

TOWN OF AMENIA PLANNING BOARD

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KEANE STUD 27 LOT SUBDIVISION - OLD ROUTE 22 -

PUBLIC SCOPING SESSION

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Town of Amenia Planning Board

Town Hall
4988 Route 22
Amenia, New York

October 22, 2025
7:00 p.m.

PLANNING BOARD PUBLIC SCOPING SESSION pursuant to
the STATE ENVIRONMENTAL QUALITY REVIEW ACT

CYNTHIA WHITE, R.P.R.,
Official Court Reporter

BOARD APPEARANCES:

ROBERT BOYLES, JR., CHAIRMAN

NINA PEEK, VICE CHAIRMAN (NOT PRESENT)

JAMES WALSH, Board Member

KEN TOPOLSKY, Board Member

WALTER DIETRICH, Board Member

JAMIE VITIELLO, Board Member

LYZZETTE FOZ BULLOCK, Board Member

JUDITH WESTFALL, PLANNING BOARD SECRETARY

ALSO PRESENT FOR THE PLANNING BOARD:

PAUL VAN COTT, ESQ., Planning Board Attorney

JOHN ANDREWS, P.E. Planning Board
Consulting Engineer

PRESENT FOR THE APPLICANT:

PETER FEROE, AICP, Project Planner from AKRF

PETER SANDER, Rennia Engineering

DIANA BUNIN KOLEV, ESQ.; Delbello, Donnellan,
Weingarten, Wise & Wiederkehr, LLP

- SL KEANE STUD -

1 THE CHAIRMAN: Next on the agenda is Keane
2 Stud, 27-lot subdivision, Old Route 22, public
3 scoping session. Not a public hearing. Public
4 scope.

5 And now we'll just have Paul just give
6 opening remarks to this.

7 MR. VAN COTT: Thank you all.

8 For the public and for the Board, I've got
9 to start by saying what this is not tonight. This is
10 not a public hearing on the Keane Stud Project.

11 This is a public scoping session for SEQRA
12 review purposes, okay.

13 That is part of the SEQRA process because
14 the Planning Board, after reviewing the voluminous
15 information that the Applicant has provided over the
16 past several years, doing a conservation analysis,
17 making conservation findings and really going back
18 and forth primarily on the visual impact issues, the
19 Board decided that it was going to require an
20 Environmental Impact Statement for the Keane Stud
21 Project.

22 And as part of that, the Board identified,
23 because they only had to identify one issue. They
24 have identified three issues that they thought were
25 significant enough that they needed to be studied

1 further in an Environmental Impact, an in depth
2 Environmental Impact Statement process.

3 So those issues are the visual impacts.
4 They are also the consistency of the project with the
5 community plans. And, finally, they're the
6 consistency of the project with community character.

7 Those are the issues that the Planning
8 Board has identified that need to be studied in depth
9 in an Environmental Impact Statement.

10 So what has happened, as required by the
11 SEQRA regulations, is a draft scope has been
12 prepared.

13 The scope is on the website. Notice was
14 provided to properties within 500 feet of the Keane
15 Stud property. Notice was provided on the Town's
16 website. Notice was provided to all of the agencies
17 that have any interest in this project.

18 And the notice said basically on
19 October 22nd there will be what is called a scoping
20 session on the Keane Stud Project on the draft scope.

21 And the purpose of the scoping session, the
22 primary purposes, are to identify or to get public
23 comment on the impacts that should be considered in
24 the Environmental Impact Statement. And as I said,
25 the Planning Board's already identified three of

1 those.

2 It's also to get public comments on how
3 those impacts ought to be studied.

4 And a lot of what's happened between the
5 Applicant and the Planning Board over the last
6 several months, including the Planning Board's visual
7 consultant, has been focused on that, trying to come
8 up with something that because the project involves
9 the potential residential buildout of 23 lots. 23
10 lots with residential development out of the 600-plus
11 acres that are involved in the project.

12 So what the Planning Board really wanted to
13 do is, well, what's realistically potentially going
14 to be built on those lots? You know, is it going to
15 be, you know, small little farmhouses or potentially
16 bigger houses? They're much bigger houses. Or like
17 what's in Silo Ridge, some of them, you know.

18 So that back and forth has occurred and
19 you'll see in the draft scope there is actually a
20 lot-by-lot breakdown of what is potentially going to
21 be built on each of those lots.

22 And so what the visual impact study will do
23 is -- and the Applicant will explain this in greater
24 detail -- but it will look at that, all of that, and
25 it will make simulations of it.

1 So what you will see in the Environmental
2 Impact Statement, once it's done, is what the project
3 may actually look like if it is fully built out,
4 okay. And that's for purposes of assessing the
5 environmental impact.

6 So what the input that the Board is seeking
7 tonight is really on whether they've identified the
8 right impacts that need to be studied further in the
9 Environmental Impact Statement.

10 Because there are some impacts, as you'll
11 see as you go through the scope, that they said,
12 yeah, there's going to be impacts but they don't rise
13 to the level of significance based on the review of
14 all the information that the Applicant has provided
15 which is also available on the website for the public
16 to review.

17 So, you know, the public comment really is
18 focused on are there any other impacts or with
19 respect to the impacts the Planning Board has
20 identified: visual, community character, community
21 plans, are there other things that ought to be
22 studied as part of the Environmental Impact Statement
23 process?

24 The last thing is in the draft scope the
25 Applicant has provided some alternatives that it

1 would also look at as part of the Environmental
2 Impact Statement process.

3 The Planning Board consultants have
4 identified -- their visual consultant, along with
5 me -- have identified some additional alternatives
6 that it believes -- that we believe ought to be
7 studied. That's for the Planning Board's
8 consideration as well.

9 So all and all, this is not a public
10 hearing on the project. It is not, you know, I mean
11 it is really much more focused than that on the
12 environmental impacts and what the draft scope will
13 be, what the scope will be that the Applicant has to
14 study in terms of the impacts of this project.

15 I hope that's helpful to everybody in the
16 room just because there will be after the final scope
17 is done, the Applicant will go and do a Draft
18 Environmental Impact Statement. When that document
19 is ready and complete enough and the Planning Board's
20 approval for public review, then there will be a full
21 public hearing not only on the Environmental Impact
22 Statement but also on the subdivision itself, okay.

23 So there will be ample opportunity for
24 public participation and comment relative to the full
25 project, but that will be several months from now.

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1 Unless these guys work way faster than they normally
2 do.

3 So I wanted to share that with you.

4 The other thing that the Board would like
5 to do is the notice indicated that public comment
6 would be accepted until October 22nd, which is
7 tonight.

8 In order to give those of the public who
9 have not had an opportunity to look at the scope a
10 little bit more time, the Planning Board would extend
11 the opportunity for written comments until next
12 Wednesday, October 29th. And then after that the
13 Applicant will have a week to respond to the public
14 comments that have been made. And by November 12th,
15 the Planning Board is required under the SEQRA
16 regulations to adopt a final scope for the
17 Environmental Impact Statement.

18 So that's the goal that the Board is aiming
19 towards; that is, adoption of a final scope on
20 November 12th.

21 So there will be further opportunities for
22 a public hearing. Tonight's opportunity is much more
23 narrowly focused.

24 And we look forward to -- the Planning
25 Board looks forward to hearing the input that the

1 public has.

2 MR. WALSH: That's it.

3 THE CHAIRMAN: Go ahead.

4 MR. FEROE: Thank you very much.

5 THE CHAIRMAN: You're welcome. State your
6 name first.

7 MR. FEROE: I guess I didn't need that, to
8 say my name. My name is Peter Feroe. I'm a planner
9 with the planning and environmental consulting firm
10 AKRF.

11 And I have -- I am working on behalf of the
12 Applicant, and will be the one responsible for
13 preparing the Draft Environmental Impact Statement,
14 drawing on the large amount of work that was done by
15 the other Peter on the team -- or I guess I'm the
16 other Peter -- but the large amount of work that was
17 done by Peter Sander.

18 So I just want to give a couple minutes of
19 an overview of what the project is that's being
20 proposed and then sit down and listen to comments. I
21 appreciate that.

22 So I'm going to go quickly over just some
23 rough outline on the project site, a description of
24 what the project is, what that action before the
25 Planning Board is, how that action is going to be

1 studied in the SEQRA process, which is the State
2 Environmental Quality Review Act process, and then go
3 on and add a little bit more depth to how those
4 impacts that were identified by the Planning Board
5 are proposed to be studied in the DEIS.

6 So, first, the project site, it's
7 approximately 605 acres. It's located off Depot Hill
8 Road and Old Route 22. And I apologize, I didn't get
9 the county route on that but it's that --

10 THE CHAIRMAN: 81.

11 MR. FEROE: 81?

12 THE CHAIRMAN: Yes.

13 MR. FEROE: Thank you. I couldn't remember
14 from last meeting.

15 The site is currently used for various
16 equestrian facilities, um, hence the name Keane Stud.
17 It's also used for row crops.

18 And then significant portions, especially
19 on the east of the site are forested or filled with
20 brush, vegetation.

21 Surrounding the site are agricultural uses,
22 low-density residential uses. The Amenia Hamlet is
23 immediately to the north of the site. And off page
24 left is Silo Ridge.

25 So just to give a comparison of the

1 relative size of the site, and we'll go into more
2 detail in the EIS, but the overall size of the site,
3 again, 605 acres.

4 Before I get to what's being proposed, this
5 is just a breakdown of where those uses occur. The
6 yellow are row crops. The lighter green are the
7 equestrian paddock uses. The darker green are the
8 forested areas.

9 And there are also existing farm roads
10 within the site which will actually be reused for
11 this subdivision.

12 The map on the left shows areas of steep
13 slopes. The darker the color the steeper the slope.

14 So if you kind of get this image in your
15 mind, you'll see this as we progress through what the
16 actual subdivision plans are and how it was layed
17 out.

18 But obviously you can see the steeper
19 sloping areas are to the east and those are largely
20 the forested areas.

21 So the majority of the site is zoned
22 Rural-Agriculture, R-A. That's the green on this
23 map. That's a -- it comes with a minimum lot size of
24 ten acres.

25 The balance of the site, in the yellow, is

1 zoned Rural-Residential.

2 So as was presented to the Planning Board
3 in various conservation analyses, which we'll kind of
4 go over that history -- not the details, I promise,
5 but the history -- a conventional subdivision on this
6 property could yield about 42 lots. Conservation
7 subdivision could probably yield about 82 lots. With
8 some bonuses that are in the code, potentially up to
9 135. That is not what's being proposed.

10 The majority of the site is also within the
11 resort development overlay district, obviously which
12 allows other uses on the site, so performing art
13 centers, spas, wellness and a host of other uses at
14 greater densities is also permitted.

15 And, finally, the majority of the site
16 within this dark green area is within the scenic
17 protection overlay district.

18 And one of the important things to note
19 about that district, as was the case with the first
20 application tonight, construction of houses within
21 that scenic protection overlay district, even a
22 single-family home, requires approval, site plan
23 approval from this Board.

24 So what is actually being proposed? So the
25 proposal is for a 27-lot subdivision on the 605

1 acres.

2 Two of those lots, the easternmost lots,
3 are proposed to remain forest and in conservation.
4 They would not be developed. There would be deed
5 restrictions attached to those lots conserving them.

6 Two of the lots in the center of the site,
7 in the light green that doesn't show up very well on
8 the screen apparently, would be for the existing
9 equestrian uses that would remain on the site.

10 So those would be the main equestrian barn,
11 the main paddock area. Those would remain on the
12 site. So those are -- that's four out of the 27.

13 The remaining 23 lots would be subdivided
14 off for residential-agricultural use pursuant to the
15 zoning.

16 The subdivision would also construct three
17 roads or rural lanes and these would largely, if not
18 almost completely, follow the existing Farm Roads on
19 the site. So it's not about, you know, grading out
20 new roads. It's about making those farm roads usable
21 for this subdivision.

22 As we'll get to in a little while, the end
23 result of this process over the past several years
24 with the Board is that the application currently in
25 front of the Planning Board, in addition to this

1 27-lot subdivision, are a series of declarations and
2 easements that would result in over 90 percent of the
3 site being preserved as protected open space or farm
4 uses and not for residential development.

5 There are no buildings being constructed as
6 part of this application. This is a subdivision
7 application only.

8 However, for the purposes of considering
9 the environmental impacts of the subdivision,
10 pursuant to SEQRA, we are considering, as the Board
11 rightly required, a full buildout of what could be
12 built on this site in the future, and that way the
13 Board and the public can evaluate the potential
14 buildout of this site, even though no buildings are
15 currently being proposed.

16 So how did we come up or how was the design
17 developed? So it was basically thought of as this
18 low-density farm use that fits in with the existing
19 character of the land to the maximum extent that it
20 could be done.

21 So first and foremost it was to avoid
22 sensitive lands, right. Avoid the forest. Avoid the
23 wetlands. Avoid the steep slopes. Avoid the
24 hedgerows.

25 And we'll talk about this in a little bit,

1 but actually make use of those hedgerows for siting
2 of the residential uses to minimizes their
3 visibility.

4 And then reduce the amount of development
5 smack dab in the middle of an open field or reduce
6 the amount of residential development.

7 The principles that were used to kind of
8 site these residential landing areas really are these
9 principles of kind of these rural siting principles
10 adopted in the code, the Greenway Principles,
11 minimizing clearing, preserving natural features,
12 reusing the existing rural lanes, and putting the
13 buildings and access roads at the tree lines.

14 And it's a little difficult to see -- I'm
15 going to attempt, if I could figure out which one is
16 the laser pointer. Never figure it out. Is it this
17 one? Laster pointer.

18 So for the given lot, and we'll go into
19 this in a little bit, if we just take this lot, for
20 example, this is the overall lot line. There is a
21 larger rectangle inside this lot line that indicates
22 the area within which residential development has to
23 be limited. So residential development has to be
24 limited within that larger rectangle area.

25 This smaller rectangle area indicates the

1 size, the maximum size, that that residential
2 development could take.

3 So the larger area says all residential
4 development needs to be within this area. That
5 smaller rectangle says okay, within that big area
6 where you can put that residential development,
7 this -- this is the maximum size that that
8 residential development could take.

9 And when we talk about residential
10 development, I'm not talking about a building
11 footprint of a house, I'm talking about the
12 accessories that would go with it, a pool, and, you
13 know, patios, et cetera.

14 So that's a little bit -- now I guess I
15 have to turn this off.

16 And then really the goal here, unlike other
17 subdivisions, you know, that have been before the
18 Town, right, is to kind of continue to promote
19 agriculture and tourism and the rural character.

20 So instead of building the 42, 82, 135 lots
21 and houses, to preserve that rural character to the
22 extent that we can.

23 And so if we look at the comprehensive plan
24 and the relative -- and the principles laid out in
25 the comprehensive plan, the plan talks about

1 balancing between rural, historic, agriculture --
2 agricultural uses and smart economic growth and
3 development, recognizing that no change is simply not
4 an option in many, many places.

5 It also talks about, the comprehensive
6 plan, about agriculture as a profitable business and
7 preserving open space, and to kind of build on those
8 strengths.

9 And the Applicant believes, it's their
10 opinion, that this design, this subdivision, is in
11 keeping with those principles.

12 So a little bit about the application
13 process. Back in 2021 the Applicant made their
14 initial submission. There was a sketch plan
15 application. That led to the conservation analysis
16 that's required under your code. That analysis took
17 approximately, it was over two calendar years.

18 During that analysis, that book that was
19 presented for Cascade that everyone has on their
20 desk, there was a book a little bit bigger than that
21 provided on this application with technical analyses
22 on wetlands and waterways, habitat, protected
23 species, a significant archaeological study that
24 included documentary research and actual what they
25 call Phase 1-V testing, shovel testing, where they

1 actually went out and looked for artifacts, an
2 analysis of visual and scenic resources.

3 And then for all of those analyses there
4 was a study of several different alternatives. And
5 so each of those alternatives were looked at for
6 those different categories.

7 The result was in 2023 the Planning Board
8 adopted conservation findings.

9 Those findings stated that a conservation
10 subdivision is not required for this, this project,
11 and it identified the areas of the site with the
12 highest conservation value.

13 So that would be the -- they were
14 identified as the Keane Stud equestrian facility in
15 the middle here of the site; the need to protect
16 through deed restrictions open space and agricultural
17 areas; the need to protect wetlands, water bodies and
18 their habitat and the forest preservation.

19 At that time -- this is the old subdivision
20 map that was proposed at that time -- at that time
21 73 percent of the site was proposed to be protected
22 from residential development.

23 And, finally, the conservation findings
24 stated that areas within the scenic protection
25 overlay district, which as you saw is a good chunk of

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1 the site, most of the site, were identified as having
2 potential visual impacts from the eventual
3 construction of any new houses that could occur after
4 the subdivision.

5 So after 2023 the Applicant engaged with
6 the Planning Board through an integrative process,
7 additional visual analyses were performed, the
8 methodologies changed and evolved to kind of refine
9 those analyses and really get at the concerns.

10 And you might not have noticed but the
11 current proposal actually reduced the project size.
12 It removed the northeasternmost lots from the
13 project. I'll get to that in a second.

14 And then finally there were several other
15 project modifications that were made.

16 So the first is, if you remember the old
17 map, there were parcels up in this area in the
18 northeast were proposed to be included. Those were
19 removed from the site. Obviously, there are waters
20 and wetlands up there. There are federal --
21 federally easements benefiting the Federal Government
22 for habitat protection. And those were just removed
23 from the site to protect those areas.

24 In addition, the layout of the lots was
25 changed in several different places.

1 In addition to the layout being changed,
2 the area of residential development that was allowed,
3 that bigger rectangle within the lot, was shrunk and
4 that smaller rectangle was shrunk.

5 And, in addition, the places where those
6 residential development could occur were shifted on
7 these lots. So they really were sited to the extent
8 that it was possible along these hedgerows.

9 And so they really are, instead of smack
10 dab in the middle of a field, right, they're at the
11 edge to minimize those visual impacts. And you'll
12 see it kind of throughout this site.

13 As a result of these modifications,
14 90 percent of the site would now be deed-restricted
15 and protected from residential development in
16 perpetuity. And that was an increase from
17 73 percent.

18 In addition, recognizing that this
19 Northwesternmost field area is one of the most
20 sensitive visual resources on the site, the Applicant
21 established these other kind of shaded zones here.

22 And these shaded zones would be
23 deed-restricted for no vertical development at all.
24 So no agricultural structures, no barns, no nothing
25 within these sites, to ensure that in addition to

1 kind of reducing the residential footprint, that the
2 overall open space look and feel of this field, which
3 is quite prominently viewed, would be maintained.

4 As I mentioned, the reduced residential
5 footprint was established.

6 In addition, the Applicant proposed to
7 reduce the maximum house size. So instead of putting
8 on the maximum house that was permitted under zoning,
9 the Applicant agreed to limit that maximum house size
10 so you wouldn't have 20,000, 30,000-square-foot
11 houses because these are quite large lots and really
12 reduce them and kind of made that fit in.

13 They also reduced the maximum height of
14 each house. So currently the code permits 35 feet.
15 The Applicant agreed to reduce it to 28 feet to
16 really again reduce those visual impacts.

17 And then finally they proposed a series of
18 design guidelines, including color guidelines and
19 color standards that would be deed-restricted again.
20 That would again help to minimize the visual impact.

21 And the Applicant worked with the Board and
22 the Board's consultant to develop those.

23 And, again, all of those would be included,
24 all of those restrictions, in the declaration of
25 covenants and restrictions that run with the land.

1 So where are we today? As Paul said,
2 September of this year the Planning Board required
3 the Applicant to prepare a Draft Environmental Impact
4 Statement.

5 And further as Paul said, the purpose of
6 the DEIS is to analyze the project's potential
7 significant adverse environmental impacts and
8 identify measures to avoid, minimize or mitigate
9 those impacts to the maximum extent practicable,
10 including through the analysis of alternatives.

11 So the Planning Board identified the three
12 impacts that Paul identified earlier: potential
13 visual and esthetic impacts, consistency with
14 community plans and consistency with community
15 character.

16 So this is one of my favorite charts. I
17 haven't been able to animate it very well, but let's
18 just -- it works actually row by row really well.

19 So where are we in this DEIS process?
20 We're at the very beginning.

21 So the Board, upon determining that the
22 Applicant needed to prepare a DEIS, circulated this
23 draft scope. It is published on the website, along
24 with numerous other studies that have been submitted
25 to the Board, and comment, and certain letters from

1 the Board as well.

2 Tonight we're here to hear your comments on
3 that draft scope. Does it cover the issues that need
4 to be covered? Is it addressing those issues in the
5 way in which they need to be addressed?

6 The Planning Board hears those comments.
7 They issue their final scope. And that becomes the
8 table of contents that's handed to the Applicant and
9 says this is what you have to go do.

10 The Applicant prepares the preliminary
11 DEIS, and everyone's favorite time in the SEQR
12 process is here, where that preliminary DEIS goes
13 back and forth between the Planning Board and the
14 lead agency to make sure that the Applicant -- I'm
15 sorry, between the Applicant and the lead agency --
16 to make sure the Applicant covered everything that's
17 in that table of contents. And revisions are often
18 required to make sure that everything is in there.

19 When the lead agency is satisfied that the
20 document is complete; not that they love it, not that
21 they agree with it, but that it's complete, they make
22 it public.

23 And then there is a public hearing. And
24 that public hearing will be on the Draft
25 Environmental Impact Statement.

1 And as SEQRA encourages strongly, it will
2 also be on the subdivision itself so it will be a
3 combined hearing.

4 Once those public comments are received,
5 the lead agency prepares what's called a Final
6 Environmental Impact Statement or FEIS.

7 The FEIS is required to include a response
8 to every substantive comment that is received.

9 Once that FEIS is complete, the Board now
10 has what's called a complete environmental record.

11 With that record, they make what's called a
12 finding statement. That's their decision document.
13 That's where they say this is what we found based on
14 this environmental record. These are the impacts
15 that were identified. These are the mitigations that
16 were analyzed. And this is what we are going to
17 require. And this is the basis on which we're going
18 to make our eventual decision on a subdivision
19 application.

20 So what are we proposing in the DEIS? So a
21 study of those three topics that Paul put forth
22 earlier. So to look at the visual and esthetic
23 impacts of the project.

24 So the DEIS scope calls for photo
25 simulations of the full potential buildout of the

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1 subdivision from 18 different vantage points. Each
2 of those photo simulations would compare before,
3 current and after conditions.

4 Those after conditions are based on -- it's
5 like a New York City term, but we call it the
6 reasonable worst-case development scenario. It
7 sounds worse in New York City. But it's based on
8 this what could happen? What is the maximum
9 buildout?

10 And we worked with the -- the Applicant
11 worked with the Planning Board and its consultant to
12 develop what is reasonable to be developed on each of
13 these lots. Not what will be developed on each of
14 those lots, because there is no proposal for
15 development on those lots right now. But what is
16 reasonable to assume. What could have the most
17 visual impacts. So that will be looked at.

18 And then there will be an evaluation of
19 community plans and community character; looking at
20 the land uses on the site and off the site; how those
21 land uses would be compatible with the subdivision as
22 proposed or how the subdivision as proposed would be
23 compatible with those land uses, excuse me. Looking
24 at impacts to prime farm land soils and then numerous
25 different public policies, so the Town Comprehensive

1 Plan, the Greenway Plan, the Dutchess County Ag
2 Farmland Plan, natural resource inventory, and you
3 can kind of read them all up there.

4 So we're trying to analyze the consistency
5 of this subdivision with those policies.

6 One of the other key points in a DEIS is
7 the study of alternatives.

8 So SEQRA requires a description and
9 evaluation of a range of reasonable alternatives to
10 the project that are feasible considering the
11 objectives and capabilities of the Applicant.

12 So it's not the purpose to look at
13 everything under the sun. It's to look at
14 alternatives primarily for the purpose of
15 investigating means to avoid or mitigate impacts from
16 the project that's proposed.

17 But it's important to note, and we will
18 note this in the EIS, but I want to note it tonight
19 as well, the project that's before the Planning Board
20 right now was not the first project that came -- the
21 iteration of the project that came in.

22 The project has already been modified in
23 its size, in its scope and in the details of the
24 potential development that could be permitted on the
25 site.

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1 So when thinking about alternatives, there
2 will be a range of alternative study. We're going to
3 go into those in a second.

4 It's important to note that this project
5 was not day one. SEQRA kind of contemplates that
6 this was a day one project that's being studied.
7 This is not a day one project. This is a year four
8 or five project that has evolved already in an
9 attempt to mitigate impacts.

10 Nonetheless, the scope identifies four
11 alternatives that, um, that were -- that were -- one
12 of which is required by SEQRA, the no action
13 alternative, what if nothing happens. The other
14 three were suggested by the Applicant.

15 And the -- Paul and the Board's visual
16 consultant, George Janes, offered two additional
17 alternatives that they recommended be studied as
18 well, including the clustered subdivision and a
19 resort overlay alternative to evaluate the potential
20 to reduce those impacts.

21 And as we said at the last meeting, the
22 Applicant has no objection to those being included in
23 the scope, which by the way doesn't matter that much.
24 We're not writing the final scope, they are.
25 Nonetheless, we don't have any objection.

1 Importantly, the scope also contains a
2 listing and explanation of topics that were
3 considered by the Planning Board. The impacts were
4 evaluated by the Planning Board over the past four
5 years and were the subject of numerous studies, but
6 were considered by the Planning Board not to have the
7 potential to result in a significant adverse impact.

8 Again, we're talking about 27-lot
9 subdivision, 23 of which would have the potential to
10 be developed.

11 So these are the issues that the Planning
12 Board said based on our review of the record -- and
13 that record is on the website. I encourage you to
14 check it out. You can download the information that
15 the Planning Board has and had. The Planning Board
16 preliminarily said these are the topics that we don't
17 believe need further study because they've already
18 been studied quite extensively and we don't believe
19 there are significant adverse impacts.

20 So that, you know, impacts the land,
21 surface water, ground water, plants and animals,
22 cultural resources, agricultural resources,
23 transportation, energy, noise, odor, light.

24 So these are topics that sometimes are
25 covered in EISs, but again were the subject of a

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1 significant amount of analysis.

2 So with that, I will end.

3 We are at the beginning of the SEQRA
4 process. Look forward to hearing comments and look
5 forward to the scoping adopted on the 12th so we can
6 prepare the document and get it out for public review
7 and the actual public hearing.

8 So thank you very much for your time.

9 (Inaudible comment by unidentified person
10 in the audience.)

11 MR. FEROE: She asked if I could leave the
12 map of the proposed subdivision on the screen.

13 And if that's okay with the Chairman, I'm
14 happy to do that. I'll try to do it without all the
15 words.

16 THE CHAIRMAN: John --

17 MR. FEROE: Thank you.

18 THE CHAIRMAN: Do you have any comment,
19 John?

20 MR. ANDREWS: I do not, sir.

21 THE CHAIRMAN: At the present time, want to
22 open the scope up?

23 MR. VAN COTT: Do you think -- do you have
24 the sign-in sheet?

25 THE CHAIRMAN: Do you have the list? Do

1 you have the sign-in sheet?

2 MR. VAN COTT: Want to call the name --

3 THE CHAIRMAN: Want to call the name up,

4 come up to the podium and talk.

5 PLANNING BOARD SECRETARY: First name is

6 George Bistransin.

7 THE CHAIRMAN: George.

8 MS. BULLOCK: Mr. Chairman? Mr. Chairman?

9 THE CHAIRMAN: Yes.

10 MS. BULLOCK: Is there a time limit?

11 THE CHAIRMAN: Yes, three minutes. You got

12 three minutes, George.

13 MR. GEORGE BISTRANSIN: Thank you.

14 Hello, everyone. My name is George

15 Bistransin. I live at 3498 Route 343 in Amenia.

16 I do not have an outside voice, I'm sorry.

17 UNIDENTIFIED SPEAKER: That's the mic. I'm

18 sure you know that. You can be heard if you --

19 MR. GEORGE BISTRANSIN: Thank you, Sharon.

20 This project is going to have a major

21 influence on the agriculture in this community.

22 I think you got to push that up to maybe

23 the first or second issue to deal with.

24 I'm a small farmer. I have a few goats. I

25 can't -- I can't grow the hay I need. I need a big

1 farmer who has equipment and staff to come over and
2 bring me hay and put it up in my loft.

3 This is -- this is taking out at least
4 225 acres or whatever it was of crop row that's going
5 to be gone.

6 I don't get my hay from Amenia. I get it
7 from Salt Point because we don't do that anymore
8 here. We're building subdivisions and that type of
9 thing.

10 So last spring my supplier in Salt Point,
11 he ran out of hay. He had to import hay from Canada.
12 And in fact you may have noticed at the Harvest
13 Festival all those bales of straw, they came from
14 Canada, not from Amenia.

15 The other thing, I don't know, to call this
16 an agricultural subdivision I think is totally wrong.

17 The covenant doesn't even allow dairy
18 farming, here in Amenia where dairy farming was so
19 important.

20 I presume they also are talking about dairy
21 goats not being allowed.

22 And -- oh, and then the other thing is
23 they're preserving the soils, the prime soils. What
24 are they doing? They are going to dig them up and
25 transport them someplace else. Presumably so that

1 people can have nice beautiful lawns in some suburb.
2 That's how they're saving some of the soils here.

3 And what about the enforcement? How is
4 this going to be enforced?

5 Well, the Town can sue the individual if he
6 has a bright color on his house or if he puts a
7 building in the wrong place.

8 So I don't see how that's going to work.

9 Please, please consider the agricultural
10 impact that this is going to have on our community.
11 It's going to diminish our agriculture.

12 And I don't know if you know, but we're now
13 a net -- in the United States we're a net importer of
14 food. And that happened in the last couple of years.

15 Thank you.

16 THE CHAIRMAN: Thank you. Next, Judy.

17 PLANNING BOARD SECRETARY: Mark Doyle.

18 MR. MARK DOYLE: Mark Doyle; 320 South
19 Amenia Road.

20 I'm reporting for the CAC.

21 UNIDENTIFIED SPEAKER: That's the mic, that
22 little thing.

23 MR. MARK DOYLE: I think everybody can
24 hear. Thanks.

25 I'm going to read this through very

1 quickly.

2 THE CHAIRMAN: Thank you.

3 MR. MARK DOYLE: My first -- our first
4 comment is on biophysical impacts.

5 So although superficially presented as a
6 subdivision only, the scoping does require the
7 Applicant to take into account the worst-case
8 scenario for the visual impacts.

9 In the same line of argument, the CAC feels
10 that eliminating or avoiding a study of water, plant
11 and animal species impacts or biophysical impacts
12 would represent segmentation of their overall
13 impacts, and requests that those impacts be detailed
14 by an accredited professional following the pattern
15 of visual impact analysis studies resulting from a
16 full buildout, including the roads and ponds proposed
17 on many of the parcels.

18 And as a note, Dutchess Soil and Water
19 Conservation District personnel are often quite
20 concerned with the impact of these water bodies, as
21 they become problematic over time.

22 Number two, view shed protection. Clearly,
23 there is a lot of detail here, but the CAC requests
24 that in addition to the material listed for necessary
25 review in the Draft Scoping Document, that you add

1 these two items:

2 The Town Board resolution number 42,
3 adopted October 24, 2011, Local Law number three of
4 that year, and the CAC resolution recommendations,
5 parts two and three, which were directed to both the
6 Planning Board and to the Amenia Town Board, passed
7 April 16th of this year, 2025.

8 Number three, farm land protection. While
9 the impact of the view shed and the community
10 character is of critical importance we agree, we
11 insist that the impact on agriculture and farm land
12 protection be included as a title in the DEIS.

13 As a background, we refer to Section A-4 of
14 the Greenway Guide, protecting the countryside, which
15 emphasizes the goal of co-existence with home sites
16 with active farm land as distinct from simply farm
17 land.

18 The CAC requests that the scope of the DEIS
19 include this concept and following issues -- and the
20 following issues specifically, the protection of soil
21 characteristics, is not synonymous with the
22 protection of agricultural resources or agriculture
23 as a whole, the active component of agriculture.

24 The future of agricultural operations or
25 ventures may be impacted by the very nature of the

1 subdivisions.

2 These impacts could include the limits on
3 the viability of an operation due to reduced scale;
4 limits on the operational efficiency due to reduction
5 of access; limits on operational activities due to
6 the requirements of the property covenant; and the
7 oversight of a homeland association.

8 And we heard in the comment before that,
9 for example, dairy farming is prohibited.

10 And there is a good list of other fairly
11 normal activities that is prohibited.

12 So in reviewing number four, in reviewing
13 the alternatives in both the visual impact analysis
14 and the use of land, the Amenia CAC requests that the
15 alternative of a single large acreage tract under a
16 conservation easement and benefiting from a reduction
17 of the purchase costs due to funds generated by a
18 purchase of development rights program be included.

19 This form of land preservation and
20 ownership has become a feature of important parcels
21 of agricultural land in Dutchess County and the farm
22 valley.

23 So this is not something that is
24 particularly unusual. We've seen it right here in
25 Amenia, where the model is that funds are provided by

1 grants or private means to purchase the development
2 rights and put the remaining acreage that is not
3 developed into a conservation easement.

4 THE CHAIRMAN: Mark, your time is up.

5 THE DEFENDANT: Thank you. And that's the
6 end of my comment.

7 And I would like to leave these for you.

8 THE CHAIRMAN: Next.

9 PLANNING BOARD SECRETARY: Sharon Kroeger.

10 MS. SHARON KROEGER: My name is Sharon
11 Kroeger, and I'm speaking to you as secretary of --
12 excuse me, I'm having trouble seeing. I'll get with
13 you in a minute.

14 Okay. I'm speaking to you tonight as
15 secretary to the Committee to Save the View from
16 DeLavergne Hill.

17 This statement is being written for a
18 public scoping session held by the Amenia Planning
19 Board under SEQRA for the purpose of clarifying the
20 documentation and concerns that must be addressed in
21 its review of the 27-lot Keane Stud subdivision.

22 This hearing is held on October 22nd at
23 7:00 p.m.

24 My name is Sharon Kroeger and I'm the
25 secretary of the Committee to Save the View from

1 DeLavergne Hill.

2 The co-chairs of this civic organization
3 are Julian Strauss, former school board chair,
4 retired veterinarian, officer of the Amenia
5 Historical Society; and William Kroeger, a former
6 member of the Planning Board.

7 This organization continues to be engaged
8 in ongoing public education to help citizens
9 understand the importance of this glorious view shed,
10 which has been captured over the years both in our
11 Town Law and its planning documents.

12 One can find our petitions advocating
13 protection of this view shed throughout the Town's
14 six hamlets, at the food stores, in houses of worship
15 and other places where citizens gather.

16 Regardless of whether one interprets the
17 proposed Keane Stud Development idea as a dignified
18 patchwork of tiny farmlets or as a brand-new network
19 of mini mansions for well-to-do folks to use as
20 second homes, this Committee takes the classic
21 well-documented and legally protected position that
22 there should not be any kind of divisions and
23 construction on this particular view shed land in
24 Amenia period.

25 This pure hillside and forest that is

1 visible from the official observation point on
2 DeLavergne Hill in the famous hairpin turn, which
3 blends into the whole Harlem Valley and distant
4 Berkshire and Taconic Mountains is an ongoing
5 statement of identity for Amenia.

6 This is confirmed at other levels of
7 government, so that county and greenway training
8 programs even utilize this storied view in its
9 training materials as a prime example of how one
10 should do rural planning that clusters development in
11 appropriate places in order to preserve what is truly
12 spectacular.

13 From the human or sociological point of
14 view, it should be understood by the Planning Board
15 that our citizens are continuously involved with this
16 view shed and the view itself.

17 Important rituals take place there, in the
18 hairpin turn on Route 44 above the valley. There are
19 church services, weddings, rendezvous and school
20 trips.

21 Just yesterday, and I mean this literally,
22 yesterday the last of the Bentons walked into the
23 general store in Wassaic and told me that he had
24 played the coronet at an Easter sunrise service
25 involving three churches there on DeLavergne Hill.

1 THE CHAIRMAN: Sharon, your time is up.
2 Three minutes.

3 MS. SHARON KROEGER: I got half another
4 minute.

5 THE CHAIRMAN: No. Sharon, Sharon. Got to
6 be fair to everyone. No. Next.

7 PLANNING BOARD SECRETARY: Laurence Levin.

8 MS. LAURENCE LEVIN: Hi. I'm Laurence
9 Levin; 189 Amenia Union Road, Amenia.

10 Um, first of all, I do concur with the
11 Planning Board's identification of the three
12 significant adverse impacts, and they've been cited.
13 There's the visual impact.

14 But basically I find that this plan is
15 inconsistent with the community plans and the
16 community character.

17 And to those -- I'm not going to repeat. I
18 think what Mark Doyle spoke of is very important.

19 And in my view the most important impact
20 that should also be added to those three is the
21 impact on agriculture and farm land protection.

22 So we've been through this visual impact
23 problem two times before in the past years, one over
24 at the subdivision of Silo Ridge, and also on value
25 to the Town of the DeLaverne view shed.

1 Looking at this map, the view shed is no
2 longer what we -- what we were hoping for.

3 This is a luxury housing development that
4 will have adverse impact on the community character
5 which is rural and which insists on preserving the
6 natural beauty and agricultural heritage of Amenia.

7 It's also going to clash with the community
8 plan which we've all worked on for years as the
9 comprehensive plan has been put in place and is being
10 reviewed in order to help maintain this rural
11 character through its zoning laws and its overlay
12 district.

13 Here we have an obvious problem with visual
14 overlay district.

15 I agree with one of Mark's points is that
16 the 154 acres, for example, is adjacent to the two
17 Syms lots and will totally mar this whole sort of
18 iconic park, the most iconic part of Amenia, which is
19 that whole hillside which is presently an
20 agricultural agriculture.

21 If anything, on those 154 acres they might
22 consider as an alternative, placing the houses along
23 Route 22 so that the greater part of the open space
24 is adjacent to other agricultural lands.

25 As for the Keane Stud lot parcel, I

1 understand that they too that they tried to push back
2 the location of the building envelopes.

3 I could point out two things; one, in a
4 typical conservation easement, and I've been through
5 a couple of those these past years, the
6 conservation -- land conservation agencies usually
7 consider a building envelope to be no more than ten
8 percent of a lot.

9 Somewhere in this whole scope that was put
10 on line, I read that the envelopes are two to
11 six acres which is a lot more than ten percent of any
12 of these lots.

13 So I think that those envelopes are not --
14 or should be placed more in the periphery, should be
15 reduced to no more than ten percent of their -- of
16 their lot size.

17 We should also keep in mind that just
18 because a building envelope is let's say ten percent
19 and is placed in the rear --

20 THE CHAIRMAN: Laurence, your time is up.

21 THE DEFENDANT: -- these are going to be --
22 I'm sorry, luxury developments and, therefore,
23 there'll be also pools and accessory buildings around
24 that that should be considered also.

25 Thank you.

- SL KEANE STUD -

1 THE CHAIRMAN: Next. Thank you.

2 PLANNING BOARD SECRETARY: Leo Blackman.

3 MR. LEO BLACKMAN: So I had a few things
4 regarding the DEIS.

5 One is that I appreciate the fact that the
6 owner and the engineers and planners have worked on
7 this for a very long time. I know it's a long
8 process.

9 I happen to be on the Planning Board before
10 I joined the Town Board, before I was supervisor. So
11 four and a half years ago this I think was first
12 presented to the Planning Board.

13 And at that time it was noted that -- that
14 the rural sighting guidelines of Dutchess County and
15 of the Greenway should be what was first looked at in
16 terms of moving the buildings towards the -- towards
17 the hedgerows and the tree line.

18 And it probably would have saved a lot of
19 time over those five years if they had just done that
20 then instead of waiting such a long time to do
21 something that should be pretty obvious.

22 This view is iconic for Amenia. It says so
23 multiple times in the Comprehensive Plan.

24 The view is what gave Amenia the name
25 Gateway to the Berkshires. FDR used to drive over

- SL KEANE STUD -

1 here in his car that he operated with his hands from
2 Hyde Park, have picnics at the top of that hill.

3 Doing this will really ruin that effect. I
4 mean, will ruin the thing that is probably the most
5 lovely in all of Amenia.

6 And the idea that the unobstructed
7 agricultural land now is going to be broken up into
8 little fiefdoms is really to my mind kind of tragic.

9 It seems to me there's no reason that the
10 house lots couldn't be separated from, other than
11 getting an Ag exemption, the house lots could -- it
12 seems to me, could be easily separated from a
13 preserved agricultural zone that would usually lessen
14 the impact of all this on the view of DeLavergne.

15 And I also am especially sensitive to this
16 because I've done the Zoning Board when the Silo
17 Development was approved and I know that ultimately
18 the Planning Board, A, didn't pay any attention to
19 what the Zoning Board said, but more than that,
20 failed horribly to actually enforce the zoning that's
21 very carefully written for Amenia that said things
22 like you shouldn't be building on the steep slopes,
23 that the architecture should be based on architecture
24 of Dutchess County.

25 I could go on and on and on but basically

1 the Planning Board just sort of rolled over on that
2 and didn't protect the Town.

3 So I hope that the Planning Board will be
4 more conscientious this time.

5 THE CHAIRMAN: Next.

6 PLANNING BOARD SECRETARY: That's all.

7 THE CHAIRMAN: That's all?

8 PLANNING BOARD SECRETARY: Unless there's
9 somebody that wants to speak that did not want to
10 sign in.

11 THE CHAIRMAN: Anyone else like to speak?

12 Go ahead, sir. State your name.

13 MR. GEORGE SANCHEZ: Hello. My name is
14 George Sanchez. I've lived here since --

15 PLANNING BOARD SECRETARY: I'm sorry. Your
16 name again, please?

17 THE DEFENDANT: George Sanchez.

18 PLANNING BOARD SECRETARY: Last name?
19 Spell your last name.

20 THE DEFENDANT: Sanchez, S-A-N-C-H-E-Z.

21 PLANNING BOARD SECRETARY: Thank you. And
22 your address?

23 THE DEFENDANT: 496 Old Route 22.

24 PLANNING BOARD SECRETARY: Thank you.

25 MR. GEORGE SANCHEZ: So I've lived in this

1 town since 1996, and most of you don't know me. The
2 ones that do legally can't appear to know me so --

3 The thing that struck me, this is a
4 conversation about DEIS and all these studies, when
5 you put up the two images of this development and
6 Silo Ridge. That was quite striking to me.

7 Because it felt like I don't live in
8 Amenia, I live in a development that could be in
9 Poughkeepsie someplace.

10 Some days when I'm having a bad day and I'm
11 coming back from the gas station, Cumberland, instead
12 of making a right at the rail trail to go home, I
13 take that drive up over the hill.

14 That is a spectacular view. We all know
15 that view. It warms my heart and my soul. It
16 doesn't matter how you hide it. It doesn't matter
17 how far back you put it, that view will be gone
18 forever.

19 And I know this is preliminary and we have
20 all these steps, but I want you to step back and
21 think about what we saw today, the two images of
22 these two developments.

23 Imagine driving on Old Route 22, you
24 already see Silo Ridge coming into town, now you'll
25 see another development on the right side.

- SL KEANE STUD -

1 So that's all I want to say.

2 Thank you.

3 THE CHAIRMAN: Thank you.

4 Is there anyone else?

5 MR. VAN COTT: Yeah, so a couple of things.

6 There were some folks who had written statements.

7 Those should be provided to Judy, who is the keeper
8 of the written record.

9 And all that information will be provided
10 in full to the Planning Board and to the Applicant.

11 Again, even if you didn't speak tonight,
12 the public comment period, the opportunity for
13 written public comment is not over.

14 That will be extended until next Wednesday.
15 So I will encourage anyone, if you wanted to take the
16 time, look at the draft scope that's on the Planning
17 Board's website. Look at the application materials
18 that are on the Planning Board's website. And please
19 provide any written comments that you may have.

20 And then finally again just to reiterate
21 from earlier, once the Draft Environmental Impact
22 Statement is done, there will be -- and the Board
23 determines it to be complete and good enough for
24 public review, that will be the subject of a public
25 hearing both on the Environmental Impact Statement,

- SL KEANE STUD -

1 but also on the subdivision itself.

2 So that notice of course will be provided
3 at that point in time.

4 That's all I have.

5 THE CHAIRMAN: Okay. John, nothing? We're
6 good?

7 MR. ANDREWS: I have nothing, sir.

8 THE CHAIRMAN: Okay. That being said, the
9 next step. The next step is?

10 MR. VAN COTT: The next step will be for
11 the public comments to complete. Be coming in by
12 next Wednesday.

13 Then the Applicant will have the
14 opportunity to respond to those, based on they have a
15 stenographic record that's being provided or done as
16 well.

17 And then once the Planning Board has those
18 responses and has reviewed all the public comments,
19 the Planning Board will finalize the draft scope, and
20 the goal is to do that at the November 12th meeting.

21 And after that the Applicant will go and do
22 its work in terms of developing a Draft Environmental
23 Impact Statement for the Planning Board to review.

24 THE CHAIRMAN: Any comments from the Board?

25 MR. WALSH: Yeah. I just needed

- SL KEANE STUD -

1 clarification what exactly is a
2 residential-agricultural lot.

3 MR. VAN COTT: Okay. That -- that -- we'll
4 make sure that's provided.

5 MR. WALSH: Okay.

6 THE CHAIRMAN: Any other comment from the
7 Board?

8 (No audible response.)

9 THE CHAIRMAN: Being there's no other
10 comments from the Board, I want to say a couple of
11 things and your life depends on it. You change your
12 clock, change your battery in your smoke detectors
13 coming up.

14 And I say this every meeting till you get
15 this through your heads, everybody. Make sure you
16 put your batteries in your smoke detectors. Going
17 forward your life really depends on this.

18 And our bottom line is safety. I've been a
19 fire fighter going on for 42 years. Volunteer for
20 the community. So remember that. Change your
21 batteries in your smoke detectors, okay?

22 That being said, I guess we need a motion
23 for adjournment then.

24 MR. DIETRICH: I move we adjourn.

25 THE CHAIRMAN: Need a second.

- SL KEANE STUD -

1 MR. TOPOLSKY: Second.
2 THE CHAIRMAN: All in favor?
3 MS. BULLOCK: Aye.
4 MR. DIETRICH: Aye.
5 MR. TOPOLSKY: Aye.
6 MR. VITIELLO: Aye.
7 MR. WALSH: Aye.
8 THE CHAIRMAN: Aye.
9 Everyone have a good evening.

10 (Public Scoping session concluded at 9:09 p.m.)
11

12 ***** CERTIFICATION *****

13 I, CYNTHIA WHITE, Certified Court Reporter,
14 do hereby certify the above proceedings to be a true and
15 correct transcript of the stenographic minutes to the best
of my ability.

16 Cynthia White

17 Cynthia White, R.P.R.,
18 Official Court Reporter
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MR. ANDREWS: [2] 29/20 47/7 MR. DIETRICH: [2] 48/24 49/4 MR. FEROE: [6] 9/4 9/7 10/11 10/13 29/11 29/17 MR. GEORGE BISTRANSIN: [2] 30/13 30/19 MR. GEORGE SANCHEZ: [2] 44/13 44/25 MR. LEO BLACKMAN: [1] 42/3 MR. MARK DOYLE: [3] 32/18 32/23 33/3 MR. TOPOLSKY: [2] 49/1 49/5 MR. VAN COTT: [6] 3/7 29/23 30/2 46/5 47/10 48/3 MR. VITIELLO: [1] 49/6 MR. WALSH: [4] 9/2 47/25 48/5 49/7 MS. BULLOCK: [3] 30/8 30/10 49/3 MS. LAURENCE LEVIN: [1] 39/8 MS. SHARON KROEGER: [2] 36/10 39/3 PLANNING BOARD SECRETARY: [11] 30/5 32/17 36/9 39/7 42/2 44/6 44/8 44/15 44/18 44/21 44/24 THE CHAIRMAN: [33] 2/23 9/3 9/5 10/10 10/12 29/16 29/18 29/21 29/25 30/3 30/7 30/9 30/11 32/16 33/2 36/4 36/8 39/1 39/5 41/20 42/1 44/5 44/7 44/11 46/3 47/5 47/8 47/24 48/6 48/9 48/25 49/2 49/8 THE DEFENDANT: [5] 36/5 41/21 44/17 44/20 44/23 UNIDENTIFIED SPEAKER: [2] 30/17 32/21 — ----- ----- -----X [2] 1/1 1/6	1 1-V [1] 17/25 12th [4] 8/14 8/20 29/5 47/20 135 [2] 12/9 16/20 154 [2] 40/16 40/21 16th [1] 34/7 18 [1] 25/1 189 [1] 39/9 1996 [1] 45/1 2 20,000 [1] 21/10 2011 [1] 34/3 2021 [1] 17/13 2023 [2] 18/7 19/5 2025 [2] 1/11 34/7 22 [8] 1/3 1/9 1/11 3/2 10/8 40/23 44/23 45/23 225 acres [1] 31/4 22nd [3] 4/19 8/6 36/22 23 [4] 5/9 5/9 13/13 28/9 24 [1] 34/3 27 [2] 1/3 13/12 27-lot [5] 3/2 12/25 14/1 28/8 36/21 28 feet [1] 21/15 29th [1] 8/12 3 30,000-square-foot [1] 21/10 320 [1] 32/18 343 [1] 30/15 3498 [1] 30/15 35 feet [1] 21/14 4 42 [4] 12/6 16/20 34/2 48/19 44 [1] 38/18 496 [1] 44/23 4988 [1] 1/9 5 500 feet [1] 4/14 6 600-plus [1] 5/10 605 [3] 10/7 11/3 12/25	7 73 percent [2] 18/21 20/17 7:00 [2] 1/12 36/23 8 81 [2] 10/10 10/11 82 [2] 12/7 16/20 9 90 percent [2] 14/2 20/14 9:09 [1] 49/10 A ability [1] 49/14 able [1] 22/17 about [19] 12/6 12/7 12/19 13/19 13/20 14/25 16/9 16/10 16/11 16/25 17/5 17/6 17/12 27/1 28/8 31/20 32/3 45/4 45/21 above [2] 38/18 49/13 accepted [1] 8/6 access [2] 15/13 35/5 accessories [1] 16/12 accessory [1] 41/23 account [1] 33/7 accredited [1] 33/14 acreage [2] 35/15 36/2 acres [9] 5/11 10/7 11/3 11/24 13/1 31/4 40/16 40/21 41/11 ACT [2] 1/15 10/2 action [3] 9/24 9/25 27/12 active [2] 34/16 34/23 activities [2] 35/5 35/11 actual [3] 11/16 17/24 29/7 actually [9] 5/19 6/3 11/10 12/24 15/1 18/1 19/11 22/18 43/20 add [2] 10/3 33/25 added [1] 39/20 addition [8] 13/25 19/24 20/1 20/5 20/18 20/25 21/6 33/24 additional [3] 7/5 19/7 27/16 address [1] 44/22 addressed [2] 23/5 36/20
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addressing [1] 23/4	already [5] 4/25 26/22	9/12 17/9 17/13 19/5
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adopt [1] 8/16	17/5 21/13 24/2 28/1	27/14 27/22 33/7 46/10
adopted [4] 15/10 18/8	31/20 39/20 39/24 40/7	47/13 47/21
29/5 34/3	41/17 41/23 41/24	application [9] 12/20
adoption [1] 8/19	43/15 47/1	13/24 14/6 14/7 17/12
adverse [5] 22/7 28/7	alternative [5] 27/2	17/15 17/21 24/19
28/19 39/12 40/4	27/13 27/19 35/15	46/17
advocating [1] 37/12	40/22	appreciate [2] 9/21
after [8] 3/14 7/16	alternatives [12] 6/25	42/5
8/12 19/3 19/5 25/3	7/5 18/4 18/5 22/10	appropriate [1] 38/11
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