

Appendix 4

Visual Analysis Summary Letter and Photosimulations (Saratoga Associates)

Virtual Simulations by Lot (Saratoga Associates)

SARATOGA ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.

May 22, 2026

Honorable Robert Boyles, Jr, Chair
Town of Amenia Planning Board
Amenia Town Hall
4988 Route 22
Amenia, NY 12501

Re: SL Keane Stud, LLC Subdivision
Depot Hill Road, Amenia, NY 12501

Dear Honorable Chair Boyles and Members of the Planning Board:

Saratoga Associates Landscape Architects, Architects, Engineers, and Planners, P.C. ("Saratoga Associates") has been retained by the project sponsor to prepare accurate, demonstrative photo simulations of the proposed SL Keane Stud, LLC Subdivision on Depot Hill Road in the Town of Amenia. These visualizations are provided to help the Town of Amenia Planning Board (the "Board"), involved agencies, interested parties, and the public understand the degree (how much will be seen) and character (what it will look like) of project visibility as seen from several key off-site vantage points. These visualizations have been developed in close consultation with the Board and its outside consultants to ensure that all relevant, proposed above-ground structures are fully and accurately represented.

PROJECT DESCRIPTION

SL Keane Stud, LLC has submitted an application for plat plan approval for the property located on Depot Hill Road in the Town of Amenia.

The applicant is proposing a conventional non-realty subdivision of two (2) existing parcels totaling approximately 605.7 acres (the "Site"). The subdivision will result in twenty-seven (27) lots: twenty-three (23) residential-agricultural (farmstead) lots, two (2) agricultural equestrian lots that will maintain the existing Keane Stud equestrian facilities, and two (2) conservation parcels containing most of the Sites' forested land. The subdivision will result in a net gain of twenty-five (25) new parcels. Residential lots range in size from 7 to 41 acres and are proposed to be accessed via three (3) private "Rural Lanes," as defined by the Town of Amenia Zoning Code, which include the installation of equestrian trails, landscaping improvements, and all required stormwater management practices. No residential build-out or any other construction activity is proposed as part of this Subdivision Application.

DEVELOPMENT PROGRAM EVALUATED

Because this is a rural residential subdivision, individual property owners will retain design latitude regarding the specifics of how their respective lots are ultimately developed, subject to the restrictions of protective deed covenants. Given these future development variables, Saratoga

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Associates worked closely with the Board's planning consultant, GJA, to establish a reasonably anticipated, "worst-case" development scenario for the purposes of this analysis. The assumed site program for this development is rooted in rural siting principles to ensure that any potential future development blends harmoniously into the working rural landscape.

Based on consultations with GJA, the simulations comprehensively depict all above-ground shared subdivision infrastructure, including the private rural lanes, and associated limits of grading. Additionally, a specific development program for each individual lot was established in consultation with GJA. Each lot features a single-family residential structure of a specific square footage, positioned within a defined building envelope. The architectural character of these residential structures provides a general representation of a reasonably anticipated rural design, keeping expected deed covenants in mind. To ensure a conservative analysis, the program for each lot includes likely built secondary structures, residential and equestrian amenities, and other site improvements to which a future property owner would be entitled. Simulated program elements include:

- A primary residential structure with an attached garage;
- A paved driveway and entrance court;
- Outdoor patio;
- A secondary residential structure with its own driveway;
- A swimming pool or agricultural pond;
- A non-agricultural accessory structure (e.g., detached garage or pool structure);
- An equestrian barn with a gravel path or driveway;
- Two livestock run-in sheds;
- Equestrian paddocks enclosed by wood fencing;
- A tennis court with a landscape fence;
- Landscape planting; and
- Open grass fields extending outside of the developed footprints.

All necessary site grading for internal access roads, building footprints, driveways, and agricultural ponds is incorporated into the simulated views and adheres to accepted site planning principles. Where required to accommodate the proposed infrastructure and lot development, existing woodland or hedgerow vegetation is accurately depicted as removed.

The subdivision layout illustrated in the photo simulations corresponds to the "Keane Stud Subdivision Master Plan", which is attached as **Appendix A**. A specific list of elements to be illustrated in the photos simulations as provided by GJA is attached as **Appendix B**.

Ultimately, the intent of these simulations is to offer a highly realistic, conservative representation of the appearance, massing, and cumulative visibility of all proposed and anticipated project components as seen from each key vantage point.

VIEWSHED ANALYSIS

To help identify representative vantage points for photo simulation, Saratoga Associates prepared a viewshed analysis identifying the geographic area where one or more assumed residential structures could potentially be visible.

Global Mapper® Pro (v25.0) GIS software was utilized to generate viewshed areas based on publicly available LiDAR data acquired from the New York State (NYS) GIS Clearinghouse. A Digital Surface Model (DSM) was created from the LiDAR LAS data points to capture both the natural and built features of the earth's surface within a 2-mile radius of the project Site.

The viewshed calculation is based on the position of each individual residential structure, utilizing the approximate center point of its defined building envelope. To ensure a conservative analysis, calculations are based on an assumed residential structure height of 35 feet and a 5.8-foot observer height above existing grade. Viewshed overlays were executed using the Global Mapper® Pro "Create Viewshed" toolset.

The identified viewshed areas are further quantified to illustrate the specific number of structures that may be visible from any given location. This cumulative degree of visibility is summarized on the map using the following groupings:

- 1-5 residential structures visible
- 6-10 residential structures visible
- 11-15 residential structures visible
- 16-20 residential structures visible
- 21+ residential structures visible

NOTE: The viewshed map was prepared in May 2025 for the purpose of identifying representative vantage points for photo simulation. The project has been downsized since that date; therefore, this viewshed analysis is conservatively over-inclusive of the total number of residential structures visible. However, the map remains valid in providing a general understanding of the areas with the greatest potential project visibility.

The finalized viewshed map is provided in **Appendix C**.

SELECTION OF PHOTO SIMULATION VIEWPOINTS

Photo simulations have been prepared to illustrate likely project views from key vantage points. These locations were selected in consultation with the Board and its planning consultant, George Janes Associates (GJA), based in part on the results of the viewshed analysis. The simulated viewpoints include:

- Photo 1: Delavergne Hill Scenic Overlook (looking east)
- Photo 2: Delavergne Hill Scenic Overlook (looking east-southeast)
- Photo 3: Route 44/W Main Street near Delavergne Hill (looking east)
- Photo 4: Route 44/W Main Street near Delavergne Hill (looking southeast)
- Photo 5: Route 22 south of Pleasant Run (looking east-northeast)
- Photo 6: Route 22 north of Redtail Pass (looking northeast)
- Photo 7: Powder House Road near Ohandley Drive (looking south-southeast)

- Photo 8: Depot Hill Road near Washington Street (looking southeast)
- Photo 9: Depot Hill Road near Murphy Crest Tree Farm (looking northeast)
- Photo 10: Depot Hill Road near Murphy Crest Tree Farm (looking south)
- Photo 11: Depot Hill Road near Keane Stud (looking north)
- Photo 12: Depot Hill Road near Keane Stud (looking southeast)
- Photo 13: Depot Hill Road at Old Route 22 Intersection (looking east)
- Photo 14: Old Route 22 north of Depot Hill Road (looking east-northeast)

To provide a clear and objective comparison, the photo simulations are presented as a series of side-by-side "before and after" images, illustrating the existing baseline condition alongside the proposed post-construction condition. The finalized photo simulations are provided in **Appendix D**.

FIELD PHOTOGRAPHY METHODOLOGY

On March 8, March 21, and April 15, 2024, Saratoga Associates personnel conducted fieldwork at the selected viewpoints to document baseline conditions in the direction of the proposed subdivision. All photographs were taken during the early spring season to capture "leaf-off" conditions, representing a conservative, worst-case scenario for maximum potential project visibility.

Photographs were taken using a Canon 6D Mark II digital SLR camera at a 50-millimeter (mm) focal length (full frame). This standard lens setting closely approximates human visual perception regarding spatial relationships and landscape scale. At each viewpoint, the field observer selected the specific camera position that offered the most unobstructed line-of-sight toward the project Site.

A series of overlapping photographs were captured at each location to encompass the full field of view toward the Site. Precise viewpoint coordinates were recorded using a handheld Global Positioning System (GPS) unit. GPS coordinates, focal length parameters, time, and date metadata were electronically logged for each frame. Ultimately, the optimum view—defined as the specific photo frame looking directly toward the area where the proposed project would have the greatest potential visual interface—was selected as the base photograph for each simulation.

PHOTO SIMULATION METHODOLOGY

Photo simulations were developed by superimposing a computer-generated rendering of a three-dimensional (3D) digital model of the proposed project onto the baseline photograph selected for each vantage point. To the extent practicable, and as necessary to accurately assess potential visibility, specific design details of the proposed project were built into the 3D model and incorporated into the final simulations. Consequently, the scale, alignment, elevations, and locations of the visible elements of the proposed subdivision are true to the conceptual design. The 3D model was constructed to fully incorporate all proposed and assumed design elements described above.

The 3D digital model of the proposed subdivision infrastructure and individual lot build-outs was developed using Trimble SketchUp® and Autodesk® 3ds Max® software.

To ensure accurate overlay and spatial registration of the 3D model into the baseline photograph, simulated perspectives (3D model camera views) were matched to the corresponding base photograph for each viewpoint by replicating the precise coordinates of the field camera position—as recorded via Global Positioning System (GPS) data—and the focal length of the camera lens (50mm). Replicating these real-world parameters ensures absolute scale accuracy between the base photograph and the subsequent simulated view. The camera's target position within the software was set to match the compass bearing of the corresponding existing condition photograph. With the baseline photograph displayed as a "viewport background" and the virtual viewpoint properties configured to match the photograph's native pixel dimensions, minor camera adjustments (horizontal/vertical positioning and camera roll) were made to perfectly align the horizon in the background photograph with the corresponding features of the 3D model.

To verify camera alignment, distinctive baseline elements visible within the photographs—such as existing structures, road edges, utility poles, and prominent landscape features—were identified and digitized from digital orthophotos. Each control element was assigned a Z-value (elevation) based on Digital Terrain Model (DTM) data generated using current LiDAR LAS data points acquired from the New York State GIS Clearinghouse. The digitized reference elements were then aligned with their corresponding features in the baseline photograph by refining the virtual camera target.

In addition, a Digital Surface Model (DSM) of the local landscape was generated using current LiDAR LAS data points. The DSM captures the natural and built features of the earth's surface, accurately depicting the horizontal and vertical massing of existing topography and landscape features (e.g., the mature tree canopy) to further assist in precise camera alignment and terrain verification.

Once camera alignment was fully verified, the to-scale 3D model of the proposed subdivision infrastructure and lot components was merged into the model space. With the combined model in place, a digital daylight system was established based on the exact date and time each photograph was captured. Regional inputs, including time zone and geographic coordinates, were applied to the daylight system to ensure accurate shadow casting and environmental lighting.

The resulting rendered view was then imported into Adobe Photoshop® software for post-production editing. During this final phase, portions of the proposed subdivision infrastructure or lot structures that fall below foreground topography or are screened by intervening vegetation were accurately masked out, resulting in a technically precise, realistic representation of the post-construction condition.

The finalized photo simulations are provided in **Appendix D**.

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We trust these photo simulations serve as a comprehensive and rigorous tool to assist the Board in its evaluation of the proposed subdivision. We remain available to present these materials or address any technical aspects of our methodology at the Board's discretion. Should the Board, its staff, or its consultants have any questions or require further clarification during the review of this submission package, we welcome the opportunity to provide any necessary information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Allen', followed by a long horizontal flourish.

Matthew W. Allen, RLA
Principal
SARATOGA ASSOCIATES
Landscape Architects, Architects, Engineers, and Planners, P.C.

Attachment A
KEANE STUD SUBDIVISION MASTER PLAN



Keane Stud Subdivision

Conceptual Full Buildout Conditions Plan
Amenia, NY



Attachment B
KEANE STUD SUBDIVISION
VISUAL IMPACT ANALYSIS – RENDERING ELEMENT BY LOT
REDUCED ACCESSORY STRUCTURE SIZE

Keane Stud Subdivision Visual Impact Analysis - Rendering Elements By Lot Reduced Accessory Structure Size		
Dated: May 5, 2025		Last Revised: March
PROPOSED FARMSTEAD LOT(S)	LOT SIZE RESIDENTIAL DEVELOPMENT AREA (RDA) (Acres)	RENDERING ELEMENTS *Agricultural Structures and Uses may be shown outside of RDA.
Lot 1	20.34 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.)* - Footptint: ±800 SF - Height: ±12' 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. 10) Tennis Court (60'x120') w/ Landscape Fence 11) Grass fields outside of developed areas
Lot 2	20.14 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. 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. 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) Proposed 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. 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) 5) One (1) Gazebo* - Footprint: 300 SF - Height: ±12' 6) Equestrian Paddocks (wood fence enclosure) (4-acres)* 7) 18 trees. 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) proposed 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. 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: 1,500 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: ±800 SF - Height: ±12' 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. 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 - Height: ±12' ea. 6) Equestrian Paddocks (wood fence enclosure) (6-acres)* 7) 18 trees. 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: ±800 SF - Height: ±12' 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. 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: ±800 SF - Height: ±12' 5) One (1) Gazebo* - Footprint: 300 SF - Height: ±12' 6) Agricultural Fields* 7) 18 trees. 8) Grass fields outside of developed areas
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: ±800 SF - Height: ±12' 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. 10) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

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: ±800 SF - Height: ±12' 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. 10) Tennis Court (60'x120') w/ Landscape Fence 11) Grass fields outside of developed areas
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 - Height: ±12' ea. 7) Equestrian Paddocks (wood fence enclosure) (10-acres)* 8) 22 trees. 9) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

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: ±4,000 SF - Height: ±21' - 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: ±800 SF - Height: ±12' 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 - Height: ±12' ea. 7) Fencing around Residential Area 8) 22 trees. 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: ±4,500 SF - Height: ±21' 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 - Height: ±12' ea. 6) Equestrian Paddocks (wood fence enclosure) (8-acres)* 7) 22 trees. 8) Grass fields outside of developed areas
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: ±4,500 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: ±800 SF - Height: ±12' 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. 9) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

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 (Ie: Garage, Pool House, etc.) - w/ Connection to main drive. - Footprint: ±800 SF - Height: 12' 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 - Height: ±12' ea. 7) Agricultural Row Crop or Fields* 8) Fencing around Residential Area 9) 11 trees. 10) Grass fields outside of developed areas
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: ±7,500 SF - Height: ±28' - 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: ±800 SF - Height ±12' 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. 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 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: ±7,500 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: ±800 SF - Height ±12' 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 - Height: ±12' ea. 8) Equestrian Paddocks (wood fence enclosure) (10-acres)* 9) 18 trees. 10) Grass fields outside of developed areas
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: ±4,500 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 (Ie: Garage, Pool House, etc.) - Footprint: ± 800 SF - Height: 12' 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: 300 SF - Height: ±12' 9) Equestrian Paddocks (wood fence enclosure) (9-acres)* 10) 10 trees. 11) Tennis Court (60'x120') w/ Landscape Fence 12) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

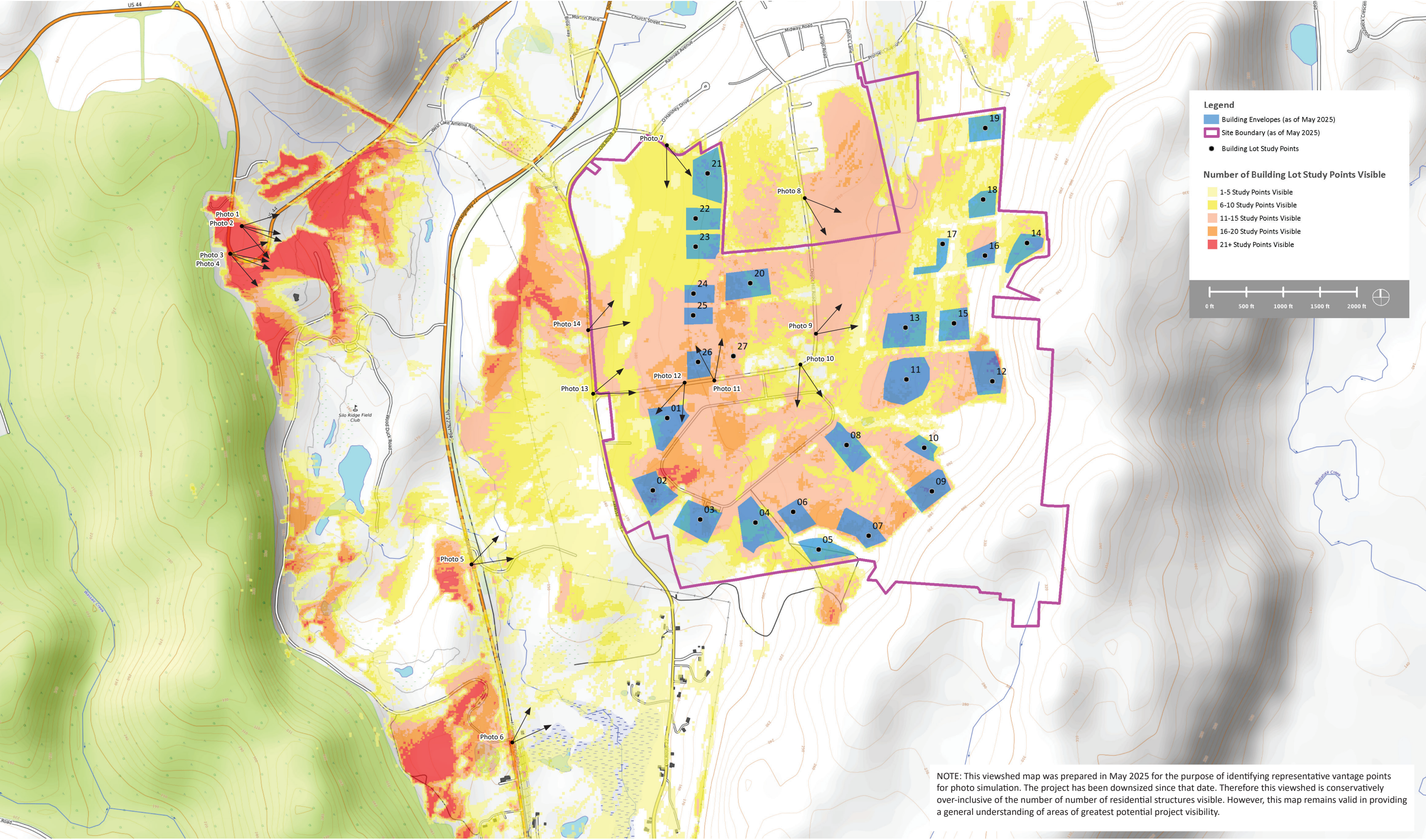
Lot 21	<u>20.46</u> 2.05	1) Driveway w/ Parking Court 2) One (1) Principal Residence - Attached Garage - w/ ±1,500 SF of Patio(s) - Footprint: ±4,500 SF - Height: 21' 3) One (1) Secondary Residence - Small Parking Area w/ Connection to main drive. - Footprint: ±1,500 SF - Height: ±21' 4) One Non-Agricultural Accessory Structure (Ie: Garage, Pool House, etc.) - Footprint: ±800 SF - Height: ±12' 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: 300 SF - Height: ±12' 8) Equestrian Paddocks (wood fence enclosure) (9-acres)* 9) 10 trees. 10) Tennis Court (60'x120') w/ Landscape Fence 11) Grass fields outside of developed areas
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: ±800 SF - Height ±12' 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: 300 SF - Height: ±12' 9) Equestrian Paddocks (wood fence enclosure) (9-acres)* 10) 12 trees. 11) Tennis Court (60'x120') w/ Landscape Fence 12) Grass fields outside of developed areas

Keane Stud Subdivision

Visual Impact Analysis - Rendering Elements by Lot

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: ±800 SF - Height: ±12' 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.

Attachment C
VIEWSHED MAP



Attachment D
PHOTO SIMULATIONS

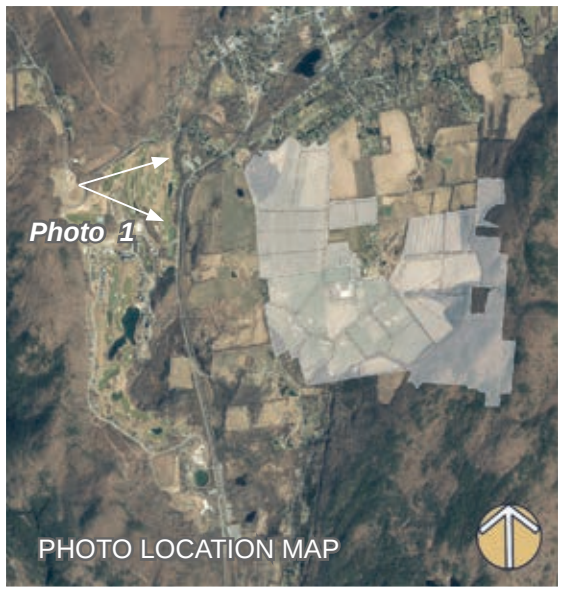


Photo 1: Delavergne Hill Scenic Overlook (looking east)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 21, 2024
Time: 12:00 pm
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 18.0780" N
73° 34' 35.5499" W
Distance to Site: 4,790 feet

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Figure D-2
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 1: Delavergne Hill Scenic Overlook (looking east)
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 21, 2024
Time: 12:00 pm
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 18.0780" N
73° 34' 35.5499" W
Distance to Site: 4,790 feet

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Figure D-3
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY

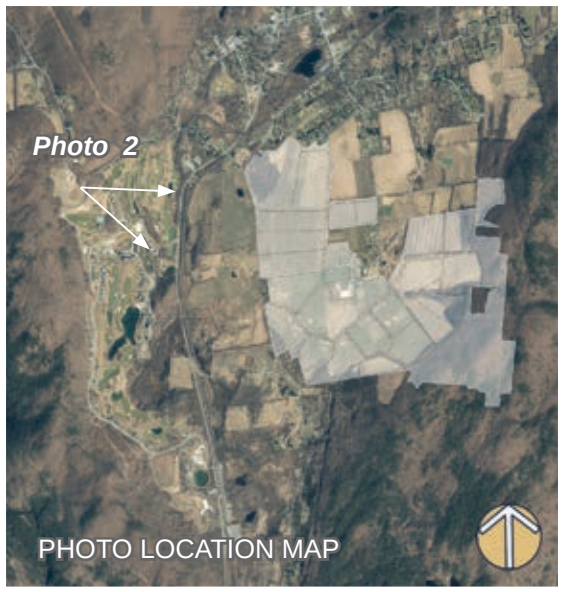


Photo 2: Delavergne Hill Scenic Overlook (looking east-southeast)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 21, 2024
Time: 12:00 pm
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 18.0780" N
73° 34' 35.5499" W
Distance to Site: 4,790 feet

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Figure D-2a
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 2: Delavergne Hill Scenic Overlook (looking east-southeast)
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 21, 2024
Time: 12:00 pm
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 18.0780" N
73° 34' 35.5499" W
Distance to Site: 4,790 feet

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Figure D-2b
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photos 1/2: Delavergne Hill Scenic Overlook (looking east-southeast)
SIMULATED CONDITION - COMPOSITE PANORAMA



Photo 3: Route 44/W Main Street near Delavergne Hill (looking east)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 21, 2024
Time: 12:00 pm
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 14.6820" N
73° 34' 37.9500" W
Distance to Site: 4,850 feet

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Figure D-3a
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 3: Route 44/W Main Street near Delavergne Hill (looking east)
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 21, 2024
Time: 12:00 pm
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 18.0780" N
73° 34' 35.5499" W
Distance to Site: 4,790 feet

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Figure D-3b
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 4: Route 44/W Main Street near Delavergne Hill (looking southeast)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 21, 2024
Time: 12:00 pm
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 18.0780" N
73° 34' 35.5499" W
Distance to Site: 4,790 feet

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Figure D-4a
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 4: Route 44/W Main Street near Delavergne Hill (looking southeast)
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 21, 2024
Time: 12:00 pm
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 18.0780" N
73° 34' 35.5499" W
Distance to Site: 4,790 feet

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Figure D-4b
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photos 3/4: Route 44/W Main Street near Delavergne Hill (looking southeast)
SIMULATED CONDITION - COMPOSITE PANORAMA



Photo 5: Route 22 north of Redtail Pass (looking northeast)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: April 15, 2024
Time: 10:30 am
Focal Length: 50 MM
Camera: Nikon D3400

Photo Location: 41° 49' 32.5848" N
73° 33' 55.0980" W
Distance to Site: 3,130 feet

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Figure D-6a
PHOTO SIMULATIONS

Keane Stud Subdivision
Amenia, NY



Photo 5: Route 22 north of Redtail Pass (looking northeast)
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: April 15, 2024
Time: 10:30 am
Focal Length: 50 MM
Camera: Nikon D3400

Photo Location: 41° 49' 32.5848" N
73° 33' 55.0980" W
Distance to Site: 3,130 feet

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Figure D-6b
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 6: Route 22 south of Pleasant Run (looking east-northeast)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 10:30 am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 49' 32.5979" N
73° 33' 55.1520" W
Distance to Site: 2,070 feet

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Figure D-5a
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 6: Route 22 south of Pleasant Run (looking east-northeast)
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 10:30 am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 49' 32.5979" N
73° 33' 55.1520" W
Distance to Site: 2,070 feet

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Figure D-5b
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 7: Powder House Road near Ohandley Drive (looking south-southeast)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 10:00 am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 40' 28.4040" N
73° 33' 19.0680" W
Distance to Site: 50 feet

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Figure D-7a
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 7: Powder House Road near Ohandley Drive (looking south-southeast)
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 10:00 am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 40' 28.4040" N
73° 33' 19.0680" W
Distance to Site: 50 feet

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Figure D-7b
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 8: Depot Hill Road near Washington Street (looking southeast)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 10:00 am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 49' 59.4239" N
73° 32' 56.0520" W
Distance to Site: 835 feet

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Figure D-8a
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 8: Depot Hill Road near Washington Street (looking southeast)
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 10:00 am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 49' 59.4239" N
73° 32' 56.0520" W
Distance to Site: 835 feet

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Figure D-8b
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 9: Depot Hill Road near Murphy Crest Tree Farm (looking northeast)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 9:30 am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 03.1739" N
73° 32' 52.5540" W
Distance to Site: 840 feet

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Figure D-9a
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 9: Depot Hill Road near Murphy Crest Tree Farm (looking northeast)
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 9:30 am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 03.1739" N
73° 32' 52.5540" W
Distance to Site: 840 feet

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Figure D-9b
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 10: Depot Hill Road near Murphy Crest Tree Farm (looking south)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 9:30 am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 03.1739" N
73° 32' 52.5540" W
Distance to Site: 840 feet

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Figure D-10a
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 10: Depot Hill Road near Murphy Crest Tree Farm (looking south)
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 9:30 am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 03.1739" N
73° 32' 52.5540" W
Distance to Site: 840 feet

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Figure D-10b
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 11: Depot Hill Road near Keane Stud (looking north)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 9:30 am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 49' 57.1259" N
73° 33' 11.1660" W
Distance to Site: 50 feet

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Figure D-11a
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 11: Depot Hill Road near Keane Stud (looking north)
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 9:30 am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 49' 57.1259" N
73° 33' 11.1660" W
Distance to Site: 50 feet

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Figure D-11b
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 12: Depot Hill Road near Keane Stud (looking southeast)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 21, 2024
Time: 12:15 pm
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 49' 56.6639" N
73° 33' 16.4940" W
Distance to Site: 30 feet

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Figure D-12a
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 12: Depot Hill Road near Keane Stud (looking southeast)
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 21, 2024
Time: 12:15 pm
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 49' 56.6639" N
73° 33' 16.4940" W
Distance to Site: 30 feet

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Figure D-12b
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 13: Depot Hill Road at Old Route 22 Intersection (looking east)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 9:30am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 49' 55.2960" N
73° 33' 32.6639" W
Distance to Site: 55 feet

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Figure D-13a
PHOTO SIMULATIONS
Keane Stud Subdivision
Amelia, NY



Photo 13: Depot Hill Road at Old Route 22 Intersection (looking east)
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 9:30am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 49' 55.2960" N
73° 33' 32.6639" W
Distance to Site: 55 feet

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Figure D-13b
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 14: Old Route 22 north of Depot Hill Road (looking east-northeast)
EXISTING CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 9:30am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 03.8280" N
73° 33' 33.5459" W
Distance to Site: 60 feet

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Figure D-14a
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Photo 14 - Old Route 22
SIMULATED CONDITION

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION
Date: March 8, 2024
Time: 9:30am
Focal Length: 50 MM
Camera: Canon EOS 6D Mark II

Photo Location: 41° 50' 03.8280" N
73° 33' 33.5459" W
Distance to Site: 60 feet

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Figure D-14b
PHOTO SIMULATIONS
Keane Stud Subdivision
Amenia, NY



Aerial Perspective

SARATOGA
ASSOCIATES

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Figure 1
3D RENDERINGS
Keane Stud Subdivision
Amenia, NY



Aerial Perspective

SARATOGA
ASSOCIATES

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Figure 2
3D RENDERINGS
Keane Stud Subdivision
Amenia, NY



Aerial Perspective
Lot #1

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Figure 3
3D RENDERINGS

Keane Stud Subdivision
Amenia, NY



Aerial Perspective
Lot #2

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Figure 4
3D RENDERINGS

Keane Stud Subdivision
Amenia, NY



Aerial Perspective
Lot #3

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Figure 5
3D RENDERINGS

Keane Stud Subdivision
Amenia, NY



Aerial Perspective
Lot #4

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Figure 6
3D RENDERINGS

Keane Stud Subdivision
Amenia, NY



Aerial Perspective
 Lot #5

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Figure 7
 3D RENDERINGS
 Keane Stud Subdivision
 Amenia, NY



Aerial Perspective
Lot #6

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Figure 8
3D RENDERINGS
Keane Stud Subdivision
Amenia, NY



Aerial Perspective
Lot #7

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Figure 9
3D RENDERINGS

Keane Stud Subdivision
Amenia, NY



Aerial Perspective
Lot #8

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Figure 10
3D RENDERINGS

Keane Stud Subdivision
Amenia, NY



Aerial Perspective
Lot #9

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Figure 11
3D RENDERINGS

Keane Stud Subdivision
Amenia, NY



Aerial Perspective
Lot #10

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Figure 12
3D RENDERINGS

Keane Stud Subdivision
Amenia, NY



Aerial Perspective
Lot #11

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Figure 13
3D RENDERINGS

Keane Stud Subdivision
Amenia, NY



Aerial Perspective
Lot #12

SARATOGA
ASSOCIATES

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Figure 14
3D RENDERINGS

Keane Stud Subdivision
Amenia, NY



Aerial Perspective
Lot #13

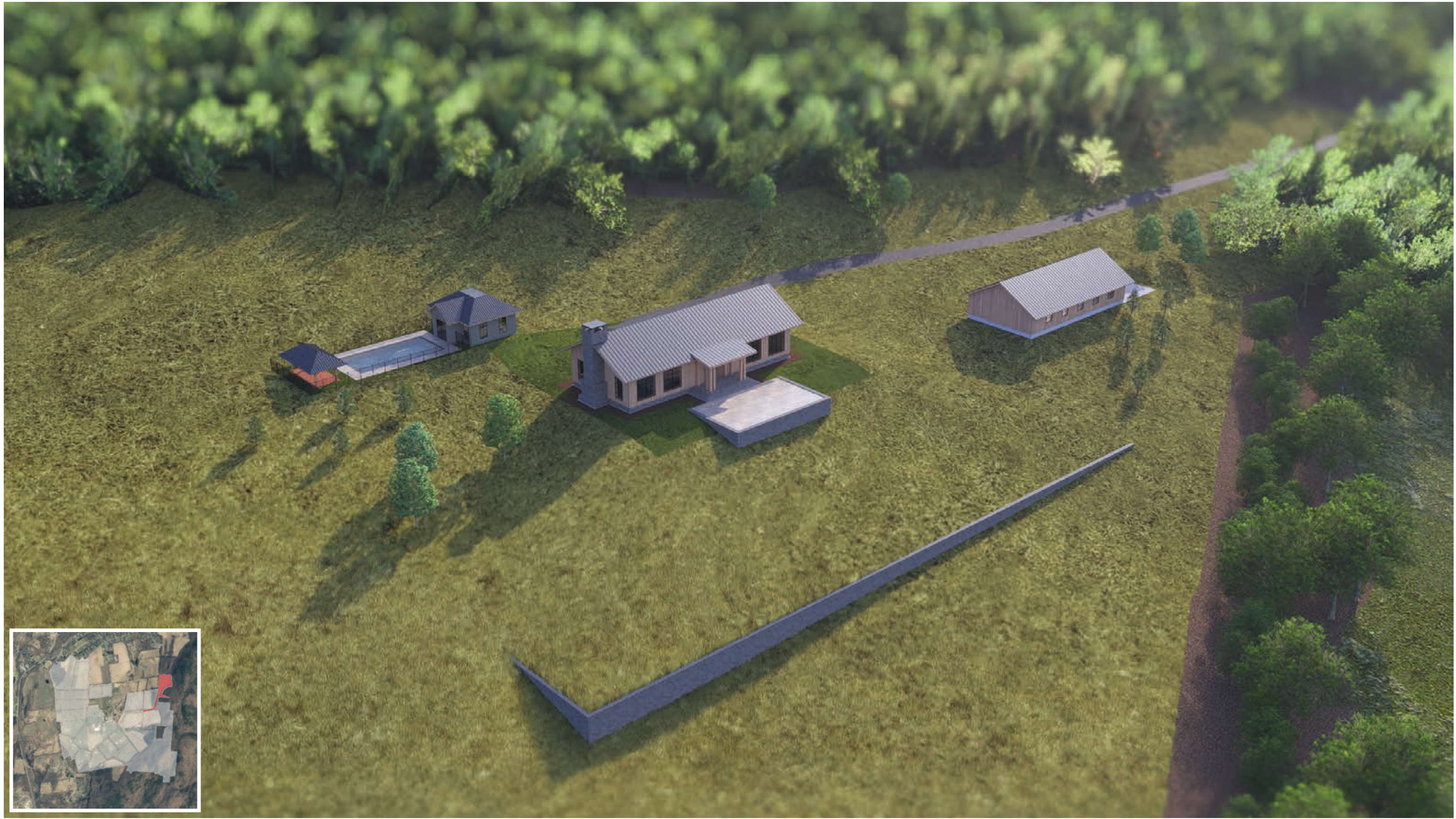
SARATOGA
ASSOCIATES

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Figure 15
3D RENDERINGS

Keane Stud Subdivision
Amenia, NY



Aerial Perspective
Lot #14



Aerial Perspective
 Lot #15

SARATOGA
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Figure 17
 3D RENDERINGS
 Keane Stud Subdivision
 Amenia, NY



Aerial Perspective
Lot #16

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ASSOCIATES

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Figure 18
3D RENDERINGS

Keane Stud Subdivision
Amenia, NY



Aerial Perspective
 Lot #17

SARATOGA
 ASSOCIATES

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Figure 19
 3D RENDERINGS
 Keane Stud Subdivision
 Amenia, NY



Aerial Perspective
Lot #18

SARATOGA
ASSOCIATES

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Figure 20
3D RENDERINGS

Keane Stud Subdivision
Amenia, NY



Aerial Perspective
Lot #19

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Figure 21
3D RENDERINGS

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Aerial Perspective
Lot #20

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Figure 22
3D RENDERINGS

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Aerial Perspective
Lot #21

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Figure 23
3D RENDERINGS

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Aerial Perspective
Lot #22

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Figure 24
3D RENDERINGS

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Aerial Perspective

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Figure 25
3D RENDERINGS
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Aerial Perspective

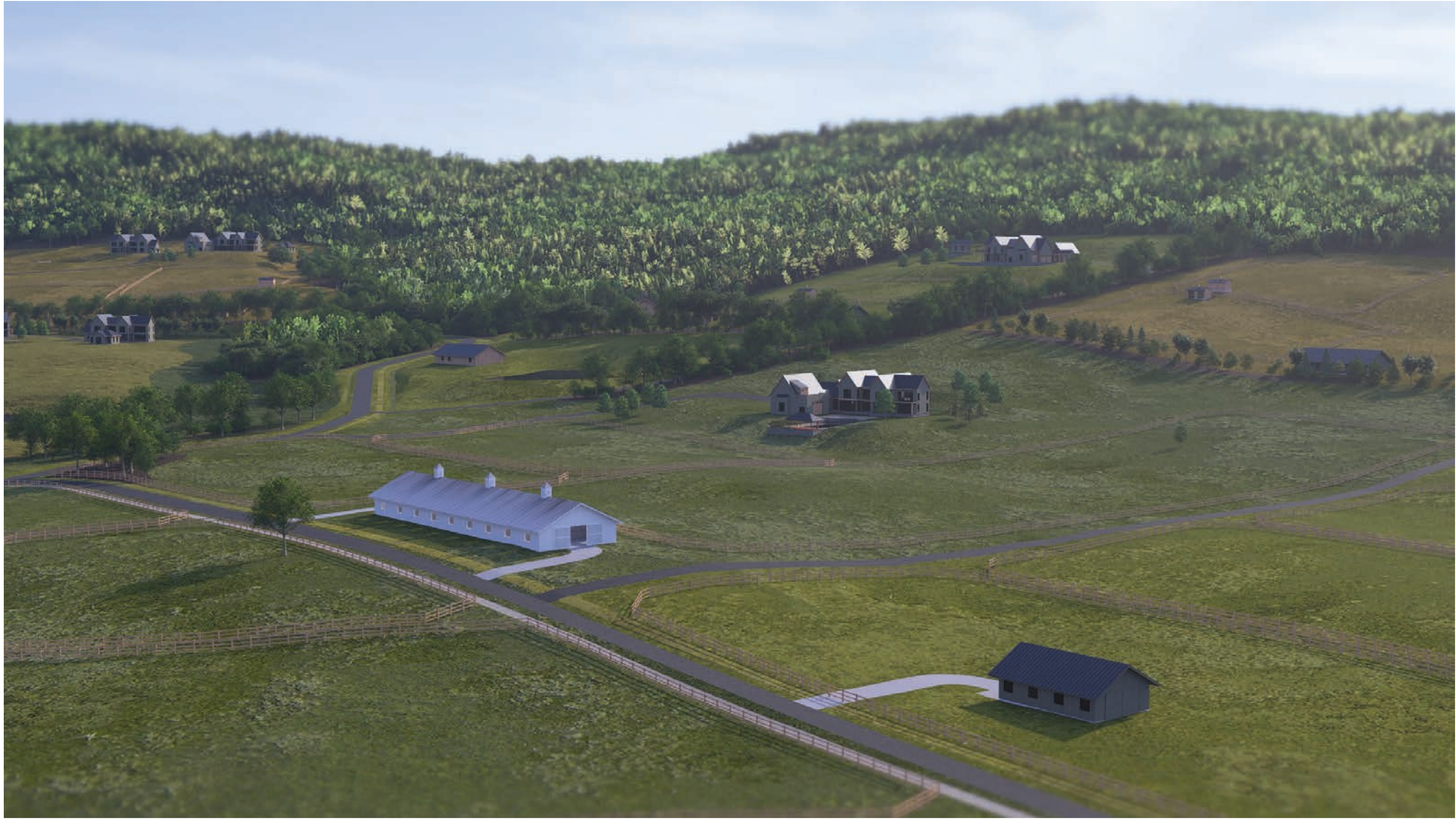
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Figure 26
3D RENDERINGS
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Aerial Perspective



Aerial Perspective



Aerial Perspective



Aerial Perspective