planning Board, including an identification of those particular aspect(s) of the environmental setting that may be impacted;
- (3) the extent and quality of information needed for the Applicant to adequately address each impact, including an identification of relevant existing information, and required new information, as well as the required methodology(ies) for obtaining new information;
- (4) An initial identification of mitigation measures;
- (5) The reasonable alternatives to be considered;
- (6) An identification of the information or data that should be included in an appendix rather than the body of the DEIS; and
- (7) A brief description of the prominent issues that were considered in the review of the Environmental Assessment Form or raised during scoping, or both, and determined to be neither relevant nor environmentally significant and the reasons why those issues were not included in the Final Scope.

(1) Brief Description of Proposed Action

As described above, the Proposed Action that the DEIS must address includes the proposed *Subdivision* and the *Conceptual Residential Build-out* of 23 of the 27 lots that would be created by the subdivision. While fewer residences may be constructed as a result of the combination of lots by purchasers and the timing of any full build-out is uncertain, for purposes of SEQRA review in the DEIS, the Applicant shall evaluate the impacts of a reasonable worst-case scenario of the Conceptual Residential Build-out of all 23 lots proposed for residential development at the same time.

Project Site

The Project Site for the Proposed Action is located in Dutchess County Agricultural District # 21 and consists of approximately 605.7 acres in two (2) existing lots identified as tax parcel numbers 132000-7166-00-403720 and 132000-7167-00-212034, located partially along Old Route 22 and

partially along Depot Hill Road in the Town of Amenia, NY (See Figure 1). The Site is currently used for and improved with existing residential buildings, equestrian facilities, paddocks, and other agricultural uses, and surrounded by low density residential and agricultural uses (See Figure 2). The northwestern area of the Site, as well as portions of the eastern and southern areas of the Site, are farmed for row crops (See Figure 3). The southwest portion of the Site is used for equestrian uses, including a large paddock and various equestrian buildings. The eastern portion of the Site, as well as the perimeter along the south, are dominated by forest land, with areas of brush interspersed. There are a few ponds on the Project Site, as well as a larger wetland area in the northwest corner of the Site. Portions of the Site contain Prime Agricultural soils and Soils of Statewide Importance (See Figure 4). The Site ranges in elevation from approximately 514' to approximately 1,226'. There are areas of steep slopes on the Site, primarily in the eastern, forested, portion of the Site (See Figure 5).

The Project Site is located within the Town of Amenia's Rural Residential "RR" and Rural Agricultural "RA" zoning districts. Portions of the Site are within the Scenic Protection Overlay District ("SPO"), the Stream Corridor Overlay District ("SCO"), the Resort Development Overlay District ("RDO"), and the Aquifer Overlay District ("AQO") (See Figures 6a – 6e regarding Zoning).

Subdivision

The Subdivision involves the creation of the following lots from the lands comprising the Project Site:

- Twenty-Three (23) residential-agricultural lots (designated as Lots 1 – 23 on the Application);
- Two (2) existing equestrian lots (agricultural uses to remain) (Lots K-1 and K-2); and,
- Two (2) forest conservation lots (to be preserved) (Lots F-1 & F-2).

The proposed Subdivision is shown in Figure 7.

The Subdivision includes the development of three (3) "Rural Lanes," as defined by the Town of Amenia Zoning Law (the "Zoning Law"), equestrian trails, landscaping, and stormwater management practices. No other development of the Site or other construction activity is proposed by the Applicant. The Applicant proposes to record a "Declaration of Covenants and Restrictions" (the "Declaration") against the entire Site, which would restrict future residential development of Lots 1-23 outside of defined building envelopes, prohibit residential development on Lots K-1 and K-2, and prohibit any development of Lots F-1 and F-2. The areas proposed by the Applicant to be conserved by the Declaration are shown in Figure 8. The Applicant also proposes, as a condition of approval, to create a homeowner's association that would maintain the private roads (i.e., Rural Lanes) and enforce the Declaration.

Conceptual Residential Build-out

For purposes of evaluation in the DEIS, the Conceptual Residential Build-out includes the construction of homes and associated development on the 23 lots proposed for residential development and agricultural use. The SEQRA review of the Conceptual Residential Build-out includes the homes and all of the development on each individual lot described in the attachment to the August 25, 2025 memorandum from George Janes (the "Janes Memorandum"). The attachment to the Janes Memorandum, which was proposed by the Applicant and considered by

the Planning Board, provides the Conceptual Residential Build-out for the Subdivision that will be evaluated in the DEIS. The Conceptual Residential Build-out is intended to be a reasonable worst-case scenario that would be subject to the restrictions provided by the Declaration and to future Planning Board lot-by-lot site plan review and, as necessary, further SEQRA review. A copy of the Janes Memorandum and its attachments is included as Appendix A.

Accordingly, the DEIS shall include the above and following information describing the Project Site and Proposed Action as follows:

1. Location and Site Definition – Identify and describe the Project Site in text and graphics. Include local and regional geographic descriptors, tax map designations, size of parcels included in the Proposed Action, existing zoning designations, adjoining streets, and land uses on-Site and proximate to the Site.
2. Subdivision – Describe the Subdivision in text and illustrative, graphical depictions in the Chapter, with full-size, detailed drawings of the Subdivision included as an appendix. Indicate size and potential future use of the Lots, including lots or other property, if any, proposed to be owned by a future homeowner’s association (“HOA”). Describe and illustrate the location of new or improved access roads within the Subdivision (i.e., Rural Lanes), as well as other improvements (e.g., equestrian trails, landscaping, stormwater management) that are proposed as part of the Subdivision. The subdivision description should include a summary table for every lot within the subdivision and applicable limitations described in the Declaration, including the maximum height and footprint of the primary and secondary residence; the footprint and height of all other structures, such as non-agricultural accessory buildings, equestrian facilities, and gazebos; required tree plantings; patio and deck areas; and recreational amenities permitted on each lot, including pools and sports courts. The purpose of this table is to present the full potential build-out of each lot in a clear, consistent format.
3. Conceptual Residential Build-Out – Describe in text and graphics the reasonable worst-case build-out scenario based upon the Janes Memorandum, its attachments and other relevant information provided by the Applicant.

(2) The potentially significant adverse impacts identified by the Planning Board

Through its review of the potential impacts of the Proposed Action, the Planning Board has identified (1) Visual Impacts; (2) Inconsistency with Community Plans; (3) Impacts on Community Character; and (4) Impacts to Agricultural Resources as four potentially significant adverse impacts to be addressed in the EIS. The aspects of particular concern to the Planning Board with respect to the first three issues are the potential visual impacts of the Proposed Action from publicly accessible viewpoints, including but not limited to the Artisan’s Park Overlook along U.S. Route 44 on DeLavernge Hill. For inconsistency with Community Plans and Community Character and Impacts to Agricultural Resources, the aspects of these impacts to be considered in the EIS also include the proposed fragmentation of large areas of intact farmland into smaller agricultural-residential lots. With respect to Community Character, the DEIS should include consideration of the Proposed Action’s impact on the Town of Amenia’s character, as well as on the character of the Project Site and adjoining land uses, and should include consideration of reasonably related impacts, including but not limited to traffic and lighting, that may result from the Proposed Action.

(3) The extent and quality of information needed for the Applicant to adequately address each impact, including an identification of relevant existing information and required new information, including the required methodology(ies) for obtaining new information

The DEIS shall address the following potential significant adverse impacts from the Proposed Action, including reasonably related impacts, and shall be organized as follows:

Visual Impacts

The Applicant will undertake a visual impact assessment (“VIA”) consistent with the Janes Memorandum and its attachments, the report of which shall be included as an Appendix to the EIS. The VIA shall be undertaken from the locations previously selected by the Planning Board (See Figure 9) and consistent with the methodology referenced in the Janes Memorandum, which shall be based upon leaf-off conditions.

The organization of the analysis of Visual Impacts in the DEIS shall be as follows:

- A. *Introduction and Summary of Findings.* Summarize the key findings of the VIA impact analysis, including an initial identification of visual impacts that cannot be avoided or mitigated. Discuss measures proposed to mitigate potentially significant adverse impacts identified to visual resources including but not limited to vegetative buffering and restrictions on development.
- B. *Existing Conditions.* Using text and photographs, describe the existing visual character of the Project Site separately and within the context of the viewsheds of each of the viewpoints provided in Figure 9 attached hereto (collectively, the “Visual Study Area”). On- and off-Site structures, landforms, topography, vegetative/tree cover, and illumination patterns within the same or surrounding viewshed should be described so that the predominant architectural scale and visual character of the Visual Study Area is properly identified and characterized. Describe any designations of visual or aesthetic significance that have been associated with the Project Site. Identify, illustrate, and describe significant views into the Project Site from the publicly accessible viewpoints within the Visual Study Area. The viewpoints include views from designated visual or aesthetic resources, as well as from viewpoints of prominence associated with daily, recreational, or tourism-based activities.
- C. *Future Without the Proposed Action.* Describe and illustrate any known changes in the visual character of the Project Site and the Visual Study Area in the future, without the Proposed Action.
- D. *Future With the Proposed Action.* Analyze the impact of the Conceptual Residential Build-Out scenario on the visual character described above. Based on photosimulations from the viewpoints identified on Figure 9, describe and visually demonstrate the changes to the views into the Site from the Visual Study Area as a result of the Conceptual Residential Build-Out. Assessment of impacts shall be based on the NYSDEC Program Policy Document “Assessing and Mitigating Visual and Aesthetic Impacts,” dated December 13, 2019 (“NYSDEC Visual Guide”).
- E. *Mitigation.* Considering mitigation measures outlined in the NYSDEC Visual Guide, describe measures to avoid, minimize, or mitigate adverse impacts from the Proposed Action. Additionally, the DEIS shall discuss elements of the Declaration and changes to the Proposed Action made by the Applicant in response to Planning

Board comments on the Conservation Analysis previously prepared by the Applicant, as well as any additional mitigation measures proposed to mitigate potentially significant adverse impacts identified to visual resources.

Community Plans

The DEIS shall analyze the Proposed Action's consistency with community zoning and plans and shall include all plans considered and discussed as an Appendix to the DEIS. This section of the DEIS shall be organized as follows:

- A. *Introduction and Summary of Findings.* Summarize the key findings of the consistency of the Proposed Action with community plans, including an identification of inconsistencies that cannot be avoided or mitigated. Identify mitigation measures proposed to mitigate potentially significant inconsistencies with community plans.
- B. *Use of Land*
 - 1. Existing Conditions. Using text, photographs, and maps, describe the existing land uses on the Project Site and within 1,500 feet of the Site ("Community Study Area"). Describe generally the composition, percentages and distribution of existing land uses in the Town of Amenia.
 - 2. Future Without the Proposed Action. Describe any known changes in land uses that are expected to occur on Community Study Area in the future without the Proposed Action.
 - 3. Future With the Proposed Action. Describe the changes in use that would occur on the Site with the Proposed Action.
 - 4. Mitigation. Describe proposed measures to avoid, minimize, or mitigate any adverse impacts.
- C. *Zoning*
 - 1. Describe, using text and maps, the existing zoning of the Site as well as the principal use, dimensional and bulk requirements thereof. Describe generally the overall zoning for the Town of Amenia and the percentages of land in various zoning districts.
 - 2. Future Without the Proposed Action. Describe known changes to zoning involving the Community Study Area that are expected to occur in the future without the Proposed Action.
 - 3. Future With the Proposed Action. Analyze the consistency of the Proposed Action with the Site's zoning.
 - 4. Mitigation. Describe proposed measures to avoid, minimize, or mitigate any adverse impacts, including but not limited to any proposed restrictions on potential future development of the Site if the Proposed Action were approved.
- D. *Community Plans*
 - 1. Describe policies and resources relevant to the Proposed Action from the following sources:
 - a. Town of Amenia Comprehensive Plan;
 - b. Greenway Connections: Greenway Compact Program and Guides for Dutchess County Communities;

- c. Dutchess County Agricultural and Farmland Protection Plan;
 - d. Chapter 9 of the 2011 Dutchess County Natural Resources Inventory;
 - e. Dutchess County Historical Resource Survey;
 - f. Dutchess County Environmental Mapper;
 - g. Dutchess County Aerial Access; and
 - h. Cornell Cooperative Extension, Dutchess County, 2022 Agricultural Profile for Amenia.
2. *Future With the Proposed Action.* Analyze the consistency of the Proposed Action with the relevant policies described above. The discussion should integrate the historical aspects of the community and associated viewsheds with farmland and environmental protection.
 3. *Mitigation.* Describe proposed measures to avoid, minimize, or mitigate any adverse impacts.

Agricultural Resources

The DEIS shall provide an analysis of the potential impacts of the Proposed Action on agricultural uses on the Project Site, including the ability of the Site to be used for agricultural activities in the future and a comparison of the potential for productive farming uses of the Site under existing conditions as compared to the Proposed Action. In preparing this section of the DEIS, consultation with, or reference to, relevant resources from state, county, local and other experts (e.g., Cornell Cooperative Extension) is required and shall be referenced or discussed as appropriate. The DEIS shall be organized as follows:

- A. *Introduction and Summary of Findings.* Summarize the key findings of the analysis.
- B. *Existing Conditions.* Using text, photographs, and maps, describe the historical and current agricultural uses on the Site, including details about the status of current uses. Describe in text, tables, and figures, the area and locations of Prime Agricultural Soils and Soils of Statewide Importance on the Site. Describe the agricultural uses within the Town as a whole, and estimate the acreage devoted to such uses.
- C. *Future Without the Proposed Action.* Describe known and potential future changes in the agricultural uses on the Site in the absence of the Proposed Action. Using data from published Town, County, and/or State sources, discuss general trends in agricultural uses in the Town and region. Reference and discuss relevant Community Plans and goals for the lands including the Project Site.
- D. *Future With the Proposed Action.* Describe the direct impacts to Prime Farmland Soils and Soils of Statewide Importance that would result from the Proposed Action, as well as from the Future Build-Out Scenario. Analyze the impacts to current and potential future agricultural use of the Site from the Proposed Action and the Future Build-Out Scenario, including as a result of the proposed new roads and the subdivision of the current parcel of land into individually owned separate lots with separately-owned, smaller tracts of land proposed for agricultural uses. Analyze the potential indirect impacts of the Proposed Action and the Future Build-Out Scenario with any other known current or future losses of agricultural uses in the Town.

- E. *Mitigation* Describe any strategies, control measures, or management plans used to encourage or require such sustained agricultural uses. Discuss potential strategies, control measures or management plans intended to encourage or require agricultural uses of the lands intended for such uses on the Project Site. Describe proposed measures to avoid, minimize, or mitigate any adverse impacts.

Community Character

The DEIS shall analyze the Proposed Action's consistency with the Town of Amenia's existing and planned community character. This section of the EIS shall be organized as follows:

- A. *Introduction and Summary of Findings.* Summarize the key findings of the analysis.
- B. *Existing Conditions.* Using text, photographs, and maps, describe generally the existing character of the Town of Amenia as described in reference to Community Plans above. Using text, photographs, and maps, describe the existing character of the Community Study Area, including a description of both natural and man-made features, such as the visual landscape, buildings, their uses, and existing uses of the balance of lands included. Existing information previously provided by the Applicant with respect to the potential impacts of the Proposed Action shall be included in an Appendix and referenced as appropriate. References to the VIA and local plans provided in Appendices to the DEIS shall be provided, as appropriate.
- C. *Future With the Proposed Action.* Analyze the changes between the existing character of the Community Study Area and adjoining land uses and its potential condition after the Proposed Action reaches full build-out. Discuss potential impacts on the character of this area from the Proposed Action, including but not limited to changes to the intensity, nature and visual qualities of existing land uses, traffic, public services, and other aesthetic qualities (including lighting). Separately, analyze differences between the existing character of the Town and its potential condition after the Proposed Action reaches full build-out, referencing relevant information from Community Plans and other sections of the DEIS above. For both comparisons, identify potentially significant impacts to existing community character, including reasonably related impacts, such as those that could cause an adverse change in the environment, a substantial change in land use, or a conflict with adopted community plans.
- D. *Mitigation.* Identify proposed measures to avoid, minimize, or mitigate impacts to community character, including reasonably related impacts, that may result from the Proposed Action.

(4) An initial identification of mitigation measures

The DEIS shall provide an objective and detailed discussion and analysis of the mitigation measures proposed to avoid and/or minimize the potentially significant adverse impacts required to be evaluated in the DEIS. This discussion and analysis shall include discussion of the changes to the Proposed Action that have occurred since the application was submitted in response to Planning Board review during the Conservation Analysis, a detailed discussion of the conservation and open space areas proposed, and reference to restrictions on the future development of lands comprising the Project Site in the proposed Declaration. It shall also include discussion and analysis of any additional measures to reduce the potential for visual impacts from the Proposed

Action. Any proposed mitigation measures to encourage or require agricultural uses of the lands involved in the Proposed Action shall be discussed and analyzed. Finally, mitigation measures proposed to minimize impacts related to community character shall be discussed and analyzed.

(5) The reasonable alternatives to be considered

SEQRA requires a description and evaluation in the DEIS of the range of reasonable alternatives to the Proposed Action that are feasible, considering the objectives and capabilities of the Applicant. The description and evaluation of each alternative must be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed. For purposes of the EIS and the potential for visual impacts, this will require the preparation of a reasonable range of visual simulations for each alternative considered. The range of alternatives must include the No-Action alternative. The No-Action alternative discussion should evaluate the adverse or beneficial site changes that are likely to occur in the reasonably foreseeable future, in the absence of the Proposed Action. The range of alternatives to be described and evaluated by the Applicant in the EIS shall include:

- A. *The No-Action scenario (the “No-Action Alternative”).* This alternative analyzes the potential environmental impacts of the Proposed Action not being undertaken.
- B. *Conservation Subdivision scenario (the “Conservation Subdivision Alternative”).* This alternative is a cluster Conservation Subdivision with the same number or more of lots than the Proposed Action that would use topography and other natural features to minimize visual impacts and leave substantial open spaces for agricultural use in the viewshed. This Conservation Subdivision Alternative would cluster homes in several places within the viewshed, the locations of which would be determined by the areas that would have the smallest impact on the viewshed.
- C. *A Resort Development Overlay scenario (the “RDO Alternative”).* This alternative would minimize the visual impacts of future residential build-out by maximizing the open space of the viewshed. This alternative would create a small hamlet-sized development area designed in accordance with Resort Development Overlay Zoning District regulations applicable to residential use that would yield substantial amounts of open space for agricultural use.
- D. *Alternative Future Build-Out with limits on Lots 20, 21 and 22 (the “Alternative Future Alternative”).* Lots 20, 21 and 22 are visually prominent and this alternative examines how changes to the Proposed Action concept on these lots would affect impacts on visual resources. Accordingly, this alternative would relocate at least two of the residences proposed on these lots to other areas on the Site, which would require redesigning those other areas to accommodate relocated residences in a manner similar in design to the Proposed Action.
- E. *Methodology:* The visual simulations of the alternatives considered in the DEIS shall be performed using the same viewpoints in a manner that is directly comparable to simulations showing the Conceptual Residential Build-out and the other alternatives and shall be included as an Appendix to the DEIS. The DEIS should not simulate all viewpoints for all alternatives, but should select those that are most illustrative and informative of the impact of the alternative.

(6) An identification of the information or data that should be included in an appendix rather than the body of the DEIS

In addition to the information and data to be included in appendices to the EIS as identified above, the EIS shall include as appendices other information required by 6 NYCRR § 617.9(b) that is referenced or otherwise not included in the main body of the DEIS.

(7) A brief description of the prominent issues that were determined to be neither relevant nor environmentally significant and that do not need to be addressed in the EIS

Pursuant to §617.8(e)(7), this Final Scope includes a brief description of the prominent issues that were considered in the review of the Environmental Assessment Form or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review and the reasons why those issues were not included in the Final Scoping for the DEIS. To the extent that these issues are reasonably related to the significant adverse impacts addressed by the DEIS, however, they shall be discussed as appropriate in the DEIS.

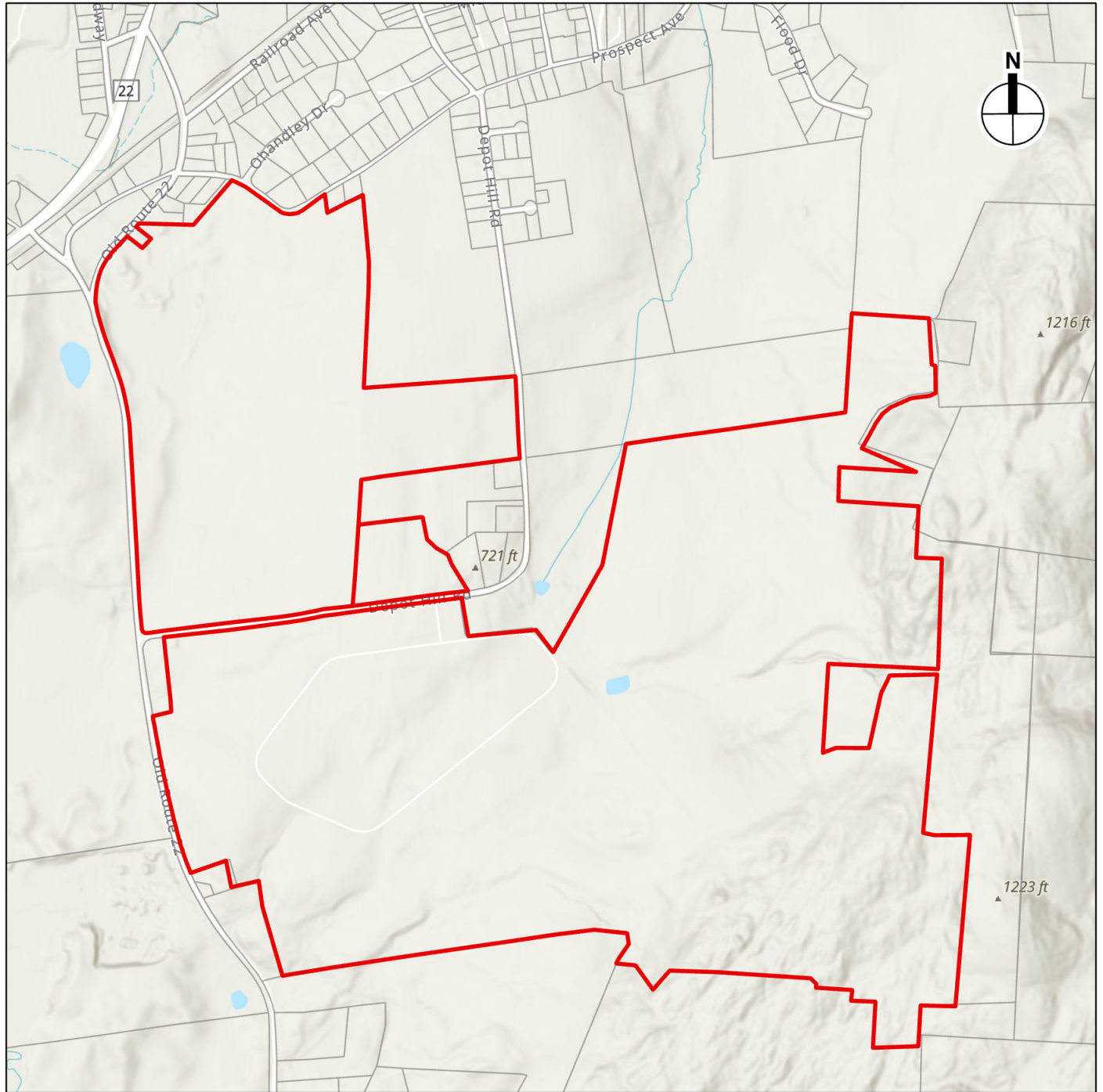
The Planning Board's assessment of the potential impacts of the Proposed Action through its review of Part 2 of the Full Environmental Assessment Form is that no other potentially significant adverse impacts from the Proposed Action will occur for the following reasons:

- A. *Impact on Land.* There is minimal potential for impacts due to construction on land as most of the Project Site will not be affected by the Proposed Action and impacts from erosion during and after construction will be addressed through stormwater management and erosion control measures.
- B. *Impacts on Surface Waters.* There is minimal potential for impacts to Surface Waters. Two (2) stream crossings over an existing drainage course are proposed in the location of existing agricultural crossings and culverts to minimize stream disturbance. Fire/agricultural ponds will be created for each lot. No other impacts to wetlands or waterbodies are proposed or expected and erosion and stormwater measures will be employed to minimize impacts.
- C. *Impacts to Groundwaters.* Minimal impacts from groundwater withdrawal and wastewater discharge to groundwater are anticipated from the Project. The underlying aquifer has sufficient capacity to serve the Proposed Action and nearby wells produce adequate amounts of water. The Project Site includes substantial acreage and it is anticipated that adequate soils and separation distances can be provided for the potential of up to 23 wastewater treatment systems for the Conceptual Residential Build-out.
- D. *Impacts to Plants and Animals.* State databases indicate the potential for four species to be present on the Site that are listed as either threatened, endangered, or special concern. Written reports from biologists that surveyed the Site, previously submitted to the Planning Board, found no instances or evidence of those four species on the Site. Two of the species, the Timber Rattlesnake and the New England Cottontail, were determined unlikely to be located within the Site. A third species, Hill's Pondweed, was similarly not located on the Site. Potential habitat for one species, the Bog Turtle, was noted within NYSDEC Wetland AM-10, only 0.04 acres of which is within the Site. Accordingly, the Proposed Action is not expected to have more than a minimal impact on Plants or Animals. Further, more than 90 percent of the Site

would be permanently preserved as agricultural land or open space, including more than 100 acres of forested land.

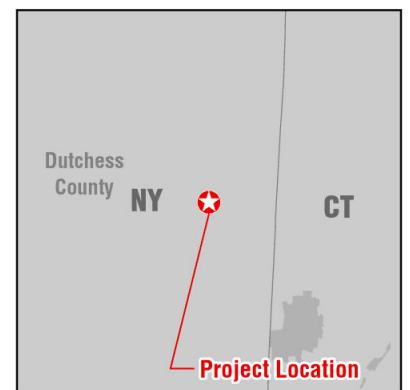
- E. *Impacts to Historic and Archaeological Resources.* The Site contains no historic resources that are listed on, or eligible for listing on, the State and National Register of Historic Places. The portions of the Project Site that may be disturbed by the Proposed Action contain no sensitive resources and correspondence from the NYS Office of Parks, Recreation, and Historic Preservation (“OPRHP”) confirmed that the Proposed Action would not result in any impacts to historic or archaeological resources.
- F. *Impacts to Transportation.* The Proposed Action will result in new vehicular traffic to and from the Site. The number of new trips that could be anticipated to occur is well below the typical threshold for potential significance, which is 100 trips per peak hour. Nevertheless, a traffic impact study (“TIS”) was conducted for a prior iteration of the Proposed Action, which included 27 residential lots (four more than is currently proposed). The TIS, which was previously submitted to the Planning Board, indicates that traffic trips associated with potential future residential development of 27 lots would not adversely affect existing traffic operations. Several improvements to the overall operation and safety of area intersections were noted within the TIS, as well as within correspondence from the County Department of Public Works, which was previously provided to the Planning Board. The Applicant has agreed to make these improvements as part of the Proposed Action.
- G. *Impacts to Energy.* The Proposed Action will result in the need for additional energy for the Conceptual Residential Build-out, however, the expected use of energy will not require a new substation or result in any moderate to large impacts to energy. Moreover, utility infrastructure to serve the Conceptual Residential Build-out is available and no issues in obtaining energy for the Proposed Action are anticipated.
- H. *Impacts on Noise, Odor and Light.* The Proposed Action is expected to result in minimal impacts to noise and odors as a result of construction and the Conceptual Residential Build-out due to the size of the Project Site and the likelihood that the build-out will occur over a period of years rather than all at once. Impacts to light from the Conceptual Residential Build-out, including light trespass on adjoining parcels and sky-glow, are expected to be minimized through the Applicant’s proposal to require lighting for residential development to follow Dark-Sky Principles, including but not limited to the requirement of downward facing and shielded lighting exterior lighting fixtures.

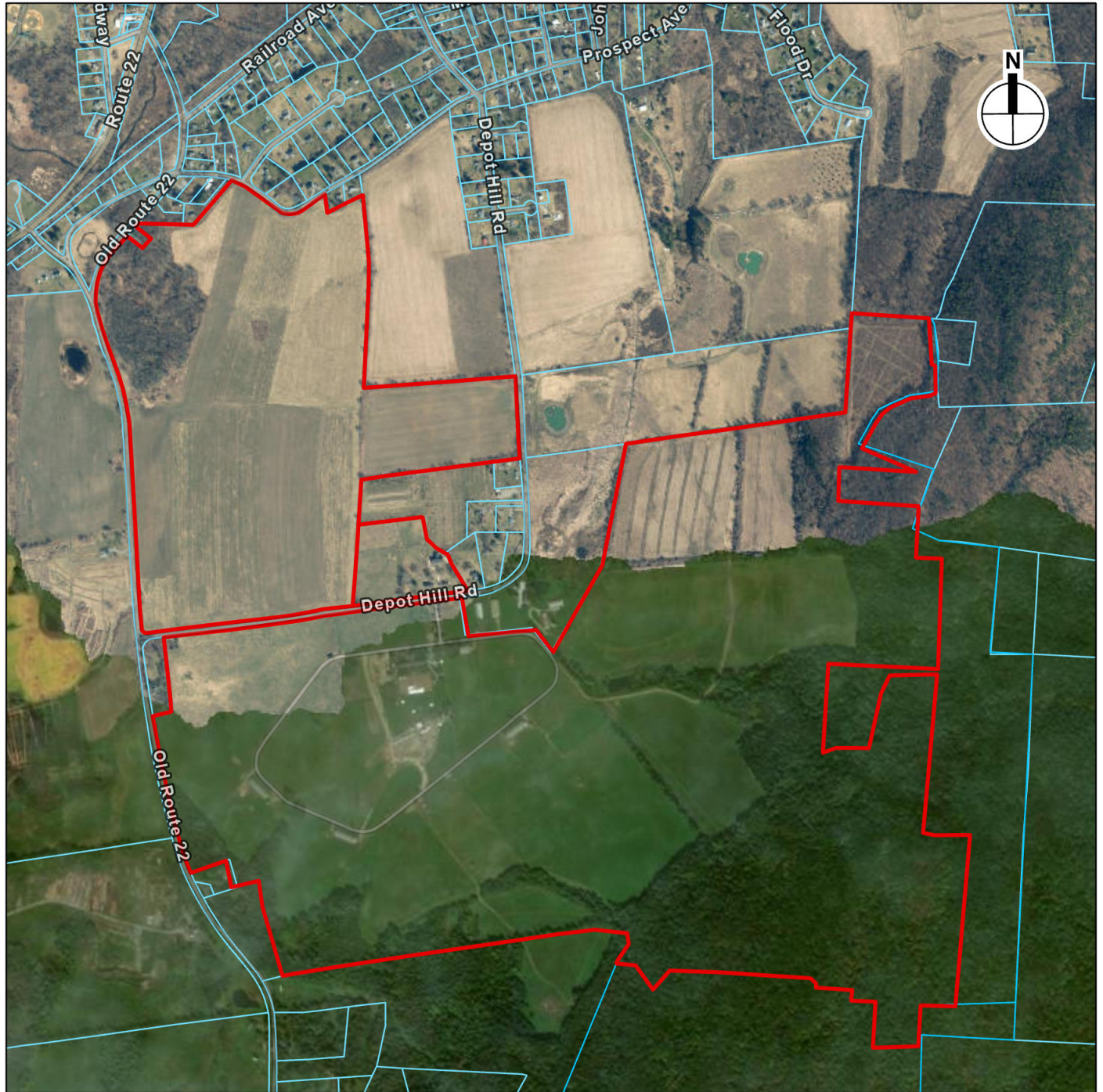
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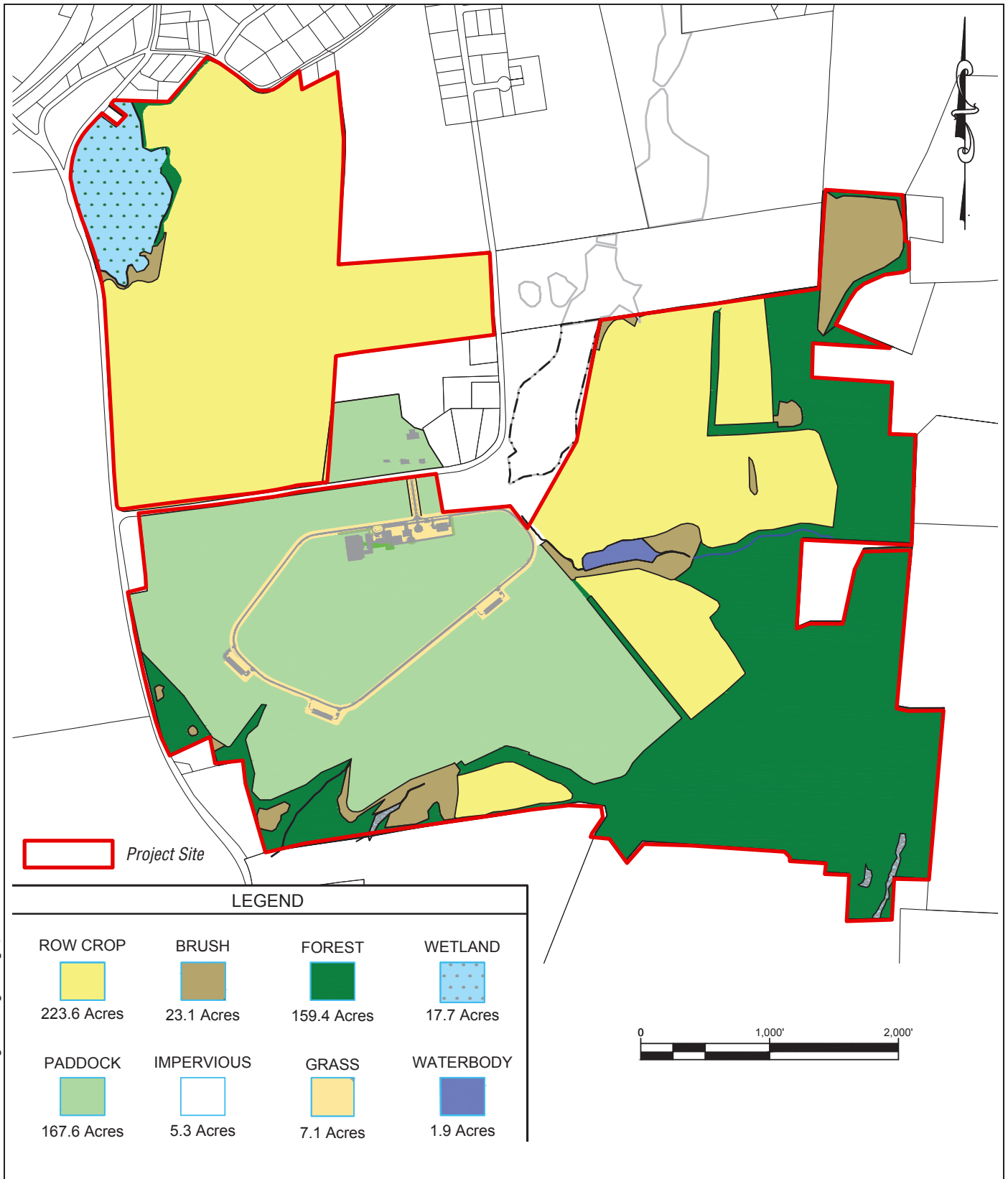
-  Project Site
-  Tax Lot Boundary



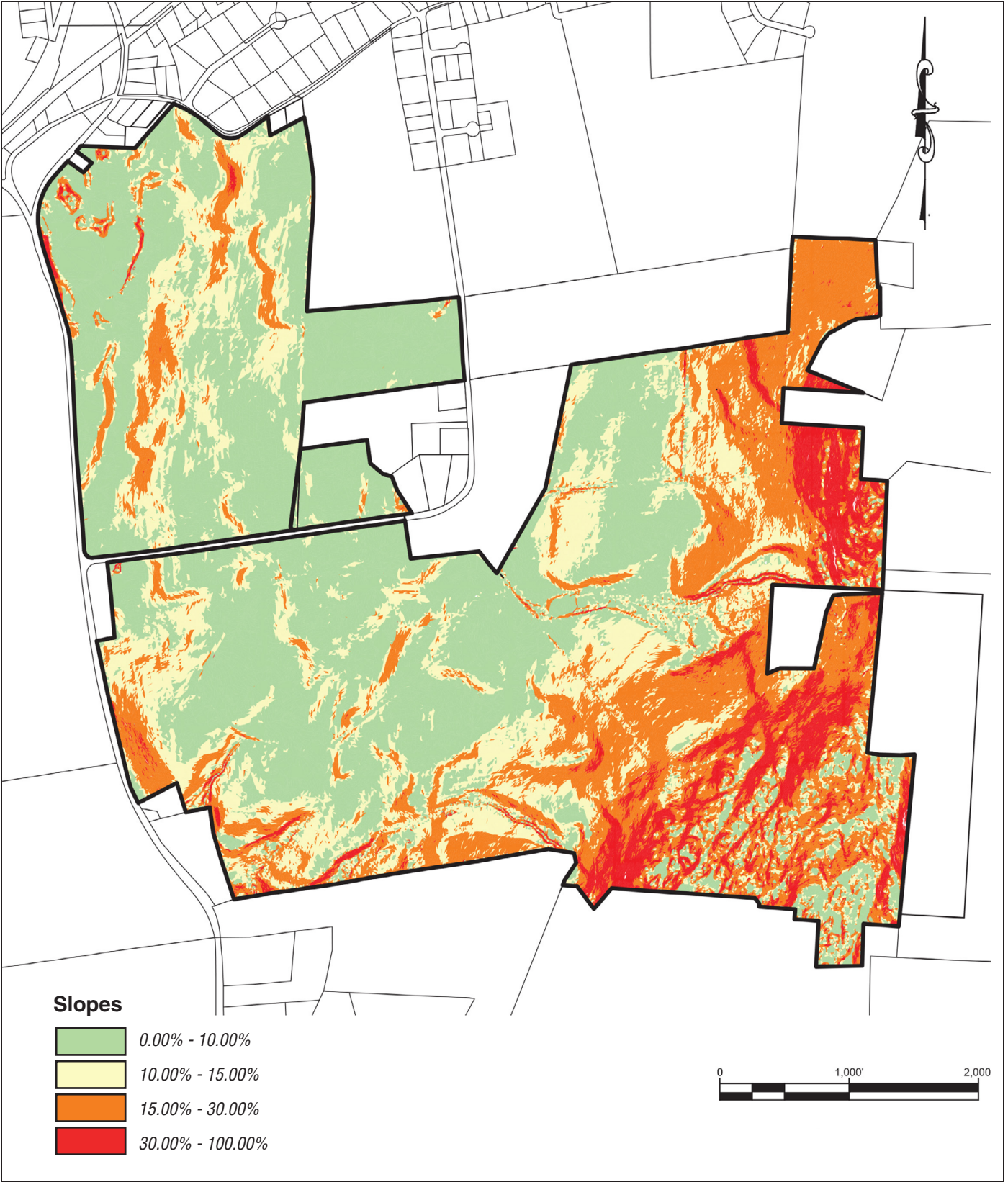


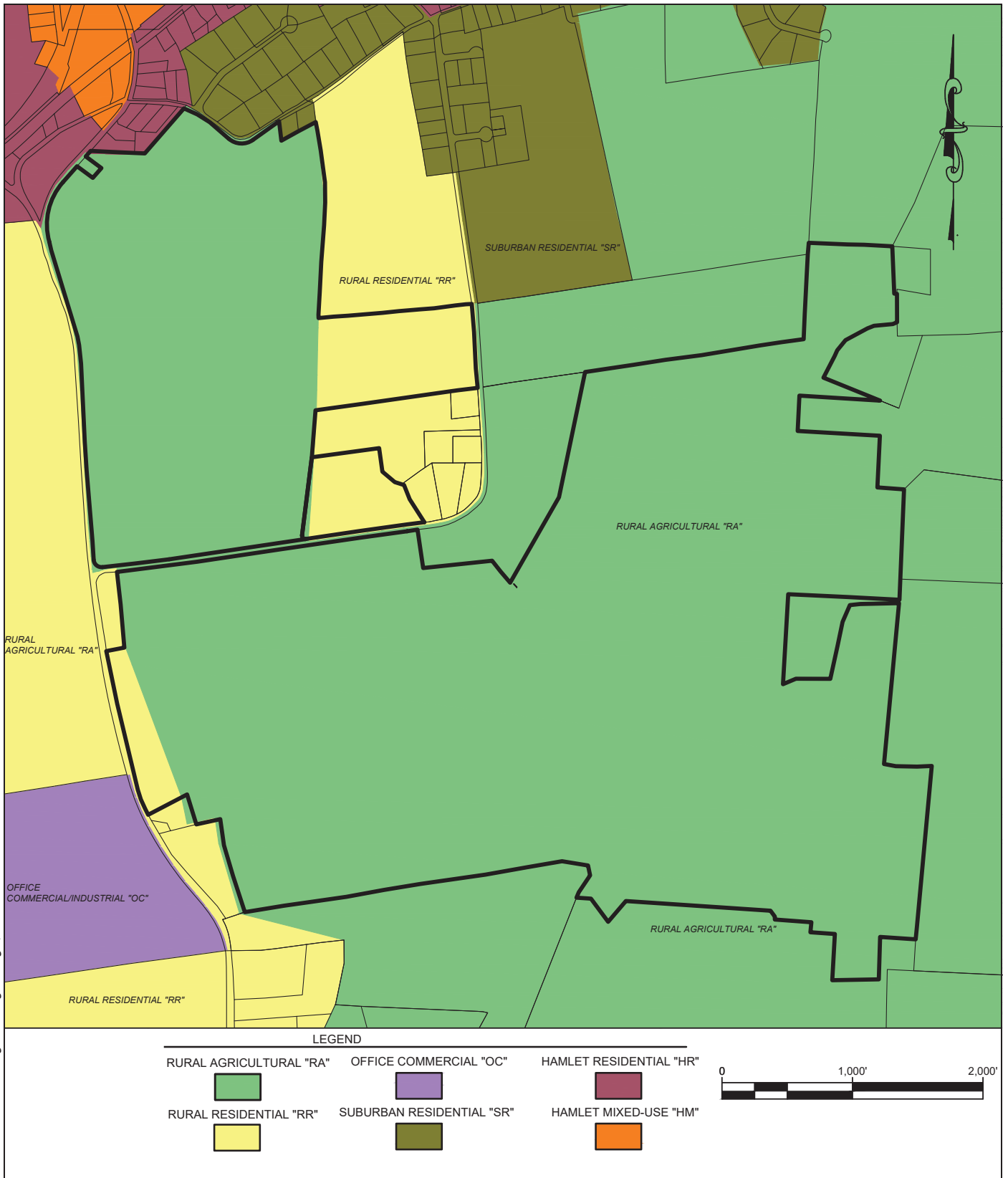
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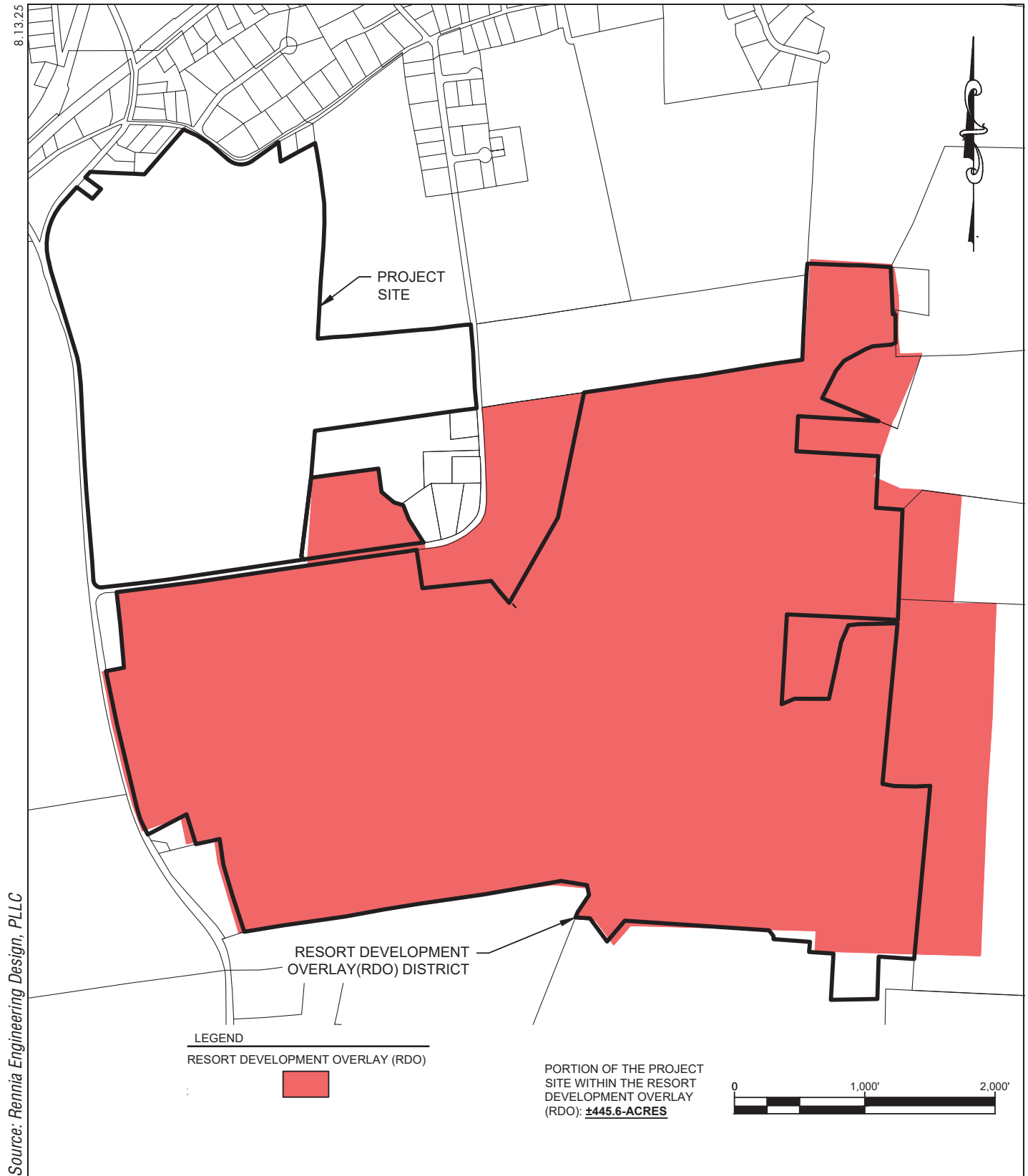
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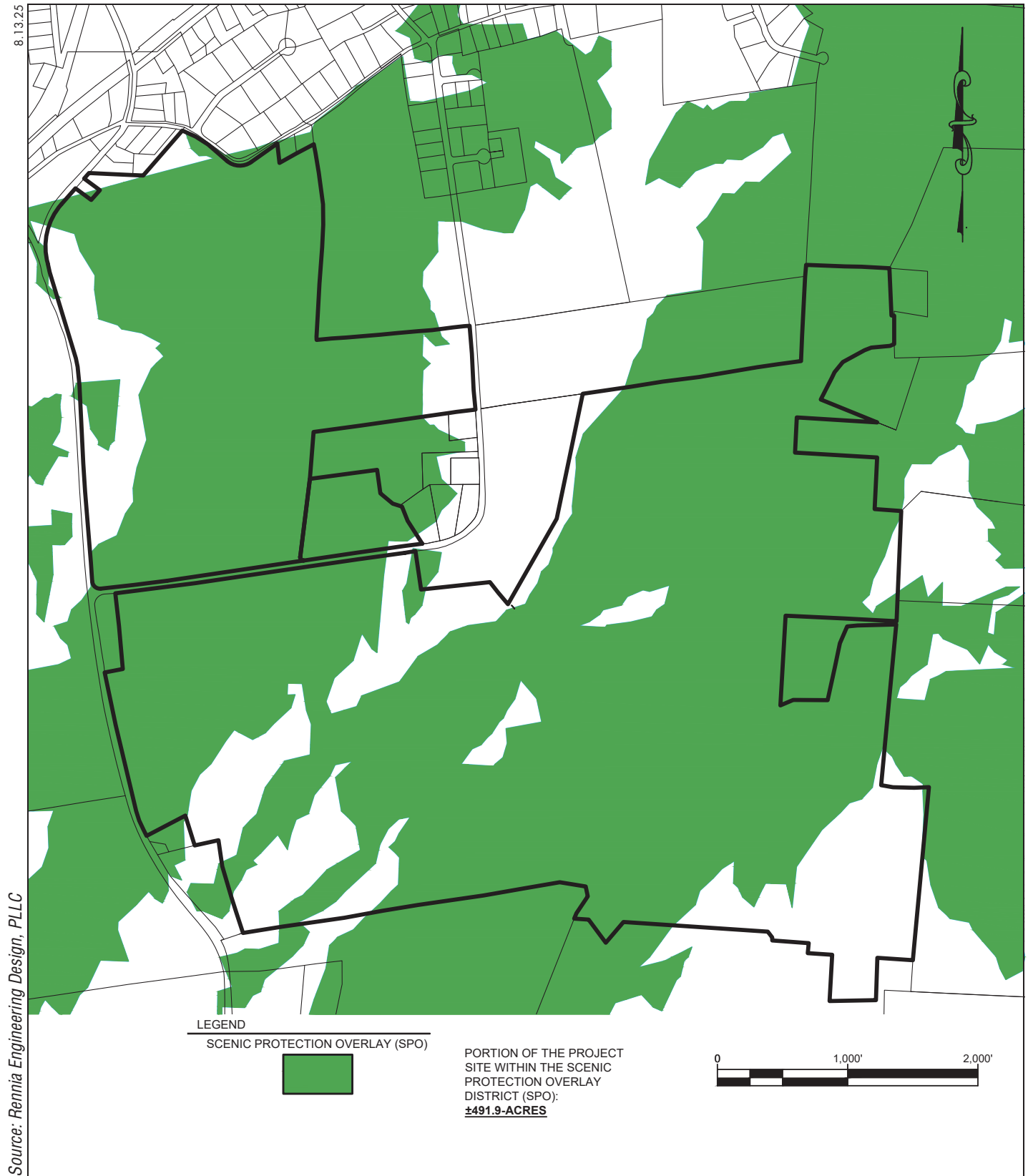






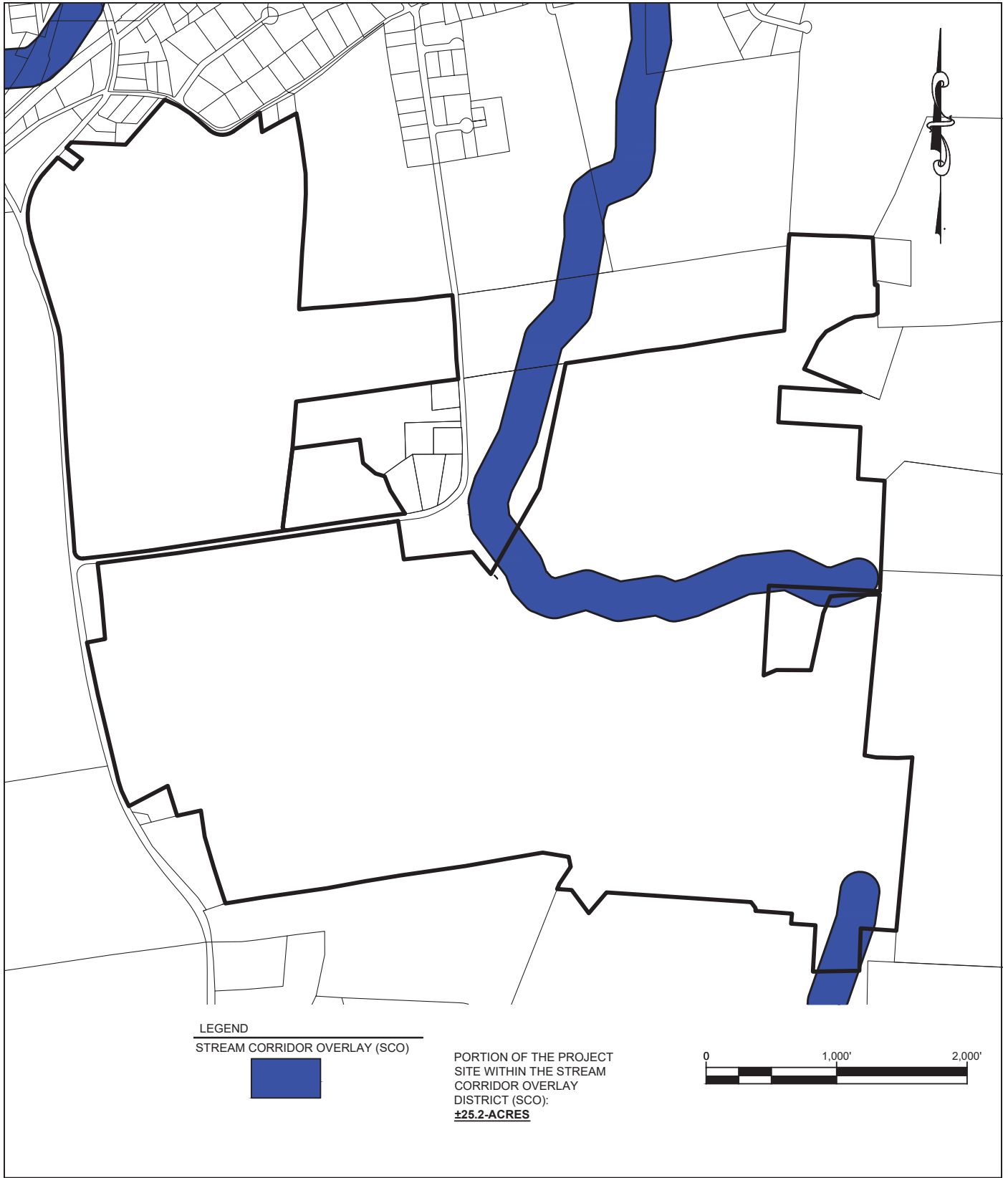


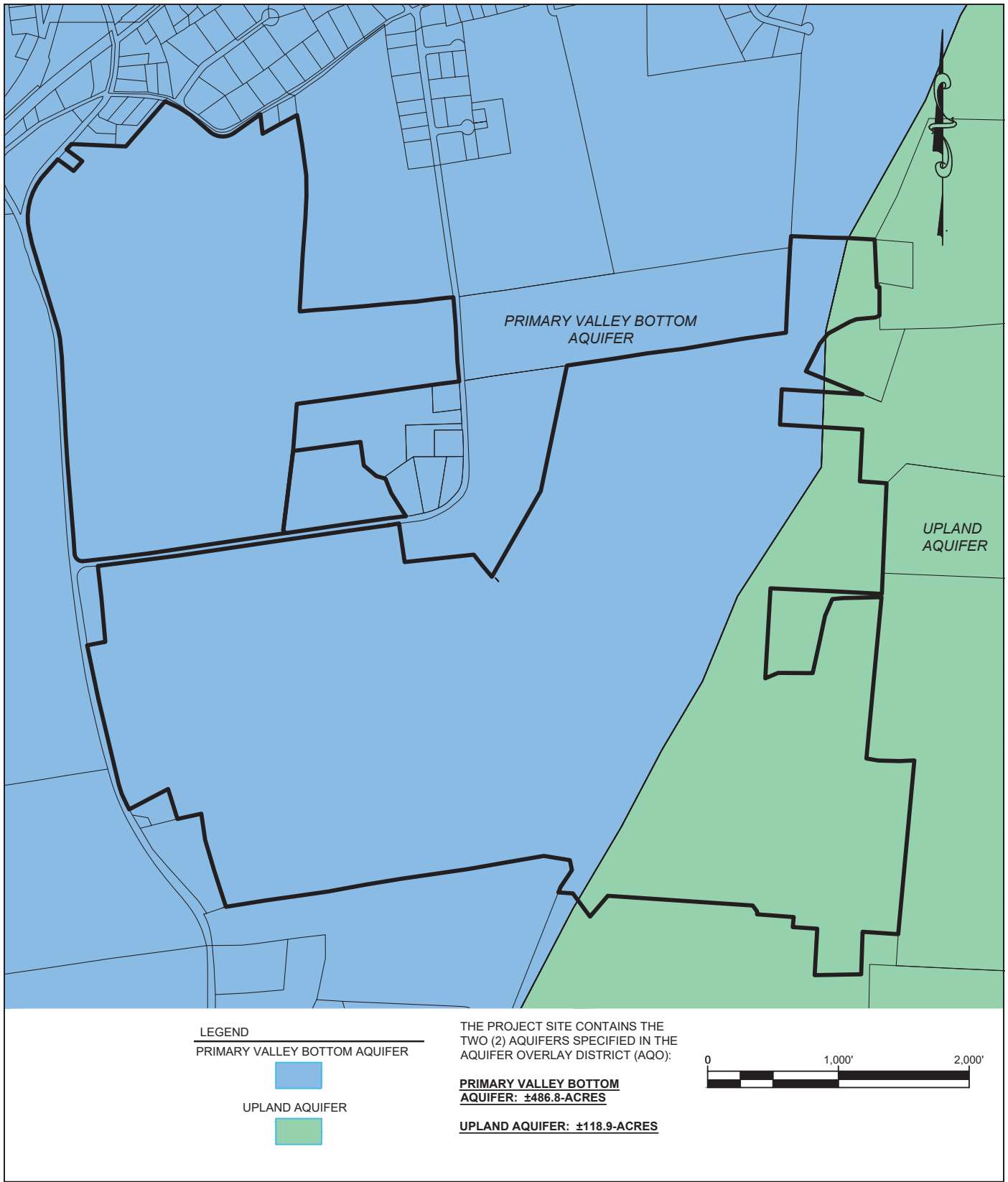


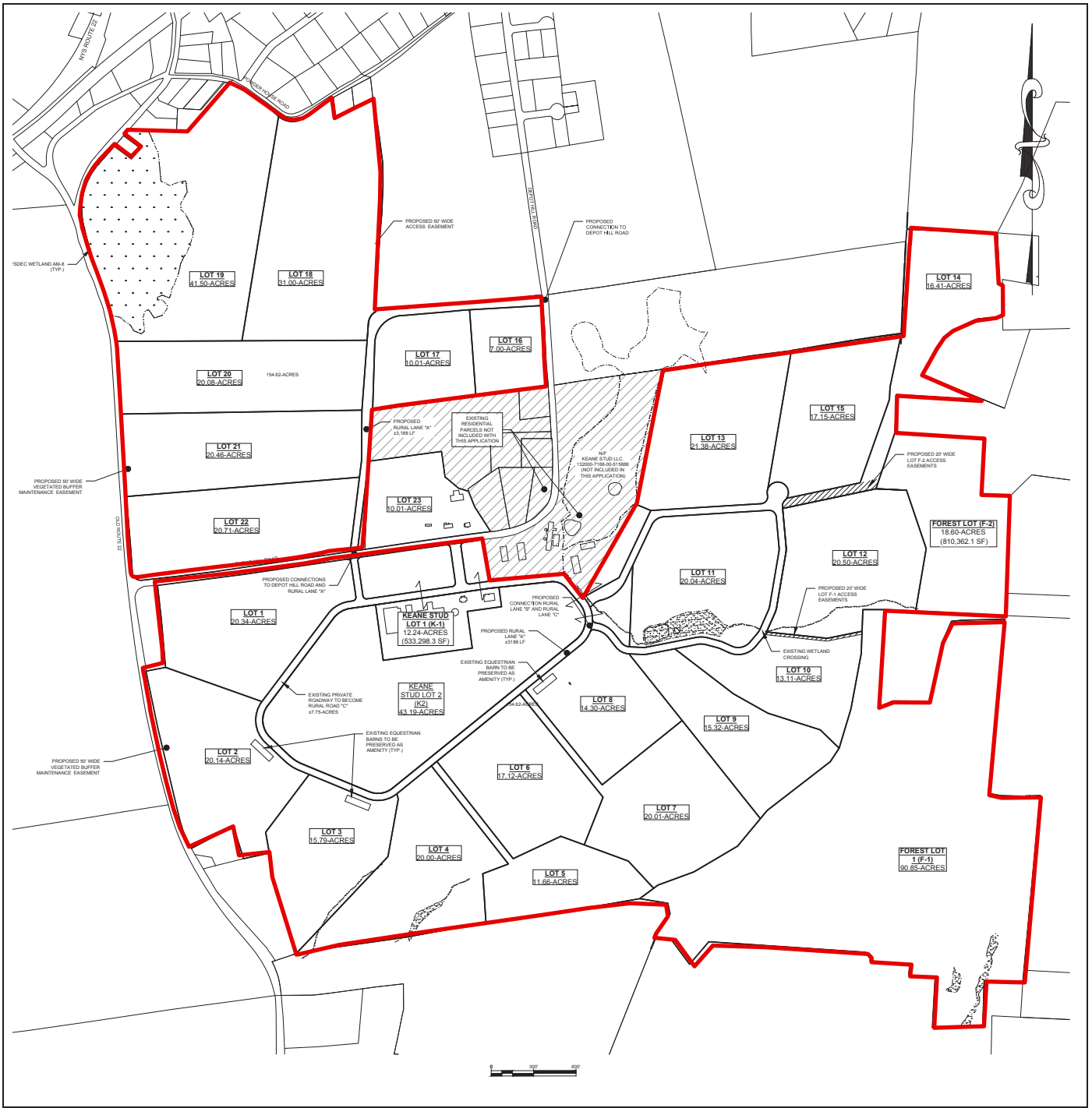


8.13.25

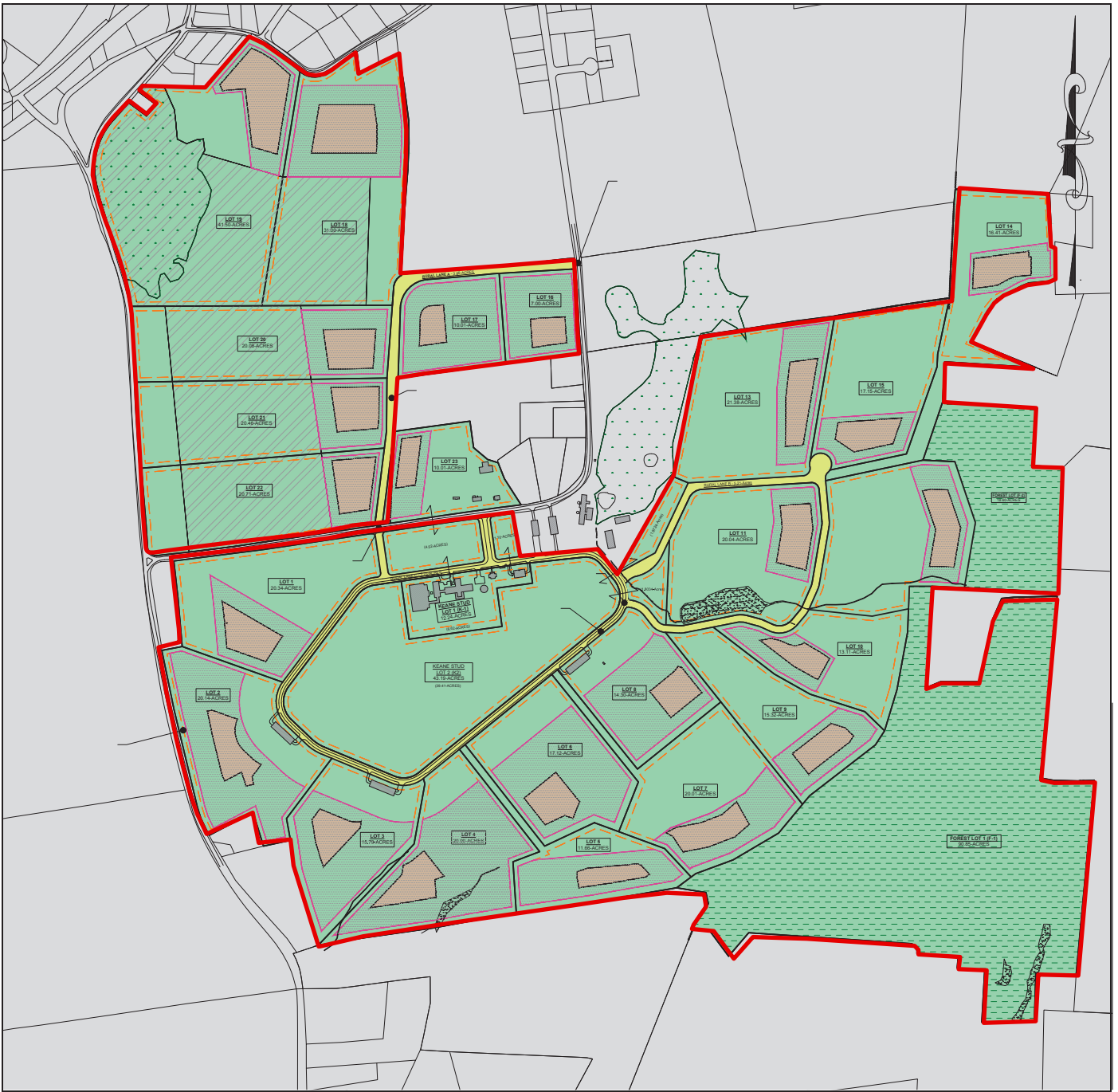
Source: Rennia Engineering Design, PLLC



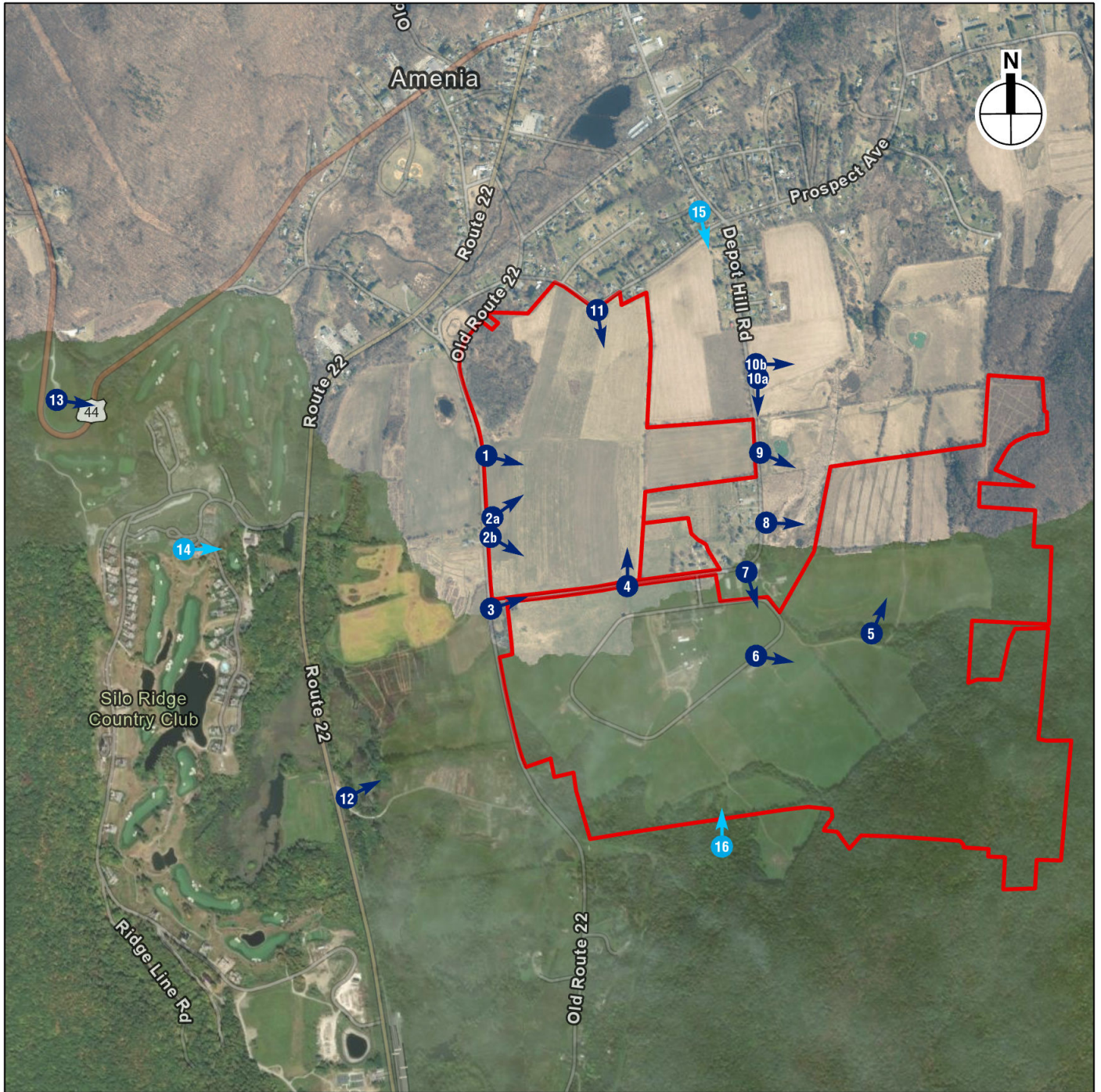




- Project Site
- Proposed Project Property Line(s)



- Project Site
- Agricultural/Open Space Area
- Residential Perimeter
- Residential Development Area (RDA)
- Non-Vertical Zone (NVZ)
- Rural Lane & Right-Of-Way (ROW)



 Project Site

0 2,000 FEET


Viewpoints - View Direction and Reference Number

-  Point-of-View
-  Aerial Viewpoint

APPENDIX A

MEMORANDUM

GEORGE M.
JANES &
ASSOCIATES

250 EAST 87TH STREET
NEW YORK, NY 10128

www.georgejanes.com

T: 646.652.6498
E: george@georgejanes.com

Date: August 25, 2025

To: Town of Amenia Planning Board

From: George M. Janes, AICP

RE: **Keane Stud Visual Impact Analysis**

This memo summarizes the requirements for a visual impact analysis related to the Keane Stud application. These requirements have been discussed with the applicant. The below and attached provides a summary of my understanding of the discussions' outcomes.

Methodological summary

Reasonable Worst-Case Development Scenario

The applicant will develop a Reasonable Worst-Case Development Scenario (RWCDs) for the conceptual build-out of the proposed subdivision. Attached to this document is the subdivision plan proposed by the applicant, as well as development assumptions the applicant will use when developing the RWCDs. The development assumptions show lot-by-lot development assumption that will go into the RWCDs model.

Once the RWCDs has been developed, it will be evaluated by the Town for accuracy and RWCDs assumptions. The proposed method of review is for Town representatives to conduct a supervised review of the RWCDs model with the applicant's consultant. We believe that this condition is not ideal, but it is acceptable.

In addition to the rendering by lot development assumptions, the RWCDs model will use the following assumptions:

- Roof and building colors should use reasonable worst-case assumptions for visibility, while using only the permitted color palette.
- Proposed landscaping should be shown the size at the time of planting. The applicant may choose to show views with landscaping aged, but only in addition to images that show landscaping at the time of planting.
- Grading, retaining walls and land disturbance (roads and gravel paths) will be integrated into the 3D model.

Photosimulations

The RWCDs will be used in the creation of photosimulations that show existing, proposed and no action conditions. All photographs should use the following conventions:

- They should show leaf-off, no snow conditions.
- They should be taken near midday, when shadows are short and the position of the sun does not create glare or unusual or atypical shadows that interfere with the understanding of the action's impact on visual resources.
- All or most photographs should be taken with a normal (i.e., 50mm) lens using a full-frame digital camera. Different lenses may be used when the viewpoint warrants the use of different lenses. For example, on a close-up view, photographs may use a wide-angle lens to capture parts of the action that would otherwise be omitted with a normal lens. On a long-distance view, a photograph may use a telephoto lens to simulate the acuity of the human eye. We expect that most, if not all views, will use a normal lens.
- The view from Delavergne Hill, and perhaps others, may require a panorama to capture the entire action within a single view. If panoramas prove necessary, all panoramas should be created by simulating each photograph individually and then stitching the images together after they are simulated.
- The only changes seen in a photosimulation should be the result of the action. (e.g., photosimulations should have the same color settings as the existing conditions pictures.)
- Photosimulations will be created by rendering the RWCDs using the exact location and lens used to take the existing conditions photograph and then merging the existing conditions photograph with the RWCDs using image processing software and match points that exist within both.

Viewpoint selection

Earlier this year, the applicant provided the Town a selection of 14 viewpoints, which was a reasonable selection of photographs and was responsive to earlier comments. The applicant should provide the Town all the photographs proposed to be used for simulation, along with a keymap, prior to the completion of photosimulations. The applicant should also update the viewshed map to ensure that it reflects building heights and locations identified in the lot-by-lot rendering assumptions.

Presentation

All photographs and photosimulations should be shown without annotation or objects placed on the images. If clarifying text or annotation is necessary to explain an object or an image, an additional image with the information may be added.

All photographs and photosimulations will be shown one image to a page at the exact same size and resolution so that they can be viewed by flipping from one image to the next, which should make the change in the image apparent.

The photos and photosimulations will be accompanied by a write-up that describes the quality of the view and the impact that the proposed action will have on the view.

Mitigation

Should significant visual impacts be disclosed, a mitigation program should be discussed. Photosimulations may be used to demonstrate and assess the effectiveness of the mitigation strategies or programs.

Please let me know if you or the applicant have any questions.

Attachments: Subdivision plan.

Lot-by-lot development assumptions.



PARCEL DATA						
Rural Agricultural "RA" Rural Residential "RR"						
Lot #		Existing Lot Acreage (Acres)	Proposed Lot Acreage (Min. Lot Size: RA = 10-Acres RR = 5-Acres)	Proposed Residential Perimeter (Acres)	Proposed Residential Area (Acres)	Preserved Farm/Open Space Area (Acres)
Existing Parcel #403720	1	-	20.34	5.81	2.03	18.31
	2	-	20.14	12.57	2.01	18.13
	3	-	15.79	9.32	1.58	14.21
	4	-	20.00	14.63	2.00	18.00
	5	-	11.66	6.33	1.17	10.49
	6	-	17.12	10.89	1.71	15.41
	7	-	20.01	6.07	2.00	18.01
	8	-	14.30	8.72	1.43	12.87
	9	-	15.32	4.43	1.53	13.79
	10	-	13.11	3.33	1.31	11.80
	11	-	20.04	4.09	2.00	18.04
	12	-	20.50	4.70	2.05	18.45
	13	-	21.38	5.61	2.13	19.25
	14	-	16.41	3.20	1.64	14.77
	15	-	17.15	3.85	1.72	15.43
	23	-	10.01	2.89	1.00	9.01
	K-1	450.72	12.24	-	-	12.24
	K-2	-	43.19	-	-	43.19
	F-1	-	90.85	-	-	90.85
	F-2	-	18.60	-	-	18.60
Existing Parcel #212034	16	-	7.00	5.55	1.00	6.00
	17	154.99	10.01	8.29	1.00	9.01
	18	-	31.00	10.18	3.10	27.90
	19	-	41.50	5.96	4.15	37.35
	20	-	20.08	5.41	2.01	18.07
	21	-	20.46	4.42	2.05	18.41
	22	-	20.71	3.53	2.07	18.64
Rural Lanes (Private Roads)	Rural Lane A	-	3.86	-	-	-
	Rural Lane B	-	5.21	-	-	-
	Rural Lane C	-	7.75	-	-	-
Total Project Area (Acres)			605.7	Total Area Available for Residential Development (Acres)	42.7 (7.0%)	Total Area to be Preserved as Agricultural/ Open Space (Acres) 546.2 (90.2%)

LEGEND

PROPOSED PROJECT PROPERTY LINE(S)	
EXISTING ADJACENT PARCEL PROPERTY	
PROPOSED BUILDING SETBACKS	
PROPOSED RESIDENTIAL PERIMETER	
RESIDENTIAL AREA (10% LOT REPRESENTATION)	
EXISTING BUILDING	
EXISTING NYSDC WETLANDS	
RESIDENTIAL PERIMETER	
PROPOSED EASEMENT	
NON-VERTICAL ZONE	
PROPOSED FOREST PARCEL(S)	

PROJECT PARCELS

TAX GRID No. : 132000-7166-00-403720
ZONING DISTRICT: RURAL AGRICULTURAL "RA"
PROPERTY ADDRESS: 216 DEPOT HILL ROAD
AMENIA, NY 12501
PROPERTY OWNER: SL KEANE STUD LLC
PO BOX 37
AMENIA, NY 12501
LOT SIZE: 450.72± ACRES
(441.992 ACRES SOUTH OF DEPOT HILL & 9.632 ACRES ON THE NORTH)

TAX GRID NO. : 132000-7167-00-212034
ZONING DISTRICT: SUBURBAN RESIDENTIAL "SR"
PROPERTY ADDRESS: AMENIA-WASSAIC
AMENIA, NY 12501
PROPERTY OWNER: CLARE MICHAEL LLC
1 NORTH FRANKLIN
CHICAGO, IL 60606
LOT SIZE: 154.99± ACRES
TOTAL PROJECT ACREAGE= 605.7 ACRES

MAP NOTES:

1. ALL PARCEL BOUNDARIES ARE BASED ON TAX MAP DATA.
EXISTING PROPOSED PARCEL BOUNDARIES WILL BE REVISED TO REFLECT ACTUAL SURVEY INFORMATION.

2. ALL SHOWN TOPOGRAPHIC INFORMATION IS BASED ON 2021 LIDAR CONTOUR DATA PROVIDED BY KIRK HORTON, L.L.C.

3. WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLANDS AS DELINEATED BY ECOLOGICAL SOLUTIONS ON OR BEFORE JULY 2021. WETLAND BOUNDARY LOCATION BASED UPON ACTUAL FIELD SURVEY BY KIRK HORTON, L.L.C. ON OR BEFORE AUGUST 2021.

DATE	REVISION
10/20/2021	SUBDIVISION LAYOUT REVISIONS
12/29/2021	REVISED FOR PLANNING BOARD SUBMISSION
06/21/2022	REVISED FOR PLANNING BOARD SUBMISSION
08/28/2022	REVISED FOR PLANNING BOARD SUBMISSION
02/10/2025	REVISED FOR PLANNING BOARD SUBMISSION
7/28/2025	REVISED FOR PLANNING BOARD SUBMISSION

PRELIMINARY

ENGINEERING, DESIGN, & PLANS PREPARED BY:

RENNIA ENGINEERING DESIGN, PLLC
CIVIL • ENVIRONMENTAL • STRUCTURAL

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Tel: (845) 877-0555 Fax: (845) 877-0556
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IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

KEANE STUD SUBDIVISION

TOWN OF AMENIA

DUTCHESS COUNTY, NY

OVERALL SUBDIVISION PLAT

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
9/15/2021	1" = 300'	RED	RED	RAR	21-006	2 of 2

Keane Stud Subdivision Visual Impact Analysis - Rendering Elements By Lot		
Dated: May 5, 2025		Last Revised: July 28, 2025
PROPOSED FARMSTEAD LOT(S)	<u>LOT SIZE</u> RESIDENTIAL DEVELOPMENT AREA (RDA) (Acres)	RENDERING ELEMENTS *Agricultural Structures and Uses may be shown outside of RDA.
Lot 1	<u>20.34</u> 2.03	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' 3) One (1) Secondary Residence w/ Driveway - Footprint: ±3,000 SF - Height: ±28' 4) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 5) One Non-Agricultural Accessory Structure (Ie: Garage, Pool House, etc.)* - Footprint: ±3,000 SF - Height: ±28' 6) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF - Height: ±14' 7) Two (2) Run-Ins* - Footprint: ±300 SF ea. - Height: ±12' ea. 8) Equestrian Paddocks (wood fence enclosure) (9-acres)* 9) 22 trees. 35' ea.* 10) Tennis Court (60'x120') w/ Landscape Fence 11) Grass fields outside of developed areas
Lot 2	<u>20.14</u> 2.01	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' 3) One (1) Secondary Residence w/ Driveway - Footprint: ±3,000 SF - Height: ±28' 4) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 5) One (1) Existing Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF - Height: ±14' 6) One (1) Gazebo* - Footprint: ±300 SF - Height: ±12' 7) Equestrian Paddocks (wood fence enclosure) (9-acres)* 8) 18 trees. 35' ea.* 9) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

Lot 3	<u>15.79</u> 1.58	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' 3) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 4) One (1) Existing Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: 2,500 SF - Height: 14' 5) One (1) Gazebo* - Footprint: ±300 SF - Height: ±12' 6) Equestrian Paddocks (wood fence enclosure) (7-acres)* 7) 18 trees. 35' ea.* 8) Grass fields outside of developed areas
Lot 4	<u>20.00</u> 2.00	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' 3) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 4) One (1) Existing Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±2,500 SF - Height: ±14' 5) One (1) Gazebo* - Footprint: ±300 SF - Height: ±12' 6) Equestrian Paddocks (wood fence enclosure) (9-acres)* 7) 18 trees. 35' ea.* 8) Grass fields outside of developed areas
Lot 5	<u>11.67</u> 1.17	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' 3) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 4) One (1) Existing Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±1,500 SF - Height: ±14' 5) One (1) Gazebo* - Footprint: ±300 SF - Height: ±12' 6) Equestrian Paddocks (wood fence enclosure) (4-acres)* 7) 18 trees. 35' ea.* 8) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

Lot 6	<u>17.12</u> 1.71	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' - Retaining wall around patio 3) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 4) One (1) Existing Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: 1,500 SF - Height: 14' 5) One (1) Gazebo* - Footprint: ±300 SF - Height: ±12' 6) Equestrian Paddocks (wood fence enclosure) (8-acres)* 7) 18 trees. 35' ea.* 8) Grass fields outside of developed areas
Lot 7	<u>20.01</u> 2.00	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' 3) One (1) Secondary Residence - Footprint: ±3,000 SF - Height: ±28' 4) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 5) One Non-Agricultural Accessory Structure (ie: Garage, Pool House, etc.) - Footprint: ±3,000 SF - Height: ±28' 6) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: 3,000 SF (assumes 9 horses) - Height: 14' 7) Two (2) Run-Ins* - Footprint: ±300 SF ea. - Height: ±12' ea. 8) Equestrian Paddocks (wood fence enclosure) (9-acres)* 9) 22 trees. 35' ea.* 10) Tennis Court (60'x120') w/ Landscape Fence 11) Grass fields outside of developed areas
Lot 8	<u>14.30</u> 1.43	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' 3) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 4) One (1) Existing Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: 2,000 SF - Height: 14' 5) One (1) Gazebo* - Footprint: ±300 SF ea. - Height: ±12' ea. 6) Equestrian Paddocks (wood fence enclosure) (6-acres)* 7) 18 trees. 35' ea.* 8) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

Lot 9	<u>15.32</u> 1.53	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' - Retaining wall around patio 3) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 4) One Non-Agricultural Accessory Structure (Ie: Garage, Pool House, etc.) - Footprint: ±3,000 SF - Height: ±14' 5) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF - Height: ±14' 6) Two (2) Run-Ins* - Footprint: ±300 SF ea. - Height: ±12' ea. 7) Equestrian Paddocks (wood fence enclosure) (9-acres)* 8) 22 trees. 35' ea.* 9) Tennis Court (60'x120') w/ Landscape Fence 10) Grass fields outside of developed areas
Lot 10	<u>13.11</u> 1.31	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±6,000 SF - Height: ±28' 3) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 4) One Non-Agricultural Accessory Structure (Ie: Garage, Pool House, etc.) - Footprint: ±3,000 SF - Height: ±14' 5) One (1) Gazebo* - Footprint: ±300 SF - Height: ±12' 6) Agricultural Fields* 7) 18 trees. 35' ea.* 8) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

Lot 11	<u>20.04</u> 2.00	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' 3) One (1) Secondary Residence - Footprint: ±3,000 SF - Height: ±28' 4) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 5) One Non-Agricultural Accessory Structure (Ie: Garage, Pool House, etc.) - Footprint: ±3,000 SF - Height: ±14' 6) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF - Height: ±14' 7) One (1) Gazebo* - Footprint: ±300 SF - Height: ±12' 8) Equestrian Paddocks (wood fence enclosure) (9-acres)* 9) 18 trees. 35' ea.* 10) Grass fields outside of developed areas
Lot 12	<u>20.50</u> 2.05	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' - Provide Retaining Walls around Patio Space 3) One (1) Secondary Residence w/Driveway - Footprint: ±3,000 SF - Height: ±28' 4) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 5) One Non-Agricultural Accessory Structure (Ie: Garage, Pool House, etc.) - Footprint: ±3,000 SF - Height: ±14' 6) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF - Height: ±14' 7) Two (2) Run-Ins* - Footprint: ±300 SF ea. - Height: ±12' ea. 8) Equestrian Paddocks (wood fence enclosure) (9-acres)* 9) 22 trees. 35' ea.* 10) Tennis Court (60'x120') w/ Landscape Fence 11) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

Lot 13	<u>21.38</u> 2.14	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' 3) One (1) Secondary Residence - Footprint: ±3,000 SF - Height: ±28' 4) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 5) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF - Height: ±14' 6) One (1) Gazebo* - Footprint: ±300 SF ea. - Height: ±12' ea. 7) Equestrian Paddocks (wood fence enclosure) (10-acres)* 8) 22 trees. 35' ea.* 9) Grass fields outside of developed areas
Lot 14	<u>16.41</u> 1.64	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' - Retaining Walls around Patio 3) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 4) One Non-Agricultural Accessory Structure (Ie: Garage, Pool House, etc.) - Footprint: ±3,000 SF - Height: ±14' 5) One (1) Agricultural Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF - Height: ±28' 6) One (1) Gazebo* - Footprint: ±300 SF ea. - Height: ±12' ea. 7) Fencing around Residential Area 8) 22 trees. 35' ea. 9) Tennis Court (60'x120') w/ Landscape Fence 10) Grass fields outside of developed areas
Lot 15	<u>17.15</u> 1.72	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±28' 3) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 4) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF - Height: ±14' 5) One (1) Gazebo* - Footprint: ±300 SF ea. - Height: ±12' ea. 6) Equestrian Paddocks (wood fence enclosure) (8-acres)* 7) 22 trees. 35' ea.* 8) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

Lot 16	<u>7.00</u> 1.00	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±5,500 SF - Height: ±21' - Retaining wall around patio 3) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 4) One Non-Agricultural Accessory Structure (le: Garage, Pool House, etc.) - Footprint: ±3,000 SF - Height: ±21' 5) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF - Height: ±14' 6) One (1) Gazebo* - Footprint: ±300 SF - Height: ±12' 7) Equestrian Paddocks (wood fence enclosure) (2-acres)* 8) 10 trees. 35' ea.* 9) Grass fields outside of developed areas
Lot 17	<u>10.01</u> 1.00	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±5,500 SF - Height: ±21' 3) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 4) One (1) Non-Agricultural Accessory Structure (le: Garage, Pool House, etc.) - w/ Connection to main drive. - Footprint: ±3,000 SF - Height: 21' 5) One (1) Agricultural Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF - Height: ±28' 6) One (1) Gazebo* - Footprint: ±300 SF ea. - Height: ±12' ea. 7) Agricultural Row Crop or Fields* 8) Fencing around Residential Area 9) 11 trees. 35' ea.* 10) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

Lot 18	<u>31.00</u> 3.10	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±4,500 SF - Height: ±21' - Provide Retaining Walls around patio space 3) One (1) Secondary Residence - Small Parking Area w/ Connection to main drive. - Footprint: ±1,500 SF - Height: ±21' 4) One Non-Agricultural Accessory Structure (ie: Garage, Pool House, etc.) - Small Parking Area w/ Connection to main drive. - Footprint: ±3,000 SF - Height ±21' 5) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) - Provide Retaining Wall around Pool 6) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±4,500 SF - Height: 14' 7) Three (3) Run Ins* - Footprint: ±300 SF ea. - Height: ±12' ea. 8) Equestrian Paddocks (wood fence enclosure)(15-acres)* 9) 12 trees. 35' ea.* 10) Tennis Court (60'x120') w/ Landscape Fence 11) Grass fields outside of developed areas
Lot 19	<u>41.50</u> 4.15	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±4,500 SF - Height: ±28' 3) One (1) Secondary Residence - Footprint: ±1,500 SF - Height: ±28' 4) One Non-Agricultural Accessory Structure (ie: Garage, Pool House, etc.) - Footprint: ±1,500 SF - Height ±21' 5) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 6) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±4,500 SF - Height: 14' 7) One (2) Gazebo* - Footprint: ±300 SF ea. - Height: ±12' ea. 8) Equestrian Paddocks (wood fence enclosure) (10-acres)* 9) 18 trees. 35' ea.* 10) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

Lot 20	<u>20.08</u> 2.01	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±5,000 SF - Height: ±21' - Retaining wall around patio 3) One (1) Secondary Residence - Small Parking Area w/ Connection to main drive. - Footprint: ±1,500 SF - Height: ±21' 4) One Non-Agricultural Accessory Structure (le: Garage, Pool House, etc.) - Footprint: ± 3,000 SF - Height: 21' 5) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 6) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF (assumes 9 horses) - Height: ±14' 7) One (1) Run-In* - Footprint: ±300 SF - Height: ±12' 8) One (1) Gazebo* - Footprint: ±500 SF - Height: ±12' 9) Equestrian Paddocks (wood fence enclosure) (9-acres)* 10) 10 trees. 35' ea.* 11) Tennis Court (60'x120') w/ Landscape Fence 12) Grass fields outside of developed areas
Lot 21	<u>20.46</u> 2.05	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±5,000 SF - Height: 21' 3) One (1) Secondary Residence - Small Parking Area w/ Connection to main drive. - Footprint: ±1,500 SF - Height: ±21' 4) One Non-Agricultural Accessory Structure (le: Garage, Pool House, etc.) - Footprint: ±3,000 SF - Height: ±21' 5) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) 6) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF (assumes 9 horses) - Height: ±14' 7) One (1) Gazebo* - Footprint: ±500 SF - Height: ±12' 8) Equestrian Paddocks (wood fence enclosure) (9-acres)* 9) 10 trees. 35' ea.* 10) Tennis Court (60'x120') w/ Landscape Fence 11) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

Lot 22	<u>20.71</u> 2.07	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Footprint: ±4,500 SF - Height: ±21' - Attached Garage - w/ ±1,500 SF of Patio(s) - Provide Retaining Walls around patio space 3) One (1) Secondary Residence - Small Parking Area w/ Connection to main drive. - Footprint: ±1,500 SF - Height: ±21' 4) One Non-Agricultural Accessory Structure (Ie: Garage, Pool House, etc.) - Small Parking Area w/ Connection to main drive. - Footprint: ±3,000 SF - Height ±21' 5) One (1) Pond (±0.5-acres)* or Pool w/ Fence (±800 SF) - Provide Retaining Wall around Pool 6) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF - Height: ±14' 7) One (1) Run Ins* - Footprint: ±300 SF - Height: ±12' 8) One (1) Gazebo* - Footprint: ±500 SF - Height: ±12' 9) Equestrian Paddocks (wood fence enclosure) (9-acres)* 10) 12 trees. 35' ea.* 11) Tennis Court (60'x120') w/ Landscape Fence 12) Grass fields outside of developed areas
Lot 23	<u>10.01</u> 1.00	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±7,500 SF - Height: ±21' 3) One (1) Pond (±0.5-acres) or Pool w/ Fence (±800 SF) 4) One Non-Agricultural Accessory Structure (Ie: Garage, Pool House, etc.) - Footprint: ±3,000 SF - Height: ±14' 5) One (1) Equestrian Barn w/ Gravel Path to Road or Driveway* - Footprint: ±3,000 SF - Height: ±14' 6) One (1) Run-Ins* - Footprint: ±300 SF ea. - Height: ±12' ea. 7) Equestrian Paddocks (wood fence enclosure) (2-acres)* 8) 22 trees. 35' ea.* 9) Grass fields outside of developed areas
K-1	12.24	Existing.
K-2	43.18	Existing.
F-2	18.60	Forrest Lands.
F-1	90.85	Forrest Lands.
ROW-A	3.86	Rural Lane with equestrian paths.
ROW-B	5.21	Rural Lane with equestrian paths.
ROW-C	7.75	Rural Lanes with equestrian paths.

APPENDIX B

DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS AND RESTRICTIONS ("Declaration") is made as of the ____ day of _____, 2025 (the "Effective Date"), by and between SL Keane Stud LLC, a Delaware limited liability company, having an address at 217 Depot Hill Road, Amenia, NY 12501 (the "Declarant") and the Town of Amenia, a municipal corporation having an address of 4988 Route 22, Amenia, New York 12501 (the "Town").

- RECITALS -

A. Declarant is the fee owner of two (2) parcels of real property comprising approximately 606 acres and the improvements thereon, located in the Town of Amenia, County of Dutchess, State of New York, designated as tax parcel numbers 132000-7166-00-403720 and 132000-7167-00-212034, and more specifically described in Schedule A attached hereto (the "Property").

B. The Property is located within the Rural Agricultural "RA", Rural Residential "RR," and Scenic Protection Overlay "SPO" Districts of the Town of Amenia.

C. In _____, Declarant submitted an application (the "Application") to subdivide the Property to the Planning Board of the Town of Amenia (the "Planning Board").

D. In response to the Application, the Planning Board undertook and completed a conservation analysis of the Subdivision as required by the Town of Amenia Zoning Law ("Zoning Law"), and adopted Resolution #9 of 2023 adopting conservation findings (the "Conservation Findings") for the Subdivision based on the conservation analysis titled "Keane Stud Subdivision Conservation Analysis," prepared by Rennia Engineering Design, PLLC, dated October 19, 2021, last revised May 5, 2023 (the "Conservation Analysis").

E. Following extensive review under the State Environmental Quality Review Act ("SEQRA") of potential impacts of the Subdivision, including potential visual impacts, the Planning Board adopted a Negative Declaration under SEQRA at its meeting on _____, determining that the imposition by Declarant of certain limitations on the improvement and use of the Lots as provided in this Declaration will mitigate the potential environmental impacts of the Subdivision to the maximum extent practicable, including visual impacts.

F. On _____, by Resolution No. _____ titled "_____", the Planning Board granted final approval of the Subdivision (the "Subdivision Approval"). The approved subdivision plat titled "_____" prepared by _____, dated _____, was filed in the Office of the Dutchess County Clerk ("Clerk's Office") on _____ as Map No. _____ (the "Map"). The Lots are shown on the Map and more specifically described in Schedule B attached hereto.

G. In accordance with the Subdivision Approval and as shown on the Map, the Property is subdivided into a total of twenty-seven (27) lots (each a "Lot" and collectively, the "Lots") to be served by an existing road and two new private roadways. Pursuant to the provisions

of this Declaration, twenty-seven (23) of the Lots (Lots 1-23) shall be for farm operations, including farm residences (such Lots each a “Farmstead Lot” and collectively, the “Farmstead Lots”), two (2) of the Lots shall be restricted to agricultural and equestrian uses (such Lots each an “Agricultural Lot” and collectively, the “Agricultural Lots”), and two (2) of the Lots will be conserved (such Lots each a “Conserved Lot” and collectively the “Conserved Lots”).

H. The Subdivision Approval is conditioned upon the formation of a homeowners association comprised of the owners of the Lots, including Declarant for so long as it is an owner (each an “Owner,” and collectively, the “Owners”) in accordance with applicable New York State law and regulation, which shall, upon filing of the Map, take title to the Roadways (as defined in Section ____ of this Declaration).

I. The Subdivision Approval is also conditioned upon Declarant recording the following in the Clerk’s Office immediately upon filing of the Map: (1) this Declaration; and (2) the Declaration of Easements, Covenants, and Restrictions of the Homeowner’s Association (the “Association Declaration”).

J. Declarant desires to impose the limitations on the improvement and use of the Lots provided in this Declaration to ensure that the Subdivision will be an agricultural and equestrian residential community that preserves the predominantly rural character of the area.

NOW, THEREFORE, in consideration of the premises hereof and other good and valuable consideration reflected in this Declaration, the receipt and sufficiency of which are hereby acknowledged, Declarant hereby covenants and declares, for itself and for its successors and assigns, and for the benefit of the Town, that the Lots shall hereafter be held, transferred, sold, conveyed, used, rented, enjoyed, occupied, mortgaged or otherwise encumbered or disposed of subject to this Declaration, and further covenants and declares for itself and for its successors and assigns, as follows:

1. THE FARMSTEAD LOTS

1.1. Applicable Laws.

(a) The covenants, conditions, limitations, and restrictions of this Declaration shall supplement the Town of Amenia Zoning Law (the “Zoning Law”), as may be amended from time to time. Notwithstanding anything in this Declaration to the contrary, in the event any of the terms, conditions, or provisions of this Declaration conflict or are inconsistent with the provisions of the Zoning Law or the Association Declaration, then the terms, conditions, and provisions of this Declaration shall control.

(b) All proposed improvements to and uses of a Lot shall be subject to applicable provisions of this Declaration, the Association Declaration, and New York State, Dutchess County, and Town of Amenia laws, codes, and regulations, including, without limitation, Article IX of the Zoning Law.

1.2. Residential Perimeter and Residential Development Area. The Map delineates the “Residential Perimeter” within each Farmstead Lot approved under the Subdivision Approval. The Residential Perimeter of each Farmstead Lot shall not exceed in area the “Maximum Residential Perimeter Area” identified in Exhibit 1 hereto. The sole portion of a Farmstead Lot which is permitted to be improved with not more than one (1) principal single-family residence and permitted secondary residence or guest house structures and uses accessory thereto is the “Residential Development Area,” which shall not exceed ten percent (10%) of the area of the Farmstead Lot. The Residential Development Site shall be located within the area of the Residential Perimeter having the least sloped existing on unimproved grade.

1.3. Agricultural Area. The portion of each Farmstead Lot outside the Residential Development Area shall be the “Agricultural Area.” Subject to the restrictions set forth in this Declaration, the Agricultural Area shall be used for and/or maintained only for: (i) open space, including forested, wooded, or naturalized areas; (ii) passive recreation, including gazebos or other covered or uncovered passive observation areas for the owner’s private use; (iii) cultivation, raising, and manufacture of “farm products” as that term is defined by New York State Agriculture and Markets Law and “agriculture” as that term is defined in the Zoning Law including, without limitation, the cultivation of crops fruit and nut orchards, and grapevines; (iv) specialized agriculture such as greenhouse floriculture; (v) production of hay; (vi) commercial or non-commercial animal husbandry, horse breeding, horse riding including riding trails, horse boarding, and livestock ranching; (vii) structures, buildings, equipment, and improvements accessory to or serving any use permitted by foregoing clauses (iii)-(vi) of this Section 1.3; and (ix) gravel vehicle and pedestrian accessways and paths (“Accessways”), which shall only be so wide as necessary to access, tend, and/or maintain the uses permitted by this Section 1.3.

1.4. Prohibited Uses. The following uses shall be prohibited on all Lots: (i) dairy farming; (ii) dog kennels and dog breeding occupying more than ten percent (10%) of the Agricultural Area; (iii) private zoos or wild animal farms; (iv) commercial or non-commercial breeding, raising or boarding of exotic animals not typical of Hudson Valley animal husbandry; (v) animal recovery sanctuaries; (vi) aviaries occupying more than ten percent (10%) of the Agricultural Area, (vii) commercial hunting ranches; (viii) golf practice facilities exceeding 20,000 square feet; (ix) recreational playfields with grass, synthetic turf, or other surface larger than 15,000 square feet; and (x) marijuana cultivation except for personal use as allowed by applicable New York State and local laws. Subject to the foregoing, the Lots may be used for agriculture, keeping of animals, horseback riding, and other recreational uses permitted under the Zoning Law, including business enterprises offering recreational services.

1.5. Dimensional Requirements and Other Development Restrictions.

(a) The Farmstead Lots are subject to the dimensional requirements and other development restrictions set forth in Exhibit 1 hereto.

(b) A Farmstead Lot shall not have more than one (1) principal single-family residence with accessory apartment, and two or more Farmstead Lots may be combined to form a single lot, provided that the combined lot shall not have more than one (1) principal single-family residence. Notwithstanding the foregoing, a Farmstead Lot may be improved with a secondary single-family

residence and accessory apartment provided that the Lot has sufficient acreage to comply with applicable density requirements set forth in Exhibit 1 hereto.

(c) No buildings may be constructed in the area affecting Farmstead Lots 18 through 22 that is identified on the Map as the “Non-Vertical Zone.” Notwithstanding, agricultural practices and structures without walls and roofs such as paddocks, fences, and riding rings shall be permitted in the Non-Vertical Zone, as well as gazebos with a footprint no larger than 500 square feet.

1.6. No Further Subdivision. The Lots shall not be further subdivided. This restriction shall be noted on the Map and in the Association Declaration.

1.7. Driveways. Notwithstanding anything in this Declaration to the contrary, driveways not more than 16 feet wide shall be permitted on any portion of a Lot the grade of which is less than fifteen percent (15%) and shall not be included in the calculation of Residential Development Area.

1.8. Water Storage. Nothing in this Declaration shall be construed to prohibit the improvement of any Lot or Lots with water storage ponds or other impoundments, or underground water storage tanks for use by fire or other emergency service providers.

1.9. Agriculture. Nothing in this Declaration shall be construed to limit the agricultural zoning exemptions as defined under the Zoning Law and the New York State Agriculture and Markets Law, including height, size, and location of agricultural structures and equipment.

2. THE CONSERVED LOTS AND THE ROADWAYS

2.1 Conserved Lots F-1 and F-2. Declarant covenants and agrees that Lots F-1 and F-2 shall remain unimproved and shall not be developed, except with accessory structures for outdoor recreational use, horse trails, and Accessways.

2.2 Conserved Lots K-1 and K-2. Declarant covenants and agrees that Lots K-1 and K-2 shall not be further developed for residential use. Notwithstanding, Lots K-1 and K-2 may continue to be used for existing uses and for agricultural and equestrian purposes, including installation and construction of accessory structures, horse trails, and Accessways.

2.3 Roadways. Declarant covenants and agrees that the right-of-ways identified on the Map as ROW-A, ROW-B, and ROW-C (the “Roadways”) shall be owned and maintained by the Association subject to the Association Declaration.

3. DESIGN STANDARDS

3.1. Applicability. All residential structures on the Farmstead Lots must meet the design and architectural standards set forth in this Declaration, unless modified or revised by the Planning Board as part of the site plan review process under the Zoning Law. The Association Declaration, of even date herewith, may contain additional applicable guidelines and standards.

3.2 Rural Siting Principles. All residential and non-residential structures on the Lots must follow the rural siting principles set forth in the Zoning Law.

3.3 Exterior Lighting. All exterior lighting, including security lighting, in connection with all buildings, signs or other uses shall be shielded and directed downward and away from adjoining streets and properties and shall be compliant with DarkSky principles and be the minimum needed to provide for general illumination, safety, and security of entries, patios, outdoor spaces and associated landscape structures.

3.4. Color and Building Materials. No exterior materials shall be plastic or have a high gloss, glare, or reflective “mirror” type finish. All exterior finishes shall be in neutral colors.

3.5 Fencing and Landscaping:

a. All fencing shall be made primarily of wood, except for modifications made for agricultural practices. Fencing shall be limited to the Residential Perimeter, except for purposes of horse and/or livestock enclosure. Fences shall not be painted white, unless otherwise permitted by the reviewing board and/or committee of the Town.

b. at least two (2) large trees shall be planted per 1,000 square feet of residential floor area proposed to be developed on a Lot. The term “large tree” shall mean shade or evergreen tree that at maturity would be 35 feet or more in height.

c. Owners shall preserve existing stone walls and hedgerows as traditional landscape features that define outdoor areas in a natural way and create corridors useful for wildlife.

3.6 Architectural Elements.

a. Roofs. Roof forms are to be gable, clipped gable, gambrel, or hipped forms. Shed roofs (flat roofs sloping in one direction, also known as “lean-to-roofs”) are acceptable when used as a secondary element in the overall roof composition. Flat sod roofs (“green roofs”) may also be used. Roof forms on more contemporary or modern buildings can be gable, shed, flat, patio, and incorporate building extensions or balconies as roof forms.

b. Doors. Doors may be single or double units, bifold, overhead, or part of a larger door wall system. All door glazing must utilize true divided lites, except for bi-fold doors, pocket doors, overhead doors, or door wall systems.

c. Windows. Windows shall be vertically proportioned and balanced on facades, with width to height ratios ranging from 1:1 to 3:5. Horizontal windows may be used just below roof eaves and/or dormers (“eyebrow” windows). Additional window requirements include:

i. Window glass areas shall be recessed. Projecting roof overhangs, balconies, or porches may be utilized to minimize visibility of, and reflections from, glass when viewed from off-site.

ii. Window types shall consist of vertical, casement, fixed picture, and/or double hung configurations, or may be part of a larger window wall system. Window forms shall utilize square or vertical shapes. Circular, oval, or shallow arched shapes shall be utilized only for accent windows. Divided lite windows shall utilize true or in-glass simulated divided lites.

iii. Large window surfaces shall be subdivided with structural members or integral muntins. Glass block visible from internal roads shall be prohibited.

iv. Unfinished aluminum or shiny metal is not permitted. Doors, windows and frames may be painted or stained.

v. All glazing shall meet or exceed energy codes. Glass may be coated or tinted to control solar heat gain, but a reflective, mirrored appearance is not permitted.

4. ENFORCEMENT

4.1 Enforceability. This Declaration is enforceable in law or equity in perpetuity solely by Declarant, the Town, any subsequent Owner, or by the Association.

4.2 Failure to Comply. If the Owner of any Lot shall not keep or perform any of the respective terms, covenants or conditions imposed upon it pursuant to the terms hereof and such default shall continue for a period of thirty (30) days after written notice thereof from the Association, or if such Owner fails to commence its curative efforts promptly after the service of such notice or thereafter to proceed with all due diligence to cure the same in the case of a default which cannot with due diligence be cured within a period of thirty (30) days, then in any of such events, (i) the Association may exercise its rights at law or in equity or as otherwise provided in this Declaration and/or the Association Declaration, and/or (ii) the Town, at its option, may apply to any the New York Supreme Court, Dutchess County for: (a) specific performance of this Declaration; (b) injunctive relief against any noncompliance; and/or (c) any and all other appropriate legal and/or equitable remedies.

4.3. Nonwaiver. No delay or omission of any Owner in the exercise of any right accruing upon any default of any other Owner shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Owner of a breach of, or a default in, any of the terms and conditions of this Declaration by any Owner shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Declaration. Notwithstanding the foregoing, the Town has the right and ability, but not the obligation, to enforce this Declaration and the Town's failure to enforce this Declaration shall not be deemed a waiver of or consent to any breach by the Declarant or any Owner or the Town's right to enforce the Declaration in the future.

4.5. Unavoidable Delay. In the event any Owner shall be delayed or hindered in or prevented from the performance of any act required to be performed by such party by reason of an event beyond the reasonable control of such Owner, including, without limitation, acts of God, failure of power, riots, insurrections, strikes, embargoes, pandemics, or adverse weather conditions preventing the performance of work, provided that such event is beyond the reasonable control of such Owner and was not separately, concurrently or partially caused by any negligent or willful act or omission of such Owner, and provided that such act or event could not have been prevented by reasonable action on such Owner's part and such Owner asserting such act or event has used its best efforts to remedy the delaying condition in an expedient and efficient manner, then the time for performance of such act shall be extended for a period equivalent to the period of such unavoidable delay.

5. ADDITIONAL AND MISCELLANEOUS PROVISIONS

5.1 Notice. Any notice, report or demand required, permitted or desired to be given under this Declaration shall be in writing and shall be deemed to have been sufficiently given or served for an purposes if it is delivered (i) personally, or (ii) by a nationally recognized overnight courier prepaid by the sender, or (iii) mailed by registered or certified mail, return receipt requested, postage prepaid to the parties at the addresses set forth on the first page of this Declaration or at such other address as the respective parties may from time to time designate by like notice. Each such notice shall be effective upon being so delivered. Rejection or refusal to accept delivery or an inability to deliver because of change of address of which no notice was given shall be deemed to be receipt of the notice or statement sent and the date of the rejection, refusal or inability to deliver shall be deemed to be the date notice was given.

5.2 Covenants Run With The Land. Each and all of the covenants, restrictions and provisions of this Declaration shall run with the land and shall be binding upon and benefit the parties hereto and their respective successors and assigns.

5.3 Reservation of Rights. Declarant hereby reserves for itself and the Owners any and all rights accruing from fee ownership of the Lots, including, without limitation, the rights to sell, give, lease, or otherwise convey, or mortgage or encumber the Lots, subject to this Declaration, and including the right of the Owners and their invitees to engage in, or permit others to engage in, all uses of the Lots that are not expressly prohibited herein and are not inconsistent with this Declaration and the restrictions imposed hereunder. Declarant may grant utility easements as may be necessary to use, maintain or repair any existing uses and improvements on each Lot, maintain, repair or replace any utility, sewer and/or drainage facilities located on, over, under or across each Lot which exist as of the date of this Declaration, and take any actions with respect to each Lot which are required to be taken under any law, ordinance or regulation then in effect.

5.4 Subordination of Mortgages. Any mortgage or deed of trust affecting any portion of any Lot shall at all times be subject and subordinate to the terms of this Declaration, except to the extent expressly otherwise provided herein, and any party foreclosing any such mortgage or deed of trust, or acquiring title by deed in lieu of foreclosure or trustee's sale shall acquire title subject to all of the terms and provisions of this Declaration.

5.4 Other Agreements. Nothing herein shall prohibit the mapping, recordation, improvement, maintenance or repair of any easement required or approved by the Planning Board including, without limitation, easements to the Association for maintenance of, among other things, hedgerows, stormwater management facilities, common areas, the Roadways, and for access over any Lot to the Conserved Lots.

5.5 Recording. This Declaration shall be executed and recorded in the office of the Dutchess County Clerk by Declarant upon filing of the Subdivision Map.

5.6 Modification. This Declaration may be amended, modified, or terminated only by a written agreement, executed and acknowledged by the Declarant, any successor Owners, and the Town.

5.7 Savings Clause. If any provision of this Declaration, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Declaration, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby. It shall not be deemed that any such invalid provision affects the consideration for this Declaration and each provision of this Declaration shall be valid and enforceable to the fullest extent permitted by law.

5.8 Laws. This Declaration shall be construed and enforced in accordance with the laws of the State of New York without regard to conflict of laws provisions.

5.9 Headings. The headings in this Declaration are for convenience only, shall in no way define or limit the scope or content of this Declaration, and shall not be considered in any construction or interpretation of this Declaration or any part hereof.

5.10 Construction of Words. Whenever in this Declaration the singular number is used, the same shall include the plural whenever appropriate, and vice versa; and words of any gender in this Agreement shall include each other gender whenever appropriate.

5.11 Counterparts. This Declaration may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

5.12 Binding Effect. Each and all of the covenants, restrictions and provisions of this Declaration (whether affirmative or negative in nature) will bind every person having any fee, leasehold or other interest in any portion of the Lots at any time or from time to time to the extent that such portion is affected or bound by the covenant, restriction or provision in question, or that the covenant, restriction or provision is to be performed on such portion, and will run with the land, and inure to the benefit of, and burden, the Declarant and its successors and assigns to the Lots, as their interest may appear.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the Effective Date.

SL KEANE STUD LLC

By: _____

Name:.

Title: Authorized Representative

TOWN OF AMENIA

By: _____

Name:

Title:

[Nothing Further on this Page]

STATE OF NEW YORK)
 ss:
COUNTY OF DUTCHESS)

On the __ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

STATE OF NEW YORK)
 ss:
COUNTY OF DUTCHESS)

On the __ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

STATE OF NEW YORK)
 ss:
COUNTY OF DUTCHESS)

On the __ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

SCHEDULE A

DRAFT

EXHIBIT 1

(Farmstead Lots: Lots 1 through 23)

Dimensional Restrictions. Each Farmstead shall meet the following dimensional standards for this conventional subdivision:

<u>Lot 1 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	20.34
Total "Farm Area" (±Acres)	18.30
Maximum Residential Development Area (±Acres)	2.03
Residential Perimeter (±Acres)	5.81
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	100'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	3,000
Total Maximum Residential Footprint (SF)	10,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 2 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	20.14
Total "Farm Area" (±Acres)	18.14
Total Residential Area (±Acres)	2.01
Residential Perimeter (±Acres)	12.57
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	100'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	3,000
Total Maximum Residential Footprint (SF)	10,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 3 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	15.79
Total "Farm Area" (±Acres)	14.21
Maximum Residential Development Area (±Acres)	1.58
Residential Perimeter (±Acres)	9.32
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	7,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 4 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	20.00
Total "Farm Area" (±Acres)	18.00
Maximum Residential Development Area (±Acres)	2.00
Residential Perimeter (±Acres)	14.63
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	7,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 5 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	11.66
Total "Farm Area" (±Acres)	10.49
Maximum Residential Development Area (±Acres)	1.17
Residential Perimeter (±Acres)	6.33
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	7,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 6 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	17.12
Total "Farm Area" (±Acres)	15.40
Maximum Residential Development Area (±Acres)	1.71
Residential Perimeter (±Acres)	10.89
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	7,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 7 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	20.01
Total "Farm Area" (±Acres)	18.01
Maximum Residential Development Area (±Acres)	2.00
Residential Perimeter (±Acres)	6.07
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	3,000
Total Maximum Residential Footprint (SF)	7,800
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 8 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	14.30
Total "Farm Area" (±Acres)	12.87
Maximum Residential Development Area (±Acres)	1.43
Residential Perimeter (±Acres)	8.72
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	7,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 9 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	15.32
Total "Farm Area" (±Acres)	13.78
Maximum Residential Development Area (±Acres)	1.53
Residential Perimeter (±Acres)	4.43
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	7,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 10 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	13.11
Total "Farm Area" (±Acres)	11.80
Maximum Residential Development Area (±Acres)	1.31
Residential Perimeter (±Acres)	3.33
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	6,000
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	6,000
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 11 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	20.04
Total "Farm Area" (±Acres)	18.04
Maximum Residential Development Area (±Acres)	2.00
Residential Perimeter (±Acres)	4.09
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	105,502
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	3,000
Total Maximum Residential Footprint (SF)	10,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 12 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	20.50
Total "Farm Area" (±Acres)	18.45
Maximum Residential Development Area (±Acres)	2.05
Residential Perimeter (±Acres)	4.70
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	92,391
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	3,000
Total Maximum Residential Footprint (SF)	10,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 13 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	21.38
Total "Farm Area" (±Acres)	19.25
Maximum Residential Development Area (±Acres)	2.14
Residential Perimeter (±Acres)	5.61
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	3,000
Total Maximum Residential Footprint (SF)	10,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 14 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	16.41
Total "Farm Area" (±Acres)	14.77
Maximum Residential Development Area (±Acres)	1.64
Residential Perimeter (±Acres)	3.20
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	7,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 15 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	17.15
Total "Farm Area" (±Acres)	15.43
Maximum Residential Development Area (±Acres)	1.72
Residential Perimeter (±Acres)	3.85
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	7,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 16 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	7.00
Total "Farm Area" (±Acres)	6.00
Maximum Residential Development Area (±Acres)	1.00
Residential Perimeter (±Acres)	5.55
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	5,500
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	5,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 17 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	10.01
Total "Farm Area" (±Acres)	9.01
Maximum Residential Development Area (±Acres)	1.00
Residential Perimeter (±Acres)	8.29
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	28'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	5,500
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	5,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 18 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	31.00
Total "Farm Area" (±Acres)	27.91
Maximum Residential Development Area (±Acres)	3.10
Residential Perimeter (±Acres)	10.18
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	21'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	4,500
Maximum Residential Footprint for Secondary Residence (SF)	1,500
Total Maximum Residential Footprint (SF)	6,000
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 19 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	41.50
Total "Farm Area" (±Acres)	37.35
Maximum Residential Development Area (±Acres)	4.15
Residential Perimeter (±Acres)	5.96
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	100'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	21'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	4,500
Maximum Residential Footprint for Secondary Residence (SF)	1,500
Total Maximum Residential Footprint (SF)	6,000
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 20 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	20.08
Total "Farm Area" (±Acres)	18.07
Maximum Residential Development Area (±Acres)	2.01
Residential Perimeter (±Acres)	5.41
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	21'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	5,000
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	5,000
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 21 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	20.46
Total "Farm Area" (±Acres)	18.42
Maximum Residential Development Area (±Acres)	2.05
Residential Perimeter (±Acres)	4.42
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	21'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	5,000
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	5,000
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 22 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	20.71
Total "Farm Area" (±Acres)	18.64
Maximum Residential Development Area (±Acres)	2.07
Residential Perimeter (±Acres)	3.53
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	21'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	4,500
Maximum Residential Footprint for Secondary Residence (SF)	1,500
Total Maximum Residential Footprint (SF)	6,000
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

3) The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the case of a flat roof; to the deckline of mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

<u>Lot 23 – Enhanced Development Restrictions</u>	
Minimum Lot Area (±Acres)	10.01
Total "Farm Area" (±Acres)	9.01
Maximum Residential Development Area (±Acres)	1.00
Residential Perimeter (±Acres)	2.89
Minimum Road Frontage (Town Road) (Feet):	250'
Minimum Front Setback (Feet) ¹	40'
Minimum Side Setback (Feet)	30'
Minimum Rear Setback (Feet)	50'
Maximum Residential Building Height (Feet) ³	21'
Maximum Impervious Surface (%)	10%
Maximum Residential Footprint for Principal House (SF)	7,500
Maximum Residential Footprint for Secondary Residence (SF)	0
Total Maximum Residential Footprint (SF)	7,500
Maximum Non-Residential Accessory Structure Footprint (SF) ²	3,000
Maximum Accessory Apartment (SF)	1,000

1) Measured from center line of road.

2) Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of the Zoning Law.

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