



TOWN OF AMENIA

PLANNING DEPARTMENT
4988 Route 22, AMENIA, NY 12501
(845) 373-8860, Ext. 122 Fax (845) 789-1132

**PLANNING BOARD PUBLIC HEARING
WEDNESDAY, SEPTEMBER 23, 2026
6:00 P.M. – IN-PERSON
AMENIA TOWN HALL AUDITORIUM**

Call Public Hearing to Order/Pledge of Allegiance

Keane Stud Subdivision – PDEIS: Public Hearing

Parcels: 7166-00-403720 & 7167-00-212034

Property Location: Depot hill Rd. Amenia, NY 12501

Applicant: SL Keane Stud LLC c/o Juan Torres

Next Schedule Meeting: October 14, 2026 (deadline September 28, 2026)

Adjournment

From: Cassondra Britton <cbritton@rodenhausenchale.com>
Sent: Wednesday, September 23, 2026 5:56 PM
To: Judith Westfall
Subject: FW: Rules for Keane Studd

From: Cassondra Britton
Sent: Tuesday, September 22, 2026 3:55 PM
To: Robert Boyles <rboyles@ameniany.gov>
Cc: Victoria Polidoro <Vpolidoro@rodenhausenchale.com>; Nina Peek <npeek@ameniany.gov>
Subject: Rules for Keane Studd

Rob,

Please see the rules below for tomorrow's meeting:

Public Hearings:

1. When recognized by the Chair or other presiding officer, persons addressing the Board will be asked to state their name and address, but may not be compelled to do so.
2. Unless otherwise determined by the Board, the time to be allotted is three (3) minutes to each speaker. Once all persons wishing to speak have spoken once, any person wishing to speak a second time may do so for a maximum of two (2) minutes.
3. Comments must pertain to the subject of the Public Hearing.
4. No member of the public is permitted to address the Planning Board during the Meeting or Public Hearing unless recognized by the Chair or other presiding officer.
5. All persons speaking will be given respect and courtesy and in return are expected to be respectful and courteous. The use of profane language, slanderous or personal remarks and boisterous conduct, including booing or hand clapping, is not acceptable.
6. Any persons speaking to the Board, with the consent of the Chair or other presiding officer, shall address their remarks to the Planning Board, not to other members of the audience in the form of a debate.

Please let me know if you have any questions.

Thank You,

Cassondra Britton
Associate Attorney

Rodenhausen Chale & Polidoro LLP

55 Chestnut Street
Rhinebeck NY 12572
(845) 516-4323
(845) 516-4528 fax

Memorandum

To: Town of Amenia Planning Board
From: Peter Feroe, AICP
Date: 11.05.2025
Re: Keane Stud: Response to DEIS Scoping Comments
cc: Paul VanCott; John Andrews; Juan Torres

This memo provides the Applicant's opinion on whether the *draft* DEIS Scoping Document for the Keane Stud Subdivision should be amended based on the written and oral comments received. Each commenter on the *draft* Scope is identified in ***bold italicized text***. Main points of the commenter are summarized in bulleted, normal font, text. The Applicant's opinion as to whether the comment requires a change to the Scoping Document is presented after each main comment, in *italicized text*. Please note, given the time constraints, as well as the lack of a procedural requirement for providing a formal comment-response summary, the comments and responses are brief and direct summaries. As described below, with the exception of the two additional alternatives recommended by the Planning Board's attorney, Paul VanCott, it is the Applicant's opinion that no other changes to the *draft* Scope are needed, or appropriate, based on the public comments received.

10/2/2025: Paul Van Cott (WOH)

- Suggests adding two additional alternatives to the Scope: Clustered with same/greater number & RDO hamlet development
 - *Applicant has no objection to including these two alternatives in the final scope, as they are described and written in the comment letter for the purposes of analyzing their impacts and benefits relative to the Proposed Action, as well as their feasibility.*

10/21/2025: Tracy Salladay

- Gated vs. public access to the subdivision and the potential for large number of new residents as an organizing/voting bloc
 - *Subdivision does not propose a gated community; not relevant. Potential for new voting bloc is not a SEQRA issue, nor does it have the potential to be a significant issue considering the action contemplates up to 23 homes.*
- (Indirect) Effects of Project leading to increased housing prices/ cost of living with luxury development; cites Silo Ridge project.
 - *Project proposes 23 lots; vastly different than Silo both in terms of size of houses and numbers of units. Given the low number of units, the Applicant believes the project does not have the potential for a significant adverse impact in this respect and the Scope does not need to be updated.*
- Scale of potential project compared to neighboring properties – especially with RDO – would make project out of character.
 - *RDO development alternative already included scope; no change needed. (Plus, proposed action does not contemplate RDO development)*

10/22/2025: Scenic Hudson

- Recommends additional alternatives be included that further protects views from D_ Hill, especially along field fronting Old Route 22
 - *Included in scope via WOH comments; no additional change required.*
- Requests agricultural resources be fully studied in the DEIS
 - *Applicant notes farmland soils and County Ag District plan are already required analytical components of the draft DEIS scope. What's not included is an analysis on "agriculture" writ large, which the Applicant believes is appropriate given that the project proposed does not contemplate (nor allow) a large scale change of use from agriculture; it envisions a different type and scale of agricultural activities. No change required to DEIS Scope. As set forth more completely in the submissions in the record, more than 90% of the Site would be preserved as open space, leaving that space continually available for agriculture. The Project does not include activities that would remove or alter the underlying soil, except in the limited areas set aside for residential uses. Finally, the Site is currently zoned for Rural Agricultural uses, with a minimum lot size of 5- and 10-acres, suggesting that the Town previously considered impacts to agriculture from developments in these zones that have the potential to be significantly more dense than what is being proposed.*
- Suggests project would have indirect effect of raising land prices on new farmers, given the smaller lot sizes.
 - *Applicant respectfully suggests that this is not an appropriate inquiry for the DEIS, even if it were true. The price of farmland is influenced by myriad factors, including decisions on land use and development on the countless farms in the region. If anything, this is a broader policy question for ag districts and zoning policy, and not a topic for a project-specific EIS as the effects of this one project on this trend, if it existed, would be minute in nature, if any. Applicant further notes that the proposed equestrian uses are agricultural in nature. They are just a different type of agriculture than is being practiced on a portion of the Site. Therefore, Applicant suggests that no change is needed to the Scope.*
- Project proposes "Removal and reuse of prime agricultural soils" on the 23 lots.
 - *Applicant requests that the final scope modify the language on page 9 of the draft scope, Section F, "Impacts to Agricultural Resources;" specifically the last sentence. The Conceptual Build out of the subdivision does not include large-scale excavation and removal of agricultural soils. The only soil impacts anticipated are those related to standard excavation/grading for new structures (e.g., houses), and accessory components (e.g., fire storage ponds).*
 - *The Applicant believes that it would be clearer for the last sentence to delete the following phrase, "and the removal and reuse for agricultural purposes of prime agricultural soils on the 23 residential lots."*
- Better define "known changes" in context of No Action condition
 - *This is pretty standard language and the Applicant stipulates this is not about some theoretical future build out of an area, but rather about currently planned or approved changes to land use. Suggest no changes to scope are required.*
- Visual Impact Analysis – PB should retain its own consultant
 - *No change needed; George Janes is on board*
- Conservation easements: Suggests conservation easements should be held by a land trust, rather than a deed restriction for protecting open space/ ag use.
 - *This is a substantive comment on the specific implementation of a potential mitigation measure (land conservation easements). No changes to the scope are necessary as this comment does not affect the analysis of the potential impacts of the Project or potential mitigation.*

10/22/2025: George Bistransin (Scoping Session)

- There will be substantive impacts to crop farming and “agriculture”
 - *Addressed above*
- Project proposes export of soil {not true}
 - *Addressed above*
- Opposed to prohibition on Dairy Farming proposed by Applicant
 - *No change to scope needed. This is a substantive comment on proposed project*
- Town enforcement mechanism
 - *Addressed in deed restriction/ conservation easement, above*

10/22/2025: Mark Doyle, Amenia CAC (Scoping Session)

- Physical impacts should be studied in DEIS
 - *Physical (and biophysical) impacts were considered by the PB, including quantification of areas disturbed and inclusion of mitigation measures for that direct disturbance. Similarly, impacts to habitat, flora, and fauna were thoroughly analyzed through numerous studies and deemed not to have a potential for a significant impact. Based on the PB analysis, these are not considered to have the potential to result in significant impacts and, therefore, should not be included in the DEIS for the reasons set forth in the Scope and the numerous analyses submitted by the Applicant.*
- Request that the TB resolution 42 of 2011 and CAC resolution of 2025 be required policies to be analyzed in the DEIS.
 - *The Town Board resolution referenced by the commenter enacted the Scenic Protection Overlay District. As the provisions of the Zoning Code, including the SPO, are already components of the analysis required by the DEIS, no change in the scope is needed.*
 - *The CAC resolution does not represent the public policy of the Town. Further, this resolution makes substantive comments expressing the CAC’s opinion that the Project Site should be purchased by a conservation agency, that no development should be permitted on the Site, and that the Planning Board should “reject” the proposed subdivision application. No change to the scope is required based on these comments; these substantive comments on the merits of the subdivision application can be made at the subdivision public hearing. In the Applicant’s opinion, these are not comments that in any way are appropriate to be addressed in the environmental review of a zoning compliant subdivision application.*
- Impact to farmland (soil characteristics; viability of small parcel farming)
 - *Discussed above; no change to scope needed. Discussion of market need is included in DEIS*
- Purchase of Development Rights alternative should be studied
 - *Applicant suggests no change to DEIS Scope. This is not an alternative that is within the Applicant’s direct control, nor within the control of the PB. Whether the Applicant desires to pursue the sale of some of its property is a private concern of the Applicant, and not a reasonable concern of the Planning Board, which is tasked with implementing the Town’s subdivision and zoning regulations based on applications brought before it. As such, this is not an appropriate, or reasonable, alternative that should be included in the DEIS.*

10/22/2025: Sharon Kroger (Scoping Session)

- There should be no development on the Site anywhere
 - *This is not an appropriate alternative for the DEIS as it is not within the Planning Board’s authority to deprive a property owner of their property rights.*

10/22/2025: Laurance Levin (Scoping Session and 10/27/25 letter)

- Substantive comment: inconsistent with community plans and community character.
 - *No change to scope required. Issue already being analyzed.*
- Substantive comment: the subdivision will fragment the open field view.
 - *No change to scope required. Issue already being analyzed*
- Look at preserving the NW most parcel as undeveloped
 - *The relative impacts on the visual character of this portion of the Site from various alternatives, including a clustered alternative and an RDO alternative, are already included in the Scope. No change is required. It is further noted that this portion of the Site is currently zoned for minimum lot sizes of 5- and 10-acres.*
- Building envelopes should be reduced
 - *This is a substantive comment on mitigation. No scope change recommended, especially b/c building envelopes have already been significantly reduced from what is already allowed and what was first considered.*
- Visual simulations should be more detailed (dimensioned, materials, ponds, non-resi structures), should include an accessory apartment
 - *The methodology for the visual simulations is sufficiently detailed (and actually includes the components described in the comment). In fact, the methodology is more detailed than is typical for SEQRA, especially considering the action is a subdivision and not a site plan.*
- Mitigation suggestions: moving RDA of certain lots up the hill, combine certain lots (aka, reduce lot count), put homes along Old Route 22 and leave field up behind, change design guidelines to reduce size of structures even more.
 - *Some of these principles have been considered in the design of the Proposed Action and others will be considered in the alternatives analysis. Other principles have been considered and not advanced (ie, houses on Old Route 22) due to inconsistency with the Greenway Standards, which is a required component of Town Zoning.*
- No Action scenario should consider permanent land conservation of some or all of the Site.
 - *This is not within control of the Planning Board (or any other agency) to require in the No Action condition. In addition, it is not an appropriate mitigation measure for SEQRA purposes as it extinguishes the value of Applicant's property.*
- Scope should consider all other impact categories
 - *No detail provided as to why these should be considered; just that they should. Applicant notes that the scope appropriately characterizes the reasons for not elevating certain analyses to the DEIS and no change is required to the Scope. Indeed, the reason for not including these categories in the DEIS is that they have already been thoroughly studied in the nearly 5 years of analysis preceding the draft Scope and, based on that analysis, the Proposed Action has been found to not have the potential for a significant adverse impact on those categories.*
- Agricultural Resources should be a category in the DEIS.
 - *Impacts to agricultural soils and consistency with the Town Comprehensive Plan and Dutchess County Ag Plan are already included in the DEIS Scope and will be considered. There is no need for these analyses to be moved to a new Chapter.*
- Enforceability of Declaration – should be held by a land trust.
 - *This is a substantive comment on the mitigation measures proposed and would appropriately be a comment on the DEIS. No change to the scope is required.*

10/22/2025: Leo Blackman, Town Supervisor (Scoping Session)

- View of D-Hill is the most iconic view of the Town. This project will irreversibly ruin that view
 - *No change is needed. Scope already includes analysis of changes to that view*
- Subdivision should be clustered, whereby houses are all next to each other and large, open field agriculture is separated
 - *No change in scope is needed. This is already included in the scope as an alternative whereby the environmental impacts and feasibility of the alternative will be evaluated.*
- Planning Board should do its job
 - *Not a scope issue*

10/22/2025: Mr. Sanchez (sp) (Scoping Session)

- Project will ruin views. It will be another Silo on the other side of the valley
 - *No change is needed to scope. Visual impacts are already required to be analyzed by the Scope.*



Keane Stud Subdivision DEIS Public Hearing

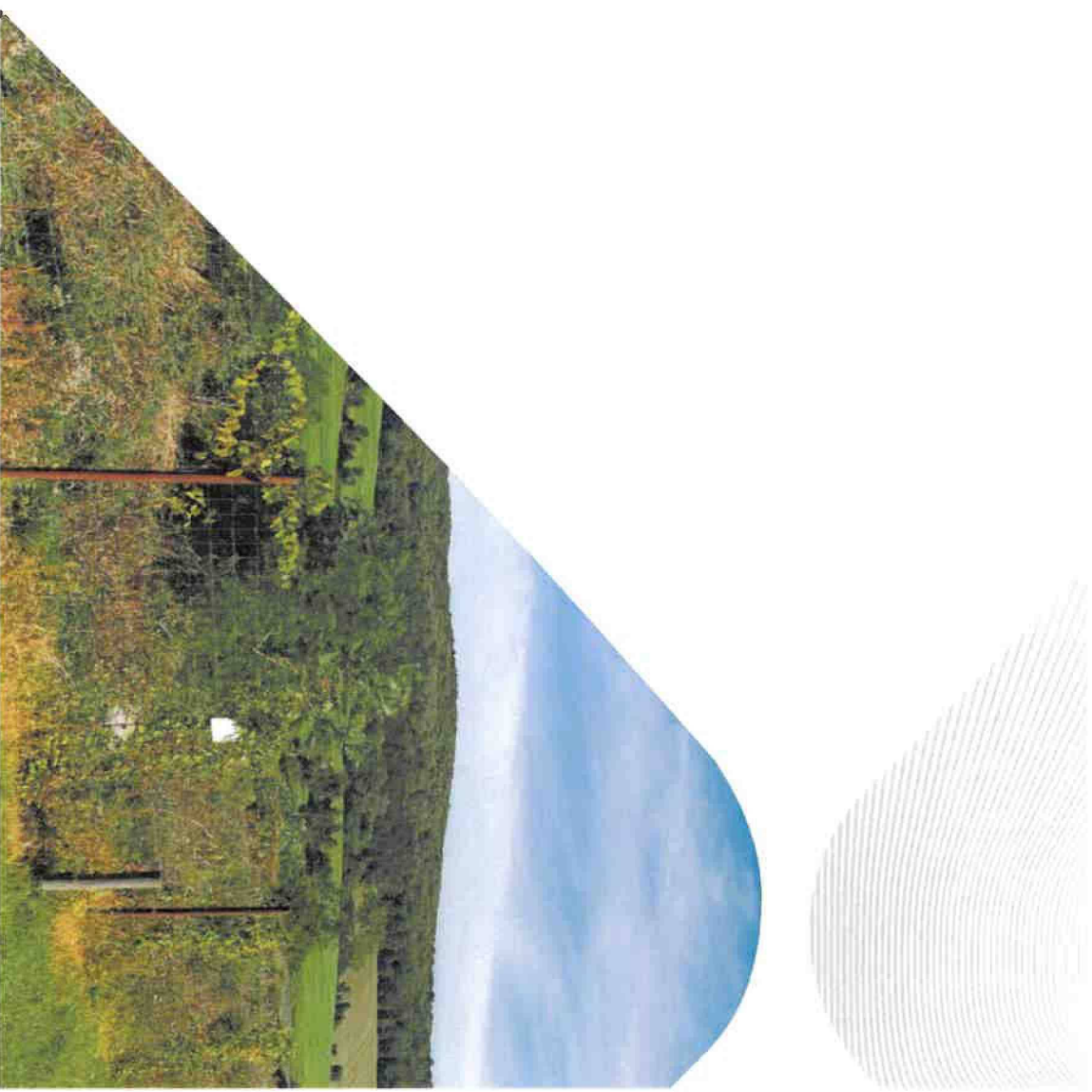
Presented to
The Town of Armenia
Planning Board

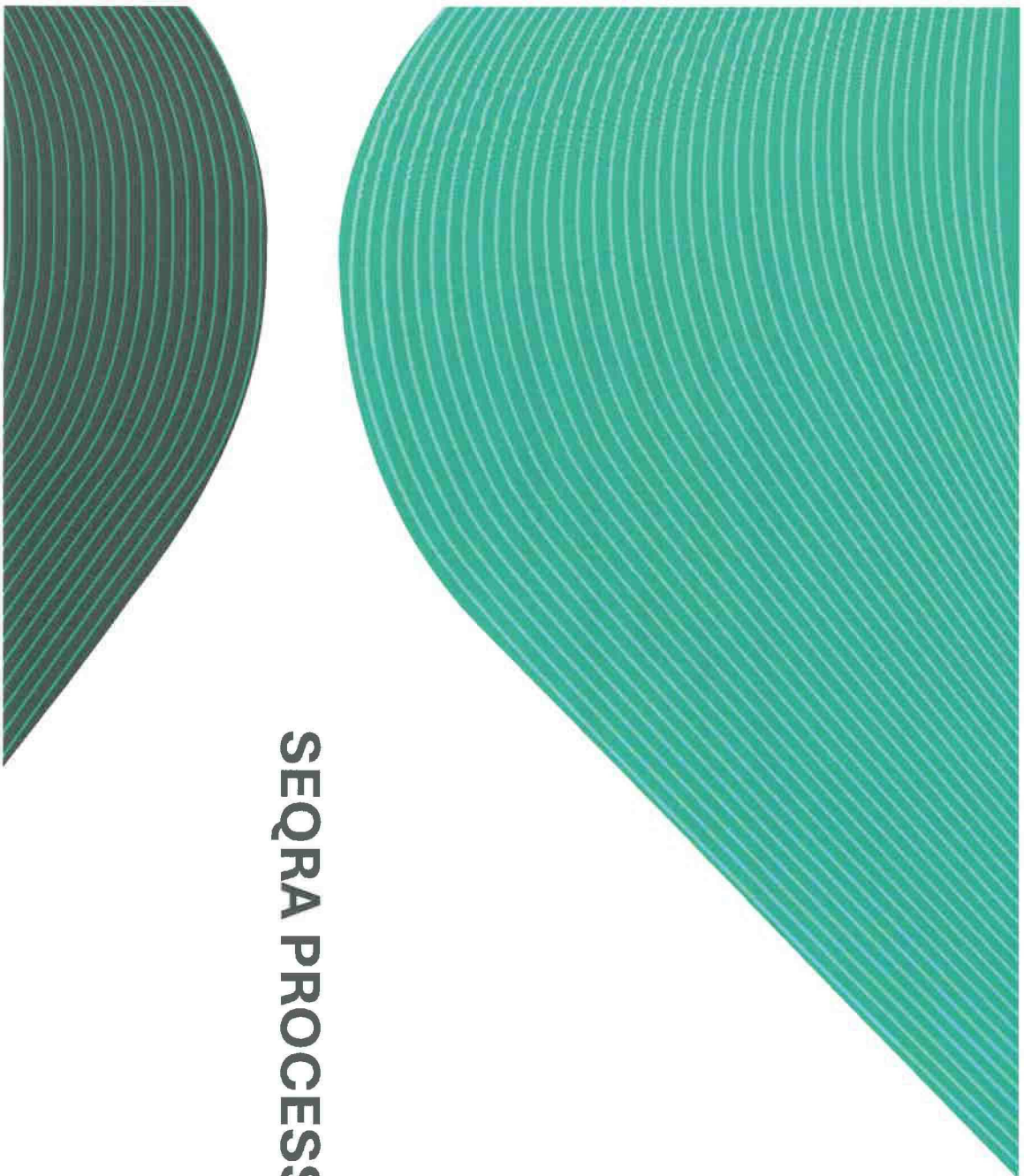
Date
September 23, 2026

akrf

Presentation Agenda

- SEQRA Process and Status
- Description of Site
- Description of Project
- Summary of DEIS Content



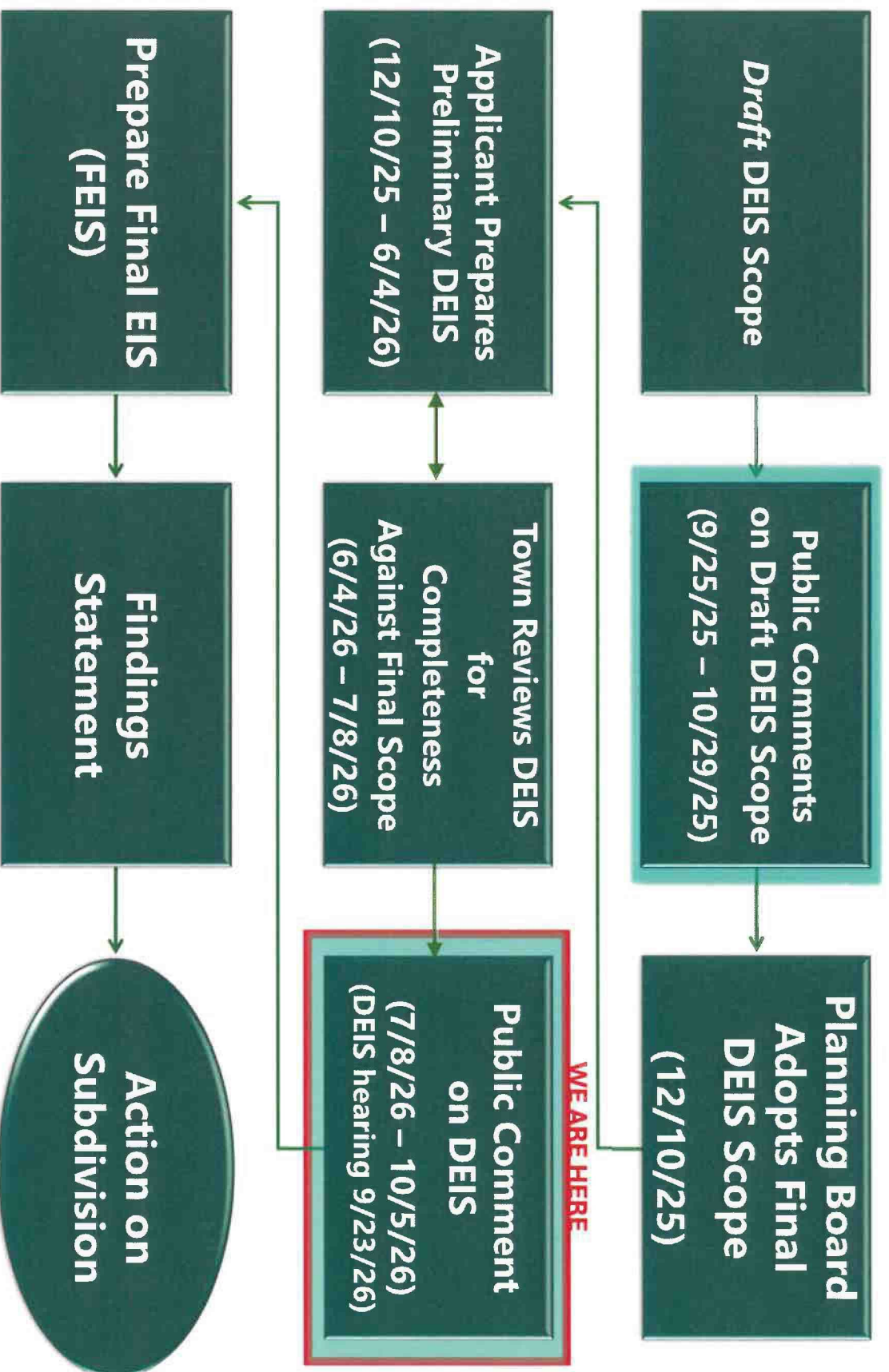


SEQRA PROCESS AND STATUS

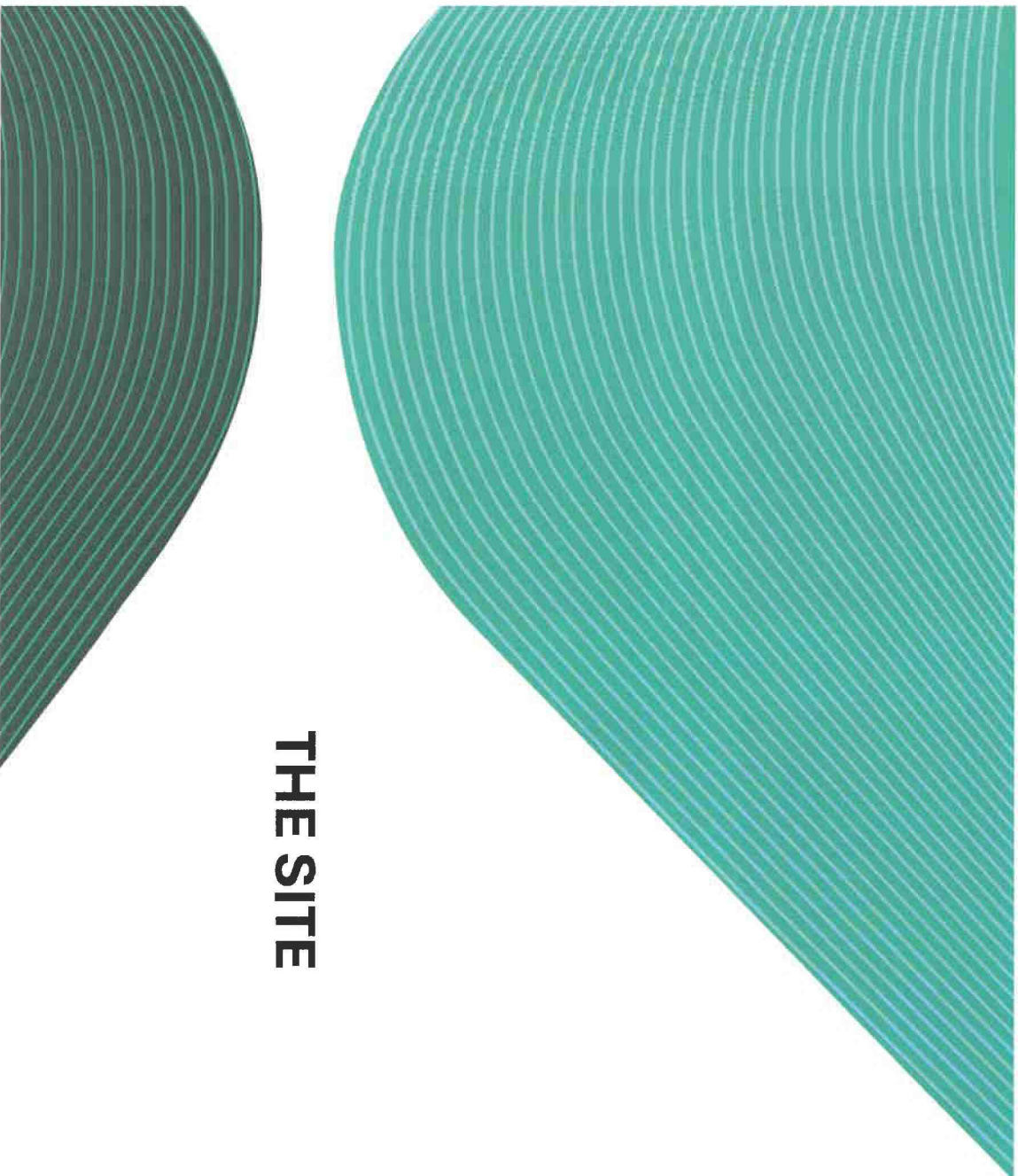
DEIS Required by the Planning Board

- In September 2025, Planning Board required Applicant to prepare a Draft Environmental Impact Statement (DEIS)
- Following a Scoping process (including October 22, 2025 Scoping Hearing), Planning Board identified the following potential significant adverse impacts of the Project:
 - Visual Resources
 - Consistency with Land Use, Zoning, and Community Plans
 - Agricultural Resources
 - Consistency with Community Character
- Final Scoping Document Adopted December 10, 2025

EIS PROCESS



THE SITE



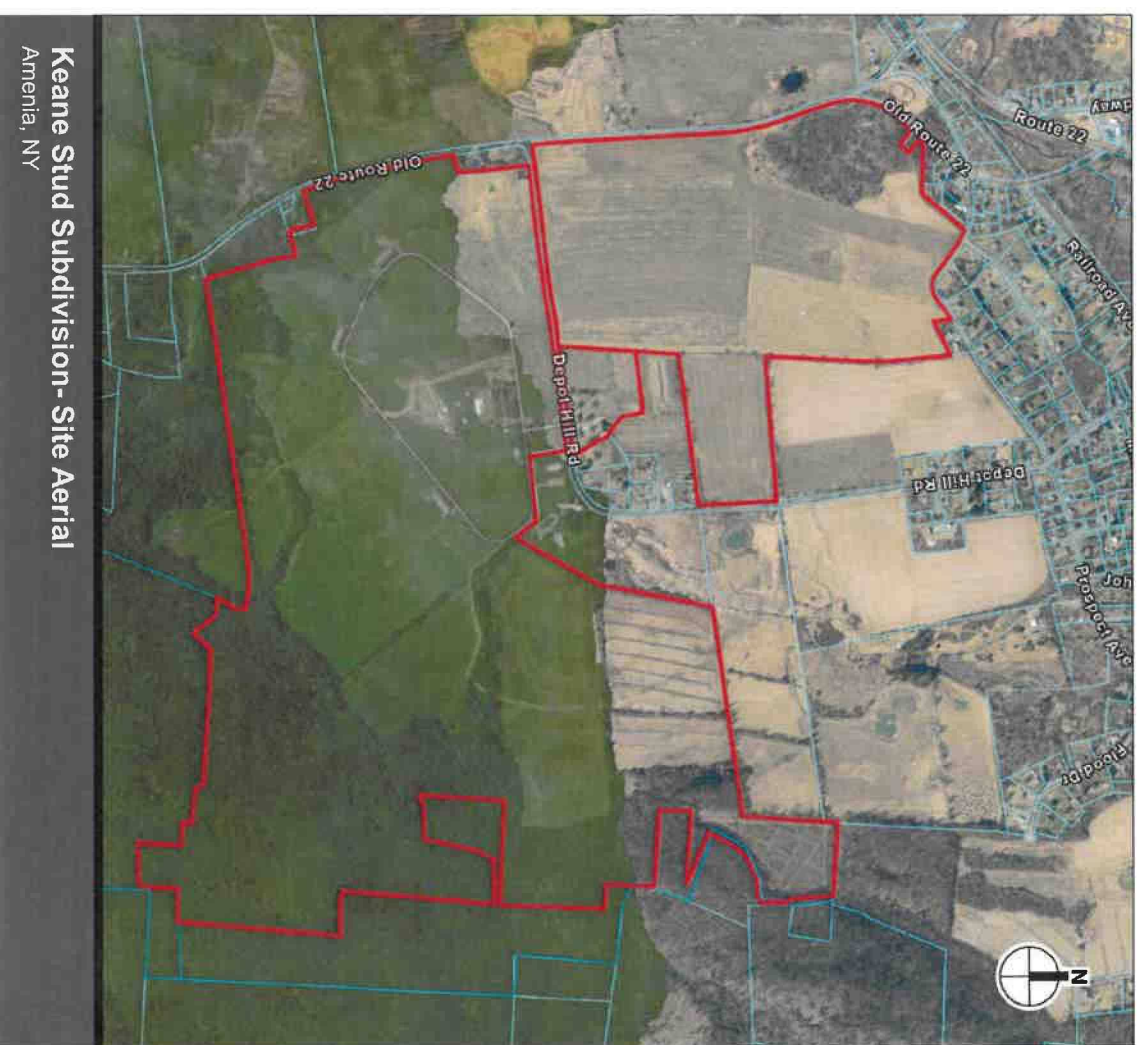
Keane Stud Subdivision

The Site

- Depot Hill Road and Old Route 22
- Approximately 605 acres
- Current Uses:
 - Equestrian Facilities (~180 acres)
 - Row Crops (~224 acres)
 - Forest / brush / wetlands (~202 acres)
 - Existing farm roads

Surrounding Uses

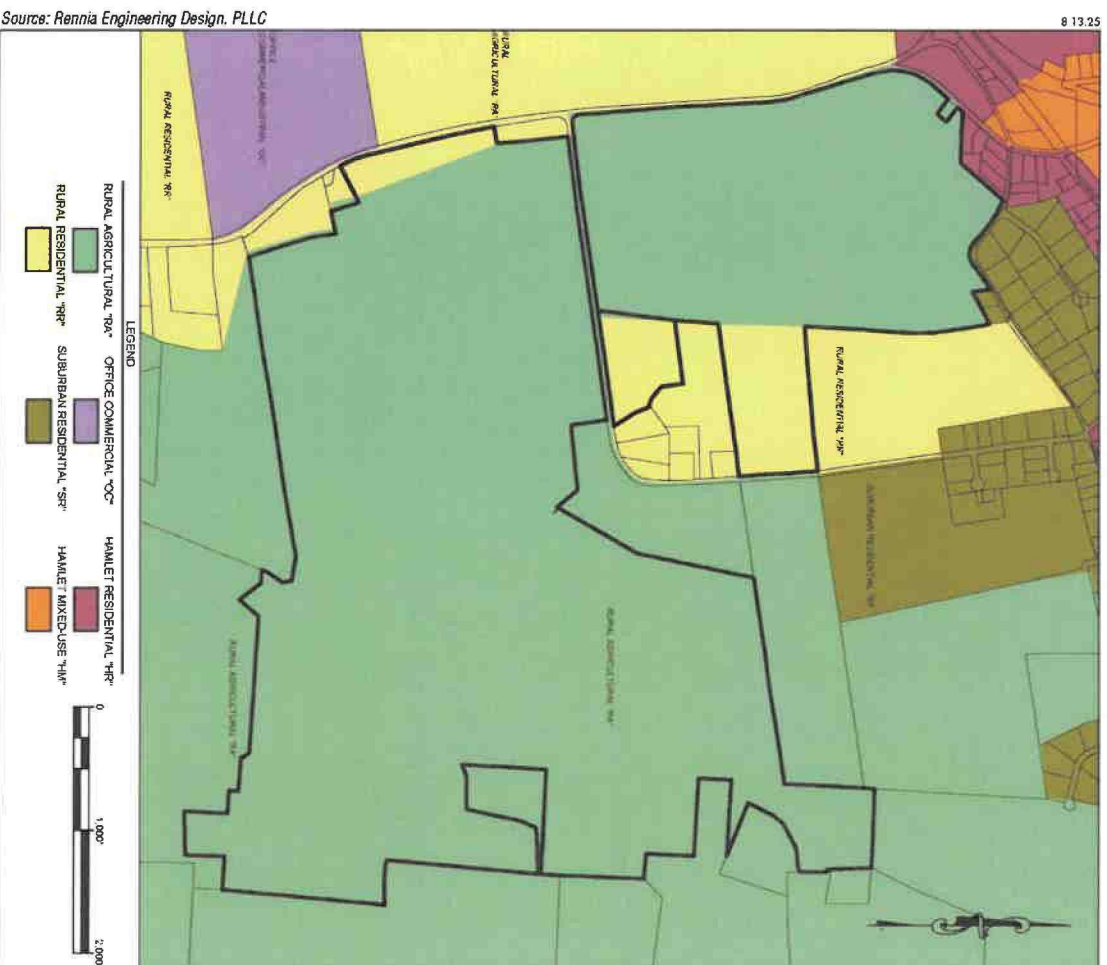
- Agricultural
- Low Density Residential
- Amenia Hamlet to north
- Silo Ridge to west



Keane Stud Subdivision

Zoning

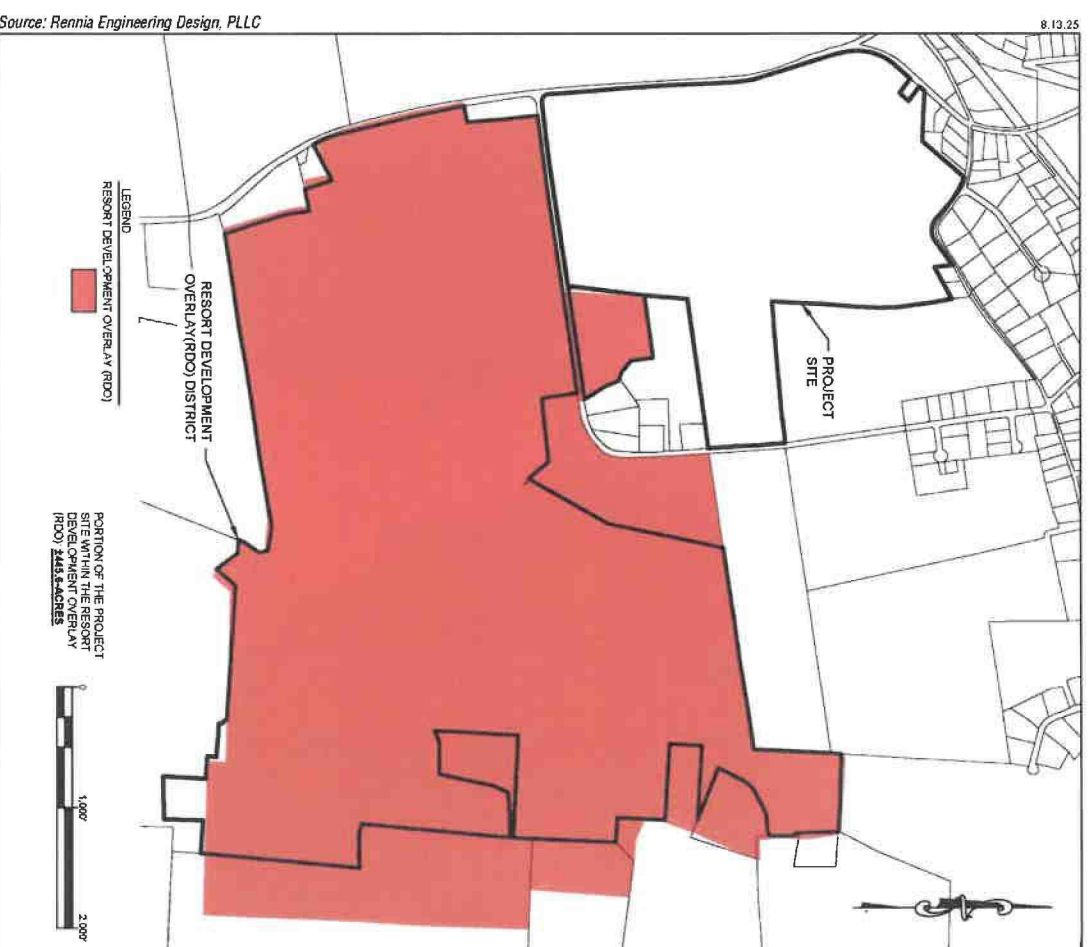
- Majority zoned Rural Agricultural (green)
- 10-acre zoning
- Rest is zoned Rural Residential (yellow)
- 5-acre zoning



Keane Stud Subdivision

Zoning

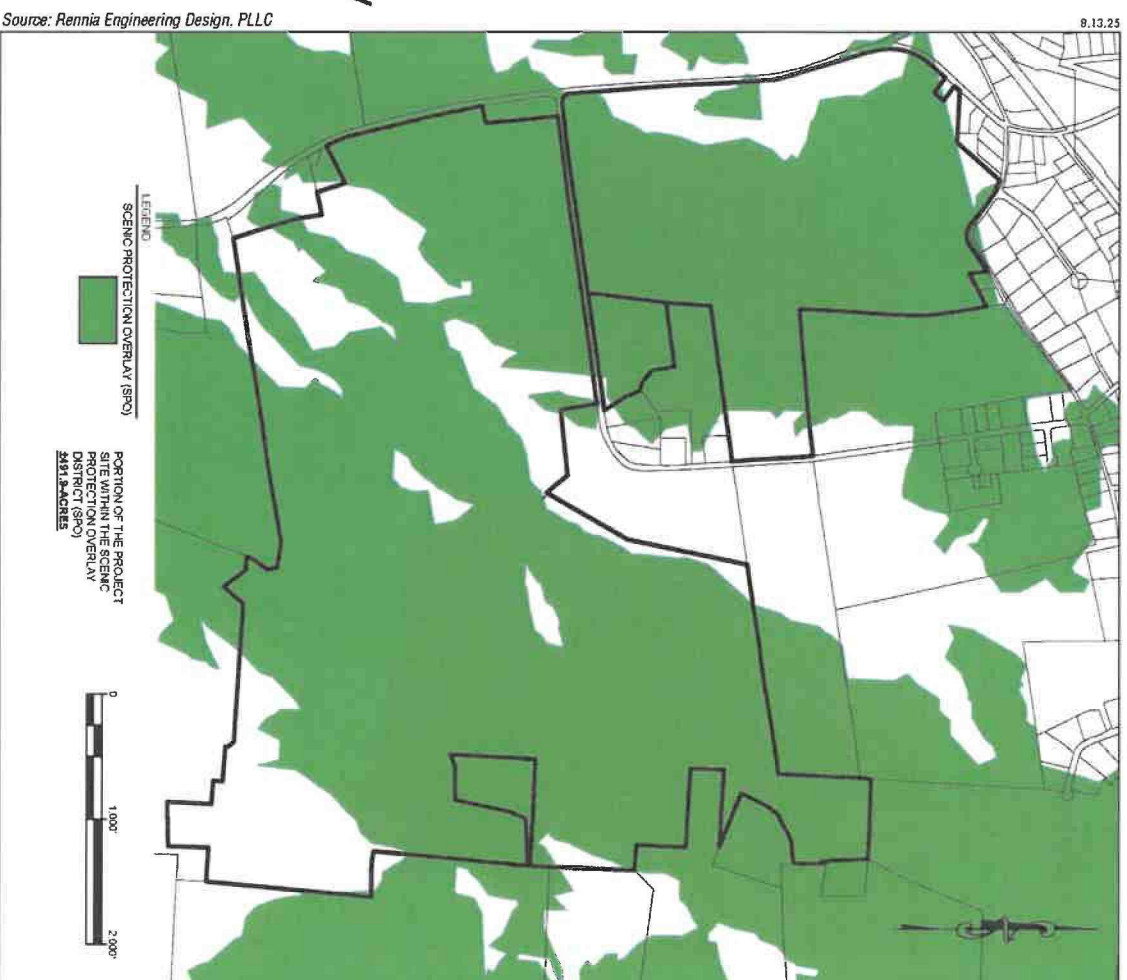
- Majority zoned Rural Agricultural (green)
 - 10-acre zoning
- Rest is zoned Rural Residential (yellow)
 - 5-acre zoning
- Majority zoned Resort Development Overlay

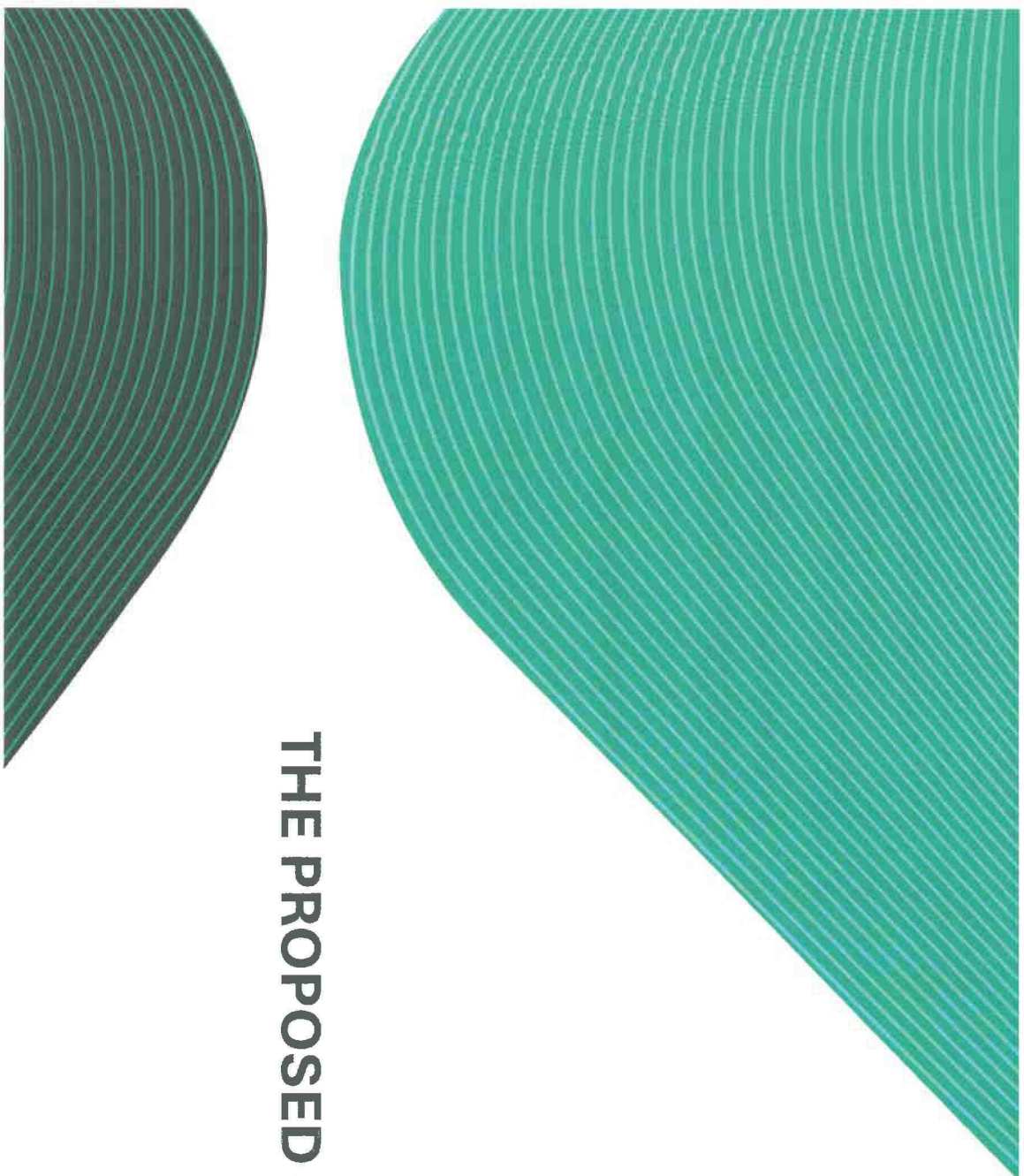


Keane Stud Subdivision

Zoning

- Majority zoned Rural Agricultural (green)
 - 10-acre zoning
- Rest is zoned Rural Residential (yellow)
 - 5-acre zoning
- Majority within Resort Development Overlay
- Majority within Scenic Protection Overlay





THE PROPOSED SUBDIVISION

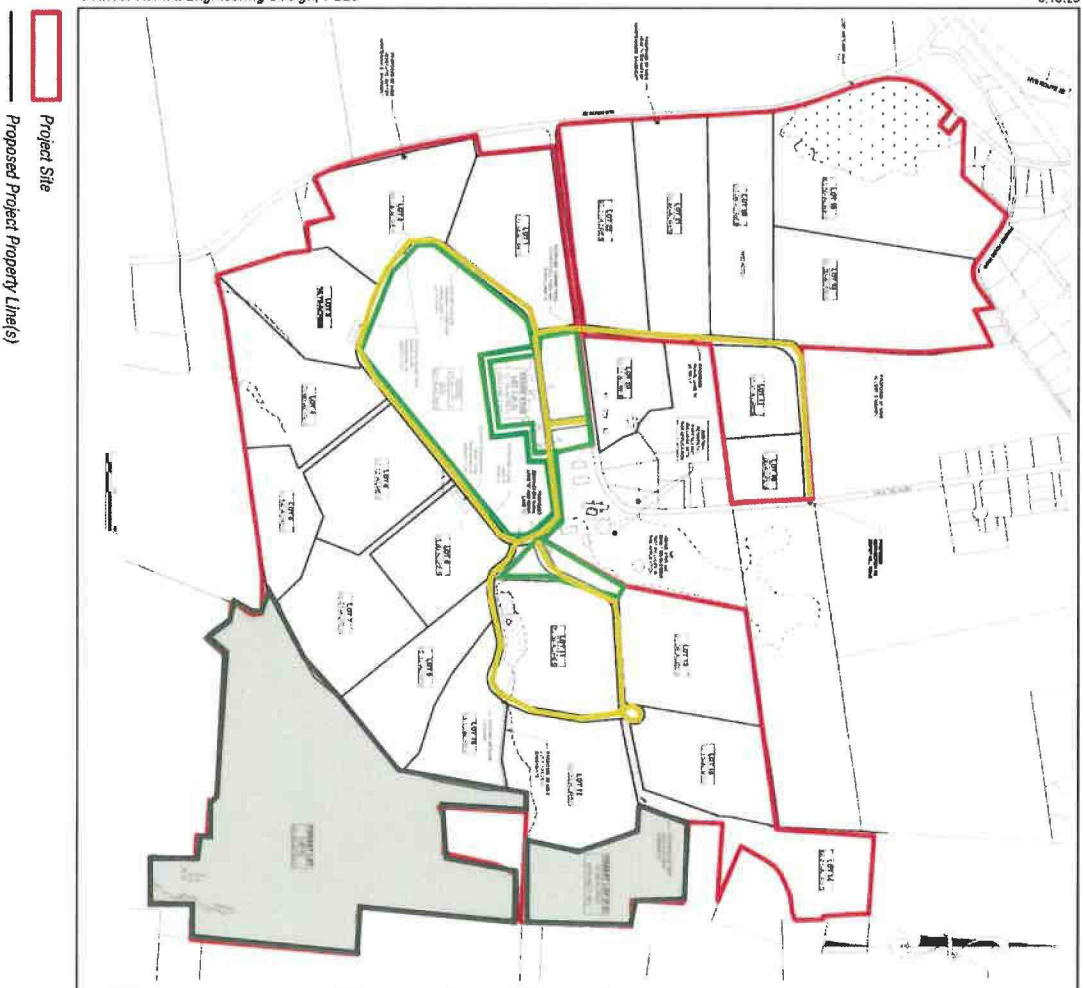
Keane Stud Subdivision

27-Lot Proposed Subdivision

- 2 Forest/Conservation Lots
- 2 Equestrian Lots (for existing uses)
- 23 Residential-Agricultural Lots
- Construct three roads; “rural lanes” on existing farm roads
- **90% permanently protected farm / open space**
- **No buildings are part of this application**
 - Rural Lanes and infrastructure improvements completed in a single initial phase
 - Development of the 23 residential-agricultural would occur gradually over time, subject to market conditions
 - Worst-case full build out considered for purposes of a cumulative analysis under SEQRA

Source: Rennia Engineering Design, PLLC

8.13.25



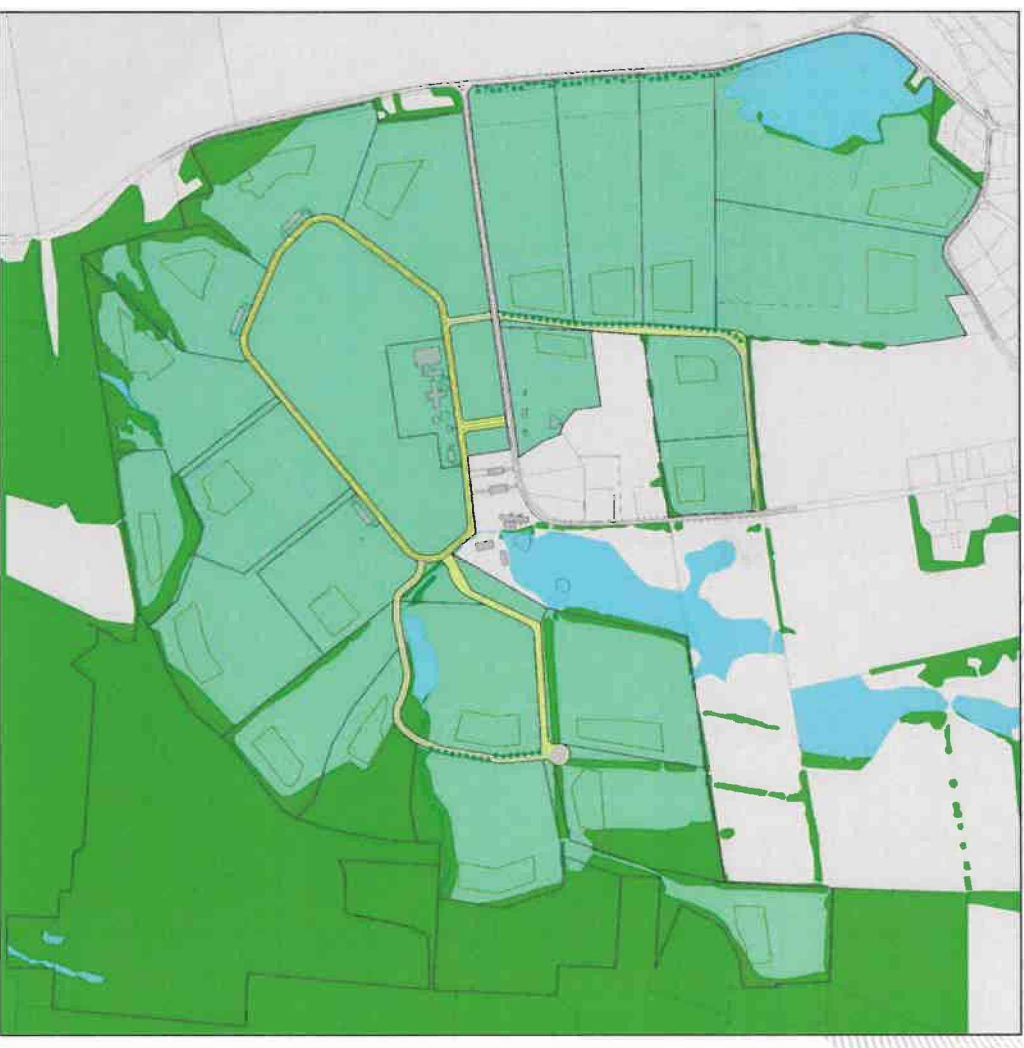
Basis of Design: Low Density Farms Fit to the Land

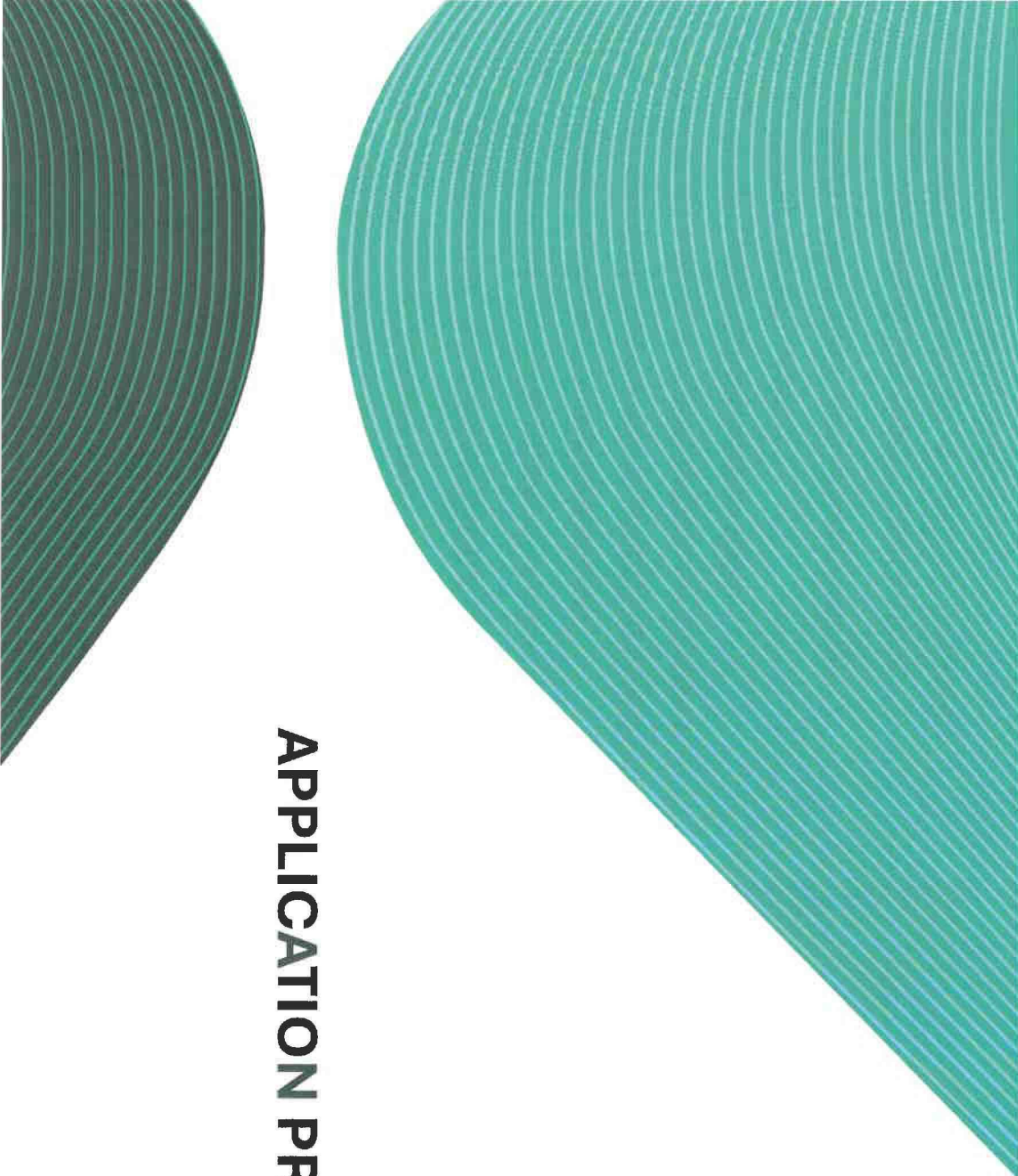
- **Avoid Sensitive Lands:** Forest, wetlands, steep slopes, hedgerows, open fields

“Greenway” and Rural Siting Principles

- Minimize clearing & preserve natural features
- Retain stonewalls and hedgerows
- Buildings & access roads placed at tree lines
- Structures and septic away from streams
- Avoid construction in open field
- Protect scenic views
- Reuse farm roads and Country lanes

- **Agriculture & Tourism:** Continue to promote agriculture, small businesses, tourism, and rural character





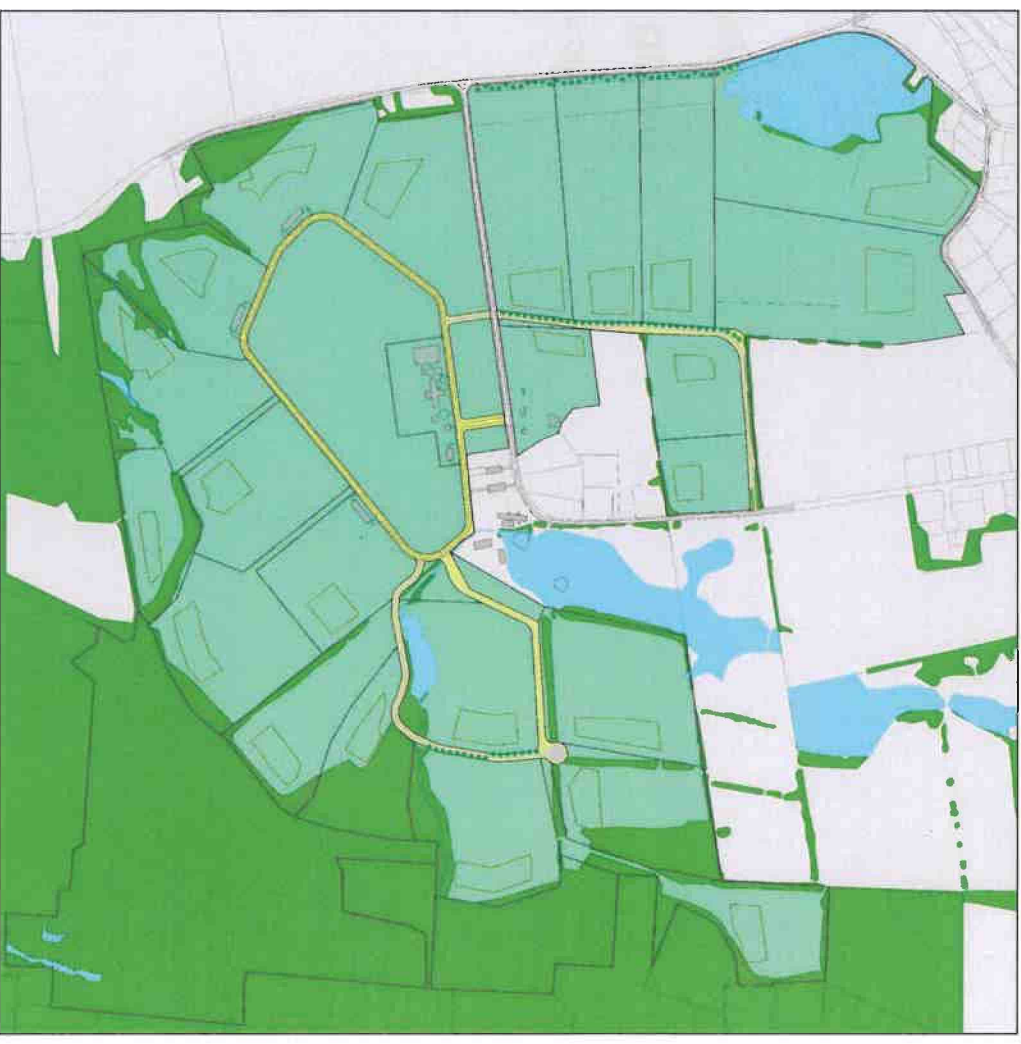
APPLICATION PROCESS

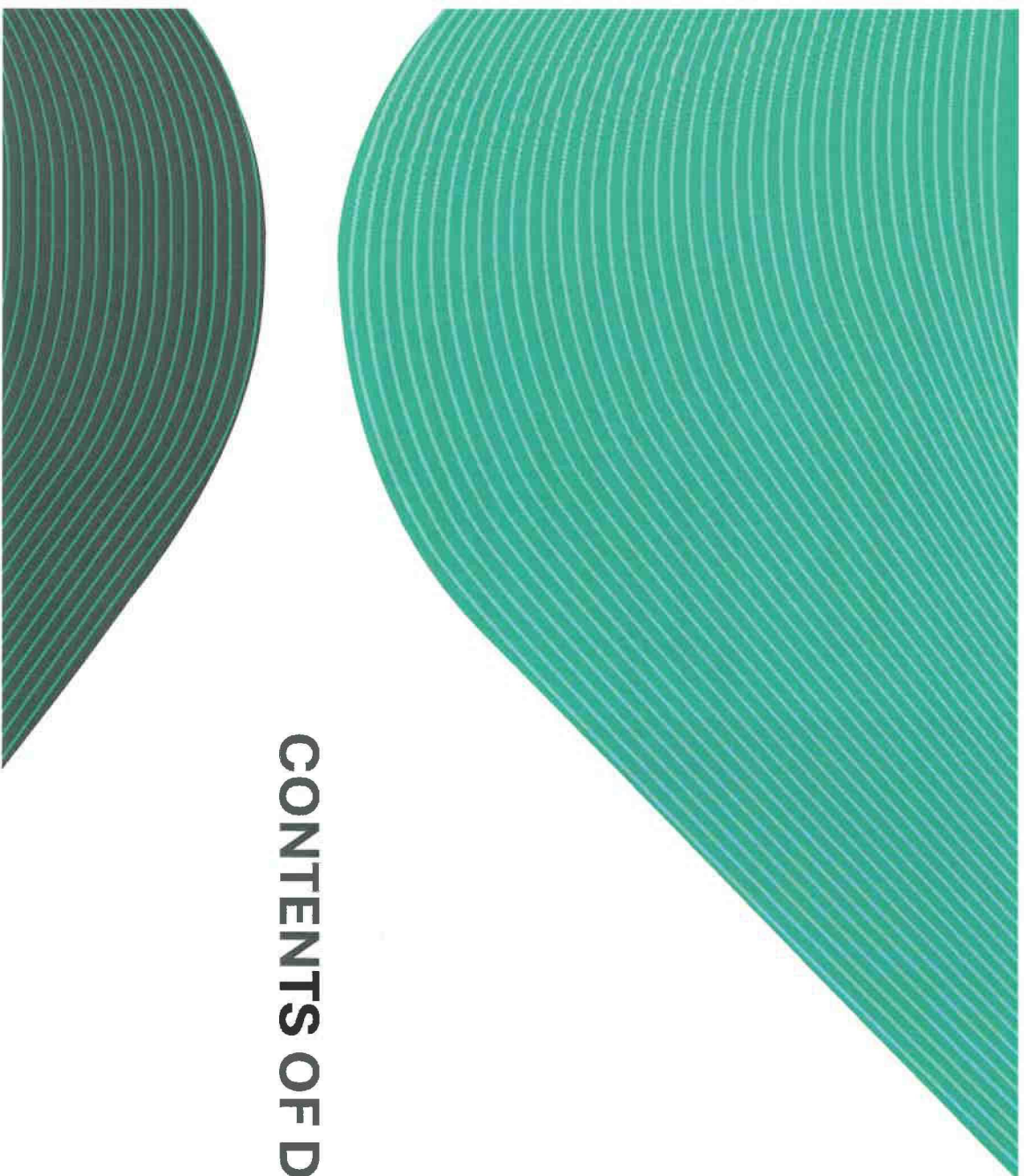
Application Process to Date

- 2021 – Sketch Plan Application
- 2021-2023 – Conservation Analysis
 - Wetlands & Waterways
 - Habitat & Protected Species
 - Archaeology
 - Visual and Scenic Resources
 - Alternatives
- 2023 – Planning Board makes Conservation Findings
- 2023-2026 – Engage with Planning Board
 - Remove northeastern most lots from Project
 - Perform additional visual analyses
 - Modify project
 - Prepare DEIS

Applicant Modifications (2023-2025)

- Removed northeastern most parcels (wetlands)
- Modified residential development envelopes
 - Reduced area of residential development
 - Sited envelopes at wooded edges, not in middle of fields (Rural & Greenway principles)
- **90% of Site protected from development**
 - Increased from 73% in original application
- Established “no-vertical” development zones on most visually sensitive parcels
- Agreed to reduced maximum house size & maximum height, adopt design & color guidelines
- Proposed **Declaration of Covenants and Restrictions** that run with land

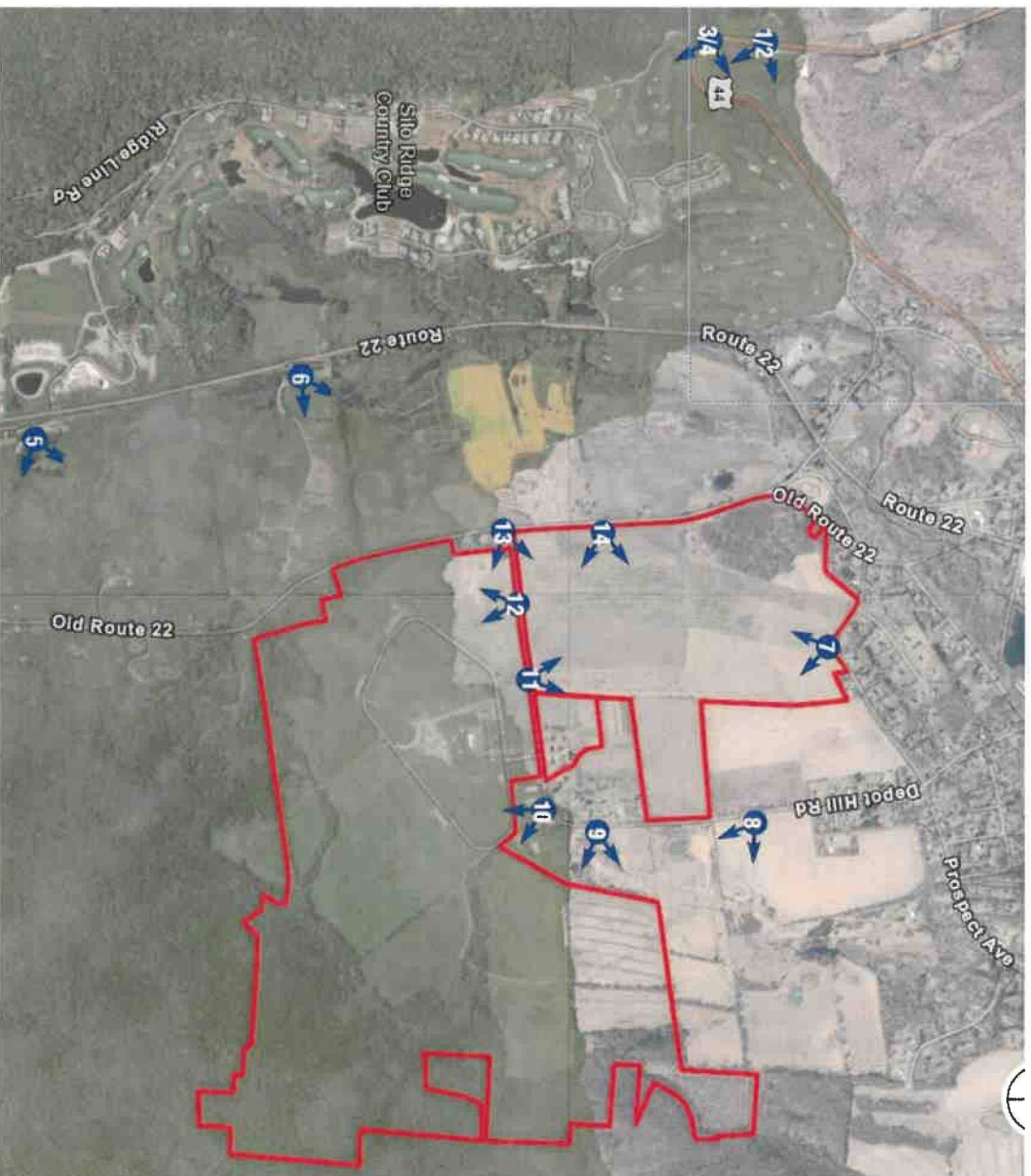




CONTENTS OF DEIS

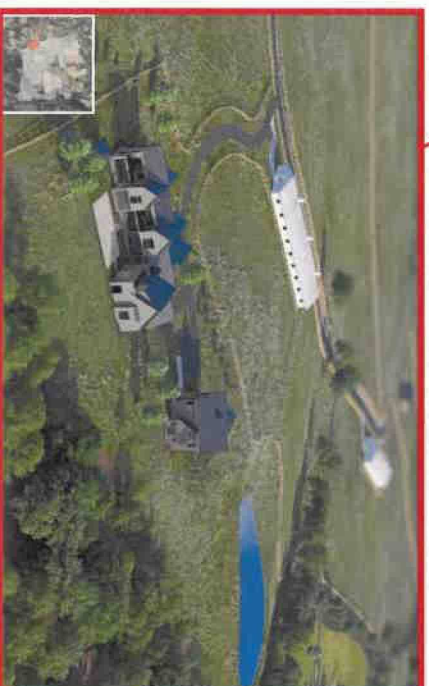
Visual Resources

- The Applicant's Proposed Action currently before the Town is a **27-lot subdivision of the ~605 acres, with no development**
- **Lots will be for sale and subject to SPO site plan review by the Planning Board for any future development**
- **Conceptual Future Buildout Scenario** approved by the Town's consultants and discussed in the DEIS served as the basis for a **worst-case** modeling of theoretical buildout of the lots
- Leaf-off condition photosimulations performed from **14 vantage points** coordinated with the Town's consultants



Visual Resources (cont.)

- Lot-by-lot 3D modeling performed by Saratoga Associates in consultation with Town's visual consultant.
- Each lot is modeled with a residence having an agreed upon **worst-case square footage** and located within the Residential Development Area (RDA) of the lot delineated by the Declaration, which is not greater than 10% of the lot area
- Accessory structures, residential and equestrian amenities, and other site improvements also included
- Reasonably anticipated architectural design (varies by lot) based on the restrictions of the Declaration (height, materials, etc)
- Lighter tones shown for worst-case illustrative clarity (Declaration would not allow)
- **Applicant is not proposing this modeled development**



Lot 2 model

Vantage Point 1 – Route 44/ Delavergne Hill facing E/SE: Existing



PHOTO LOCATION MAP

Vantage Point 1 – Route 44 / Delavergne Hill facing E/SE: Simulated



Vantage Point 2 – Route 44 / Delavergne Hill facing E/SE: Existing



Vantage Point 2 – Route 44 / Delavergne Hill facing E/SE - Simulated



Vantage Point 3 – Route 44 / Delavergne Hill at S-turn facing E/SE: Existing



Vantage Point 3 – Route 44 / Delavergne Hill at S-Turn facing E/SE: Simulated



PHOTO LOCATION MAP

Vantage Point 4 – Route 44 / Delavergne Hill at S-turn facing E/SE: Existing



PHOTO LOCATION MAP



Vantage Point 4 – Route 44 / Delavergne Hill at S-Turn facing E/SE: Simulated



Vantage Point 5 – Rt 22/243 at Redtail Pass facing NE: Existing

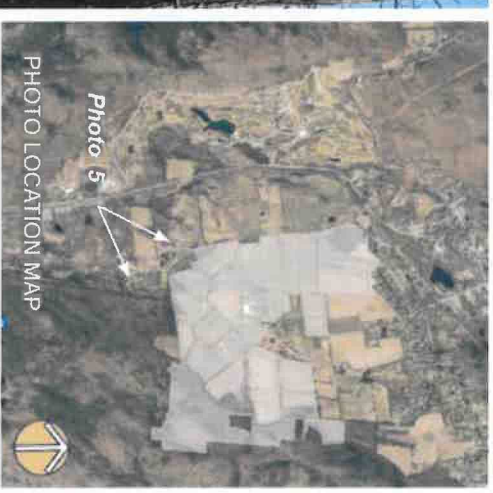


PHOTO LOCATION MAP

Vantage Point 5 – Rt 22/243 at Redtail Pass facing NE: Simulated

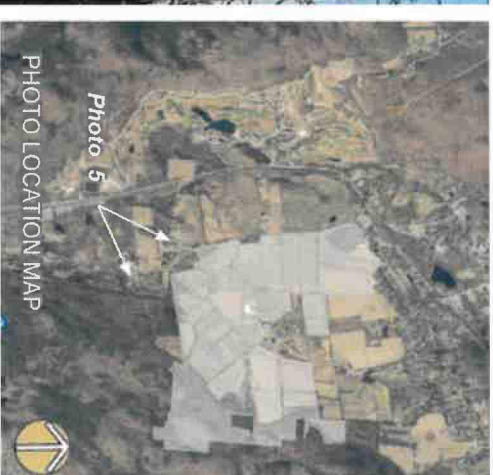
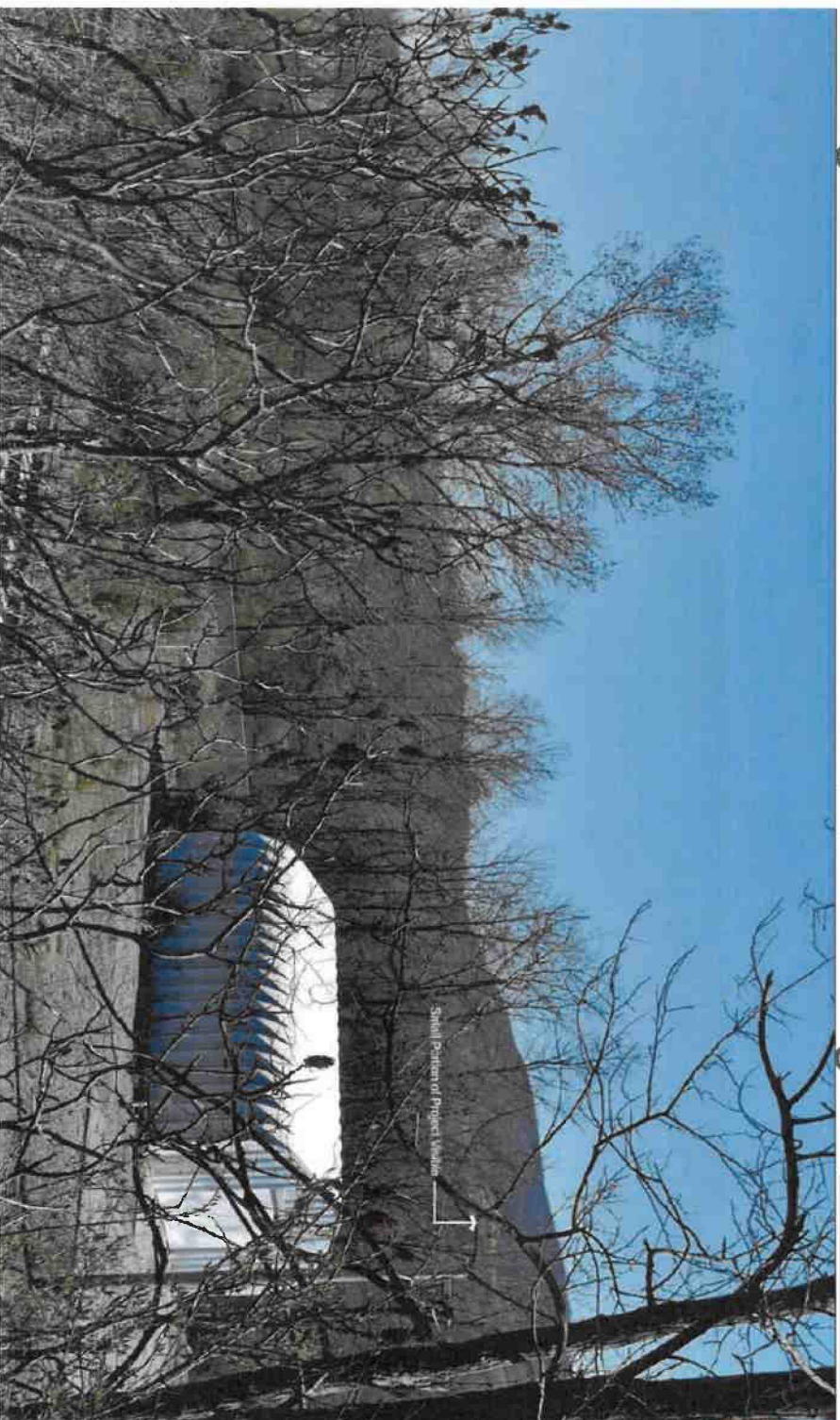
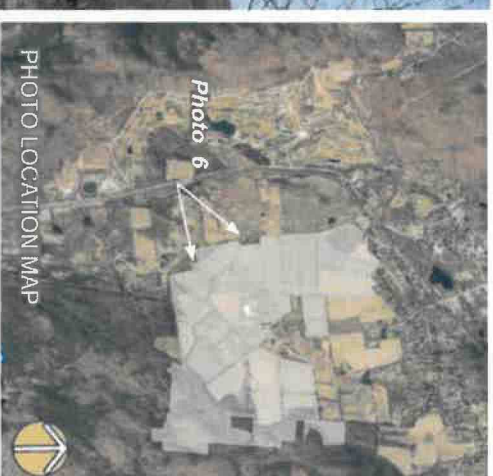


PHOTO LOCATION MAP

Vantage Point 6 – Rt 22/243 north of VP 5 facing NE: Existing



Vantage Point 6 – Rt 22/243 north of VP 5 facing NE: Simulated



Vantage Point 7 – Powderhouse btw Depot Hill and Ohandley facing south : Existing



Vantage Point 7 – Powderhouse btw Depot Hill and Ohandley facing south: Simulated



PHOTO LOCATION MAP

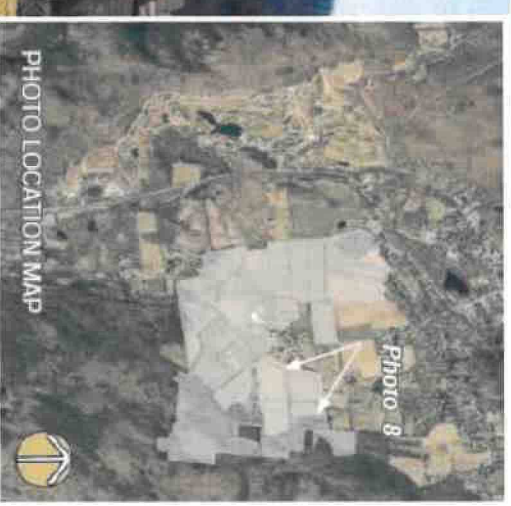
Vantage Point 8 – Depot Hill Rd south of Powderhouse facing SE: Existing



PHOTO LOCATION MAP



Vantage Point 8 – Depot Hill Rd south of Powderhouse facing SE: Simulated



Vantage Point 9 – Depot Hill Rd facing E/NE (south of VP 8): Existing

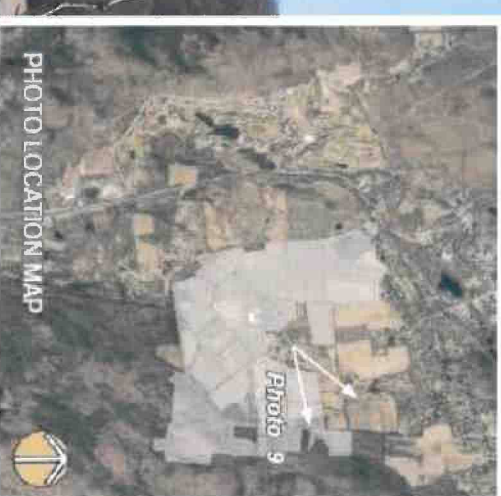
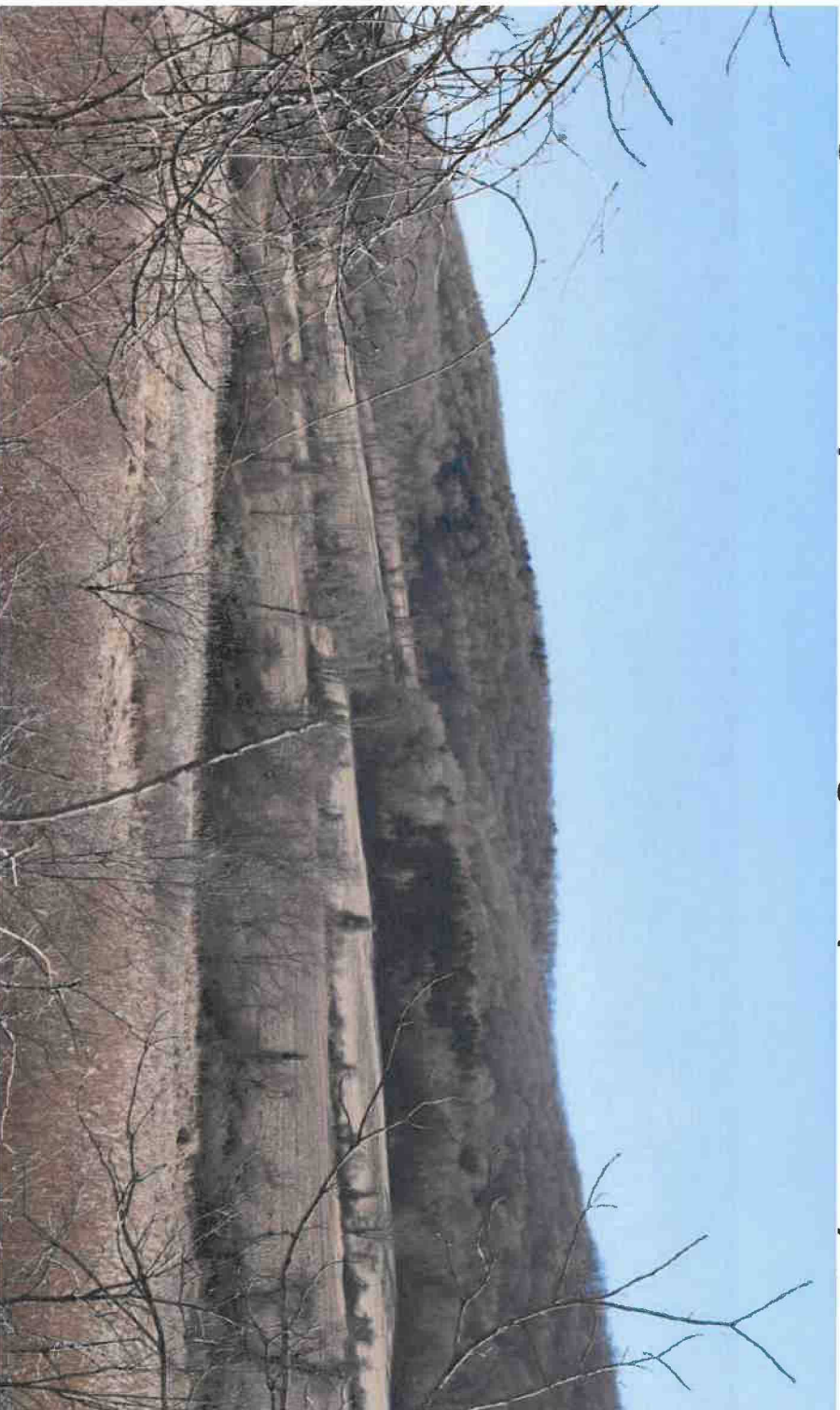


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Vantage Point 9 – Depot Hill Rd facing E/NE (south of VP 8): Simulated

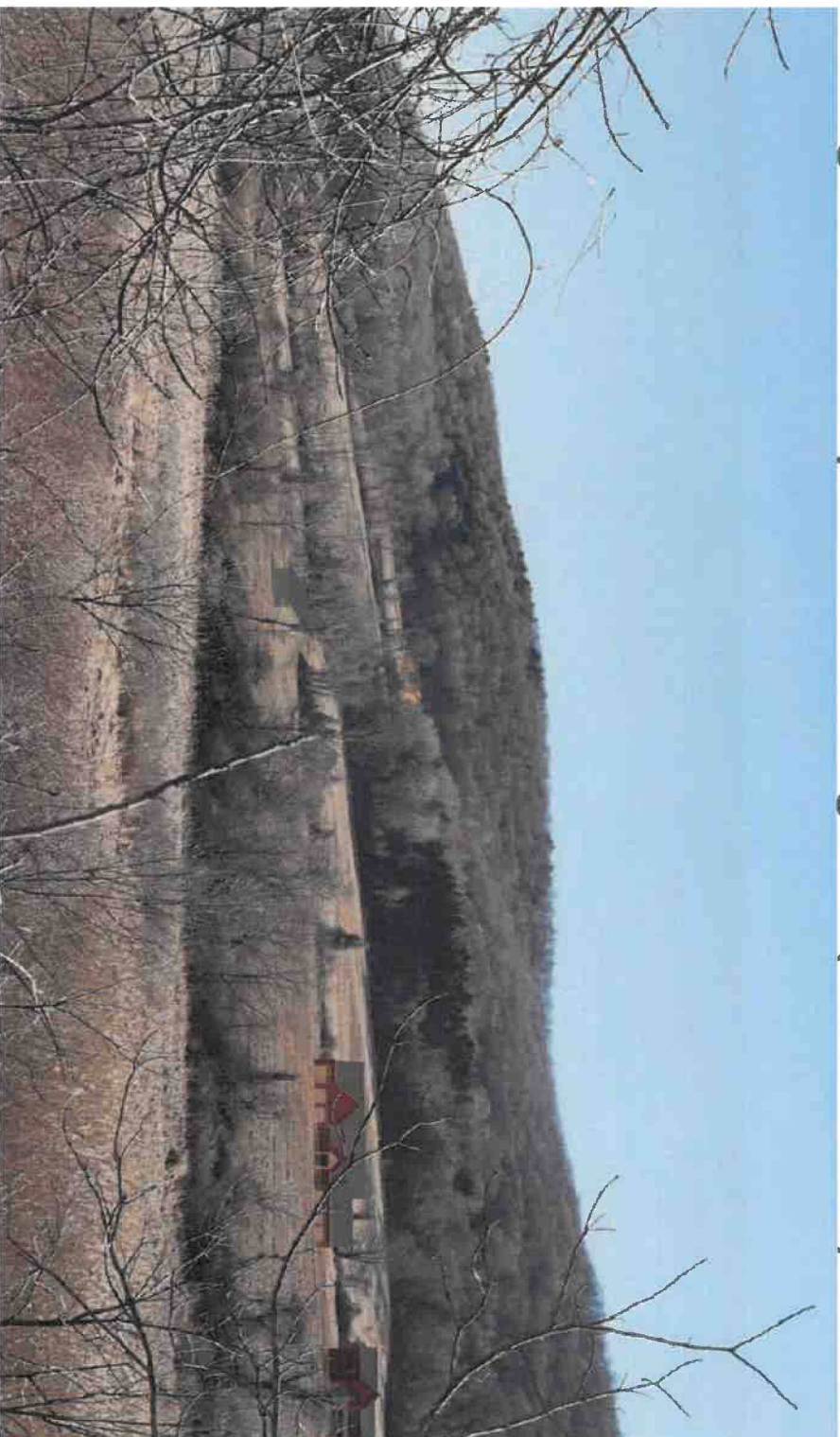


PHOTO LOCATION MAP

Vantage Point 10 – Depot Hill Rd facing south (south of VP 9): Existing



Vantage Point 10 – Depot Hill Rd facing south (south of VP 9): Simulated

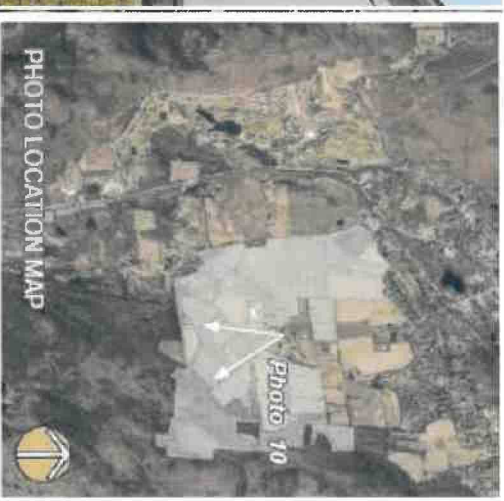
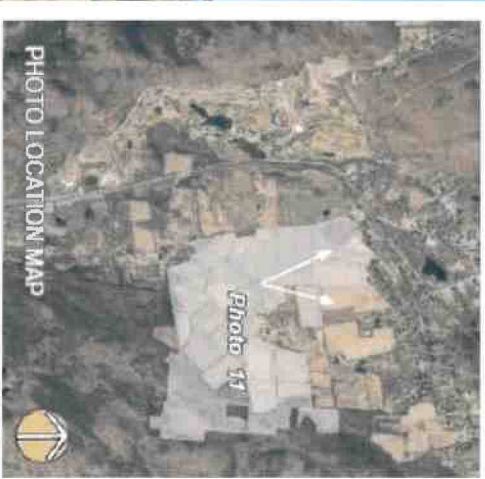


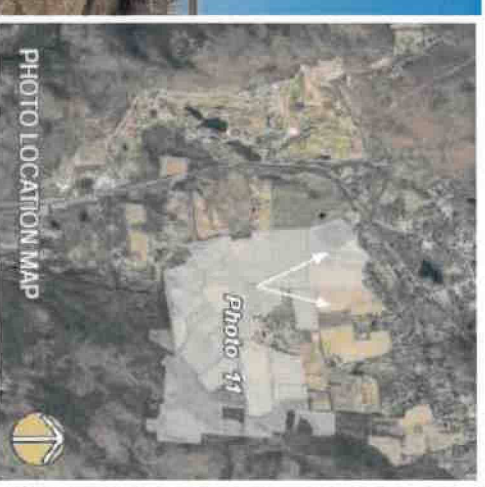
PHOTO LOCATION MAP



Vantage Point 11 – Depot Hill Rd facing north: Existing



Vantage Point 11 – Depot Hill Rd facing north: Simulated



Vantage Point 12 – Depot Hill Rd facing south (west of VP 11): Existing

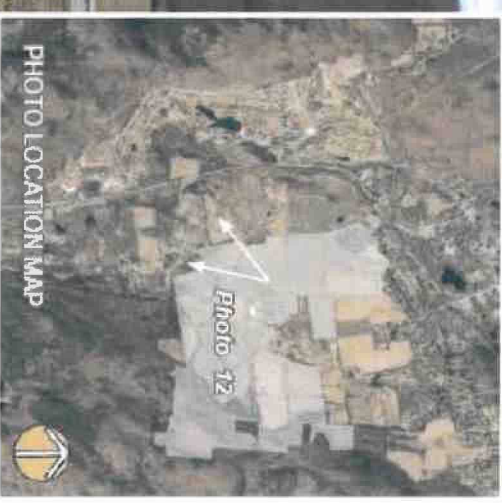


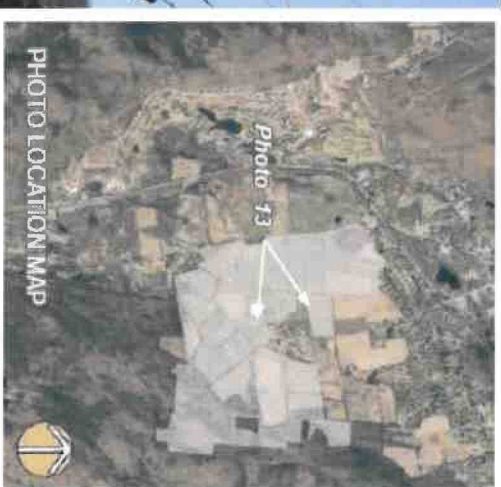
PHOTO LOCATION MAP



Vantage Point 12 – Depot Hill Rd facing south (west of VP 11): Simulated



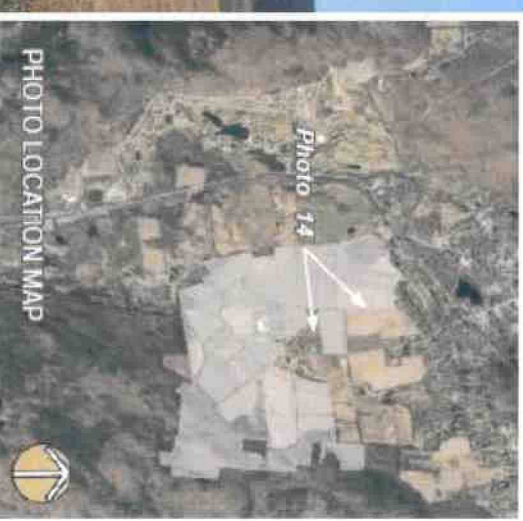
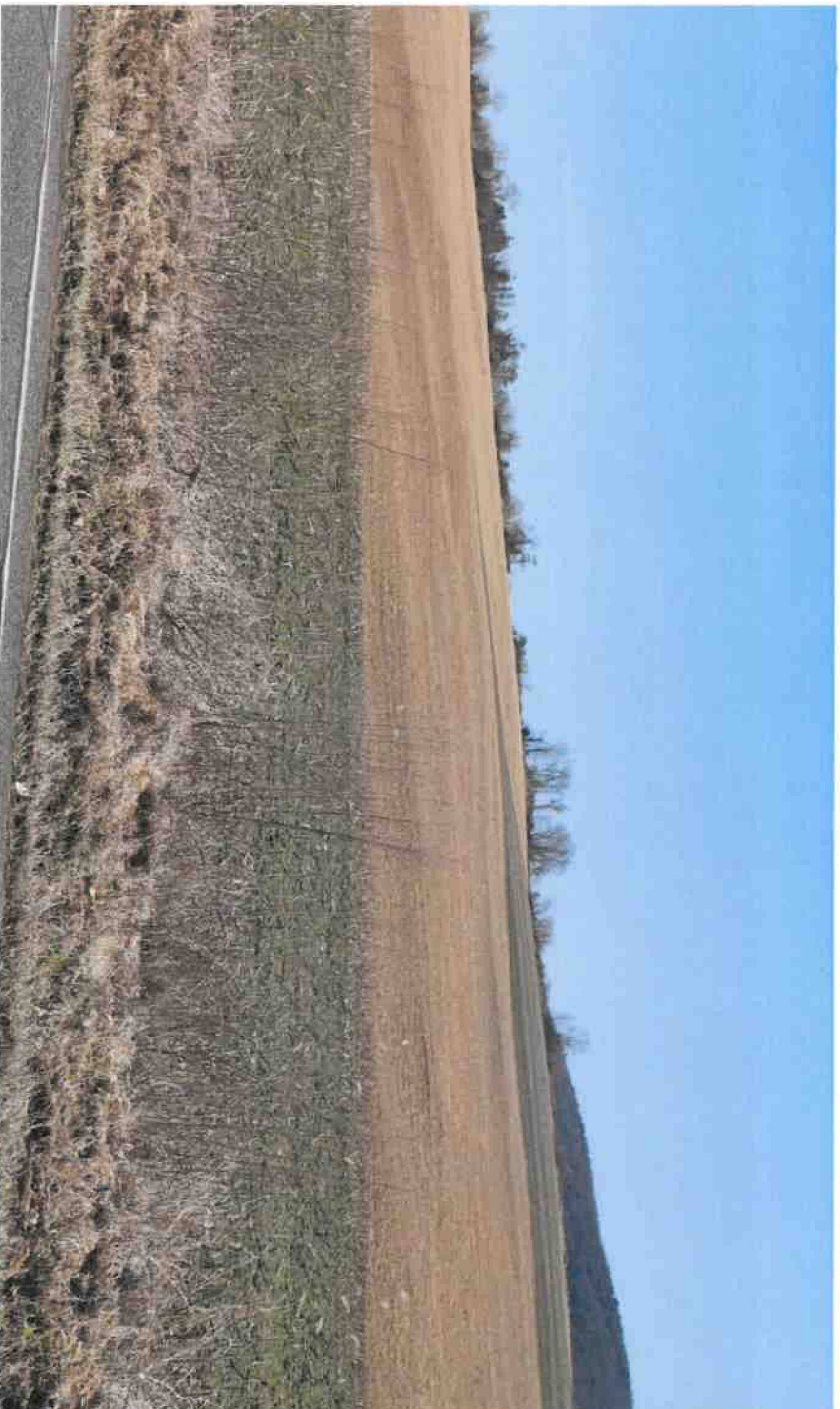
Vantage Point 13 – Old Rt 22 and Depot Hill Rd facing East: Existing



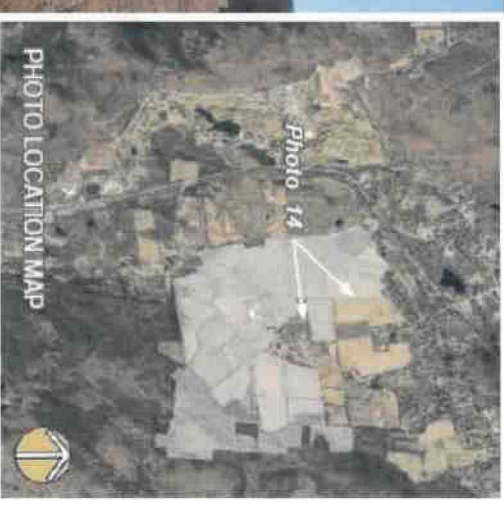
Vantage Point 13 – Old Rt 22 and Depot Hill Rd facing East: Simulated



Vantage Point 14 – Old Rt 22 North of Depot Hill facing East (north of VP 13): Existing



Vantage Point 14 – Old Rt 22 North of Depot Hill facing East (north of VP 13): Simulated



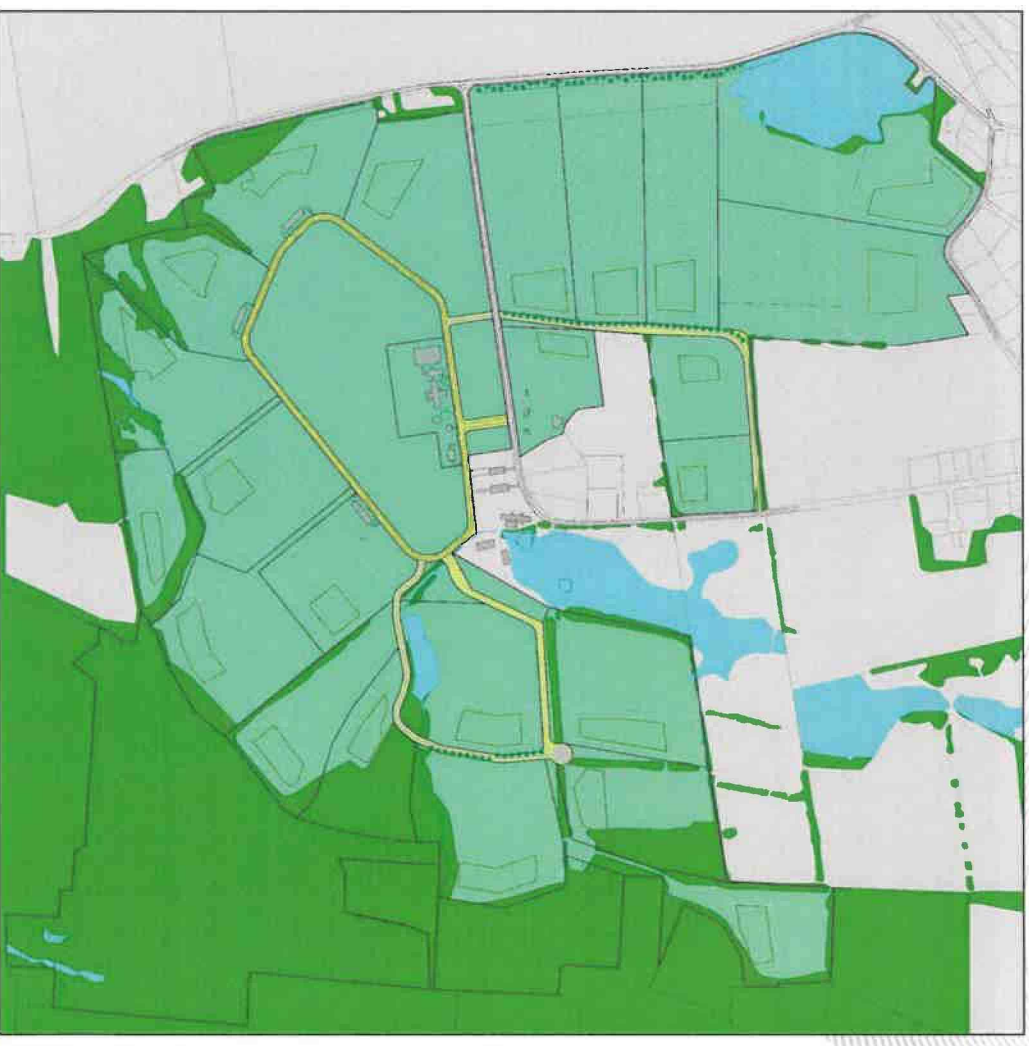
Land Use, Zoning, and Community Plans

- The following plans, policies and resources relevant to the Proposed Action were considered:
 - Town of Amenia Comprehensive Plan Update (2007);
 - Greenway Connections: Greenway Compact Program and Guides for Dutchess County Communities (2023);
 - Dutchess County Agricultural and Farmland Protection Plan (2015);
 - Dutchess County Environmental Mapper (web application);
 - Chapter 9 of the Dutchess County Natural Resources Inventory (NRI) Report (2011);
 - Dutchess County Historical Resource Survey (web application);
 - Dutchess County Aerial Access (web application); and
 - Cornell Cooperative Extension, Dutchess County, 2022 Agricultural Profile for Amenia.
- The Proposed Action is consistent with surrounding land use trends – **rural residential/agricultural uses on large lots**
- Over **90% of the Site would be permanently protected** by virtue of the Declaration ensuring that the majority of the land remains in agricultural or natural use
- The Proposed Action (27-lot subdivision) complies with all applicable regulations and requirements of the Town Zoning Code (RR, RA, SPO, SCO, RDO, and AQO districts)
- Lot layout and selection of the RDAs for each lot were guided by online planning tools including the County's Historical Resources Survey, Environmental Mapper, and Aerial Access

Land Use, Zoning, and Community Plans (cont.)

Consistency with Amenia Comprehensive Plan Goals:

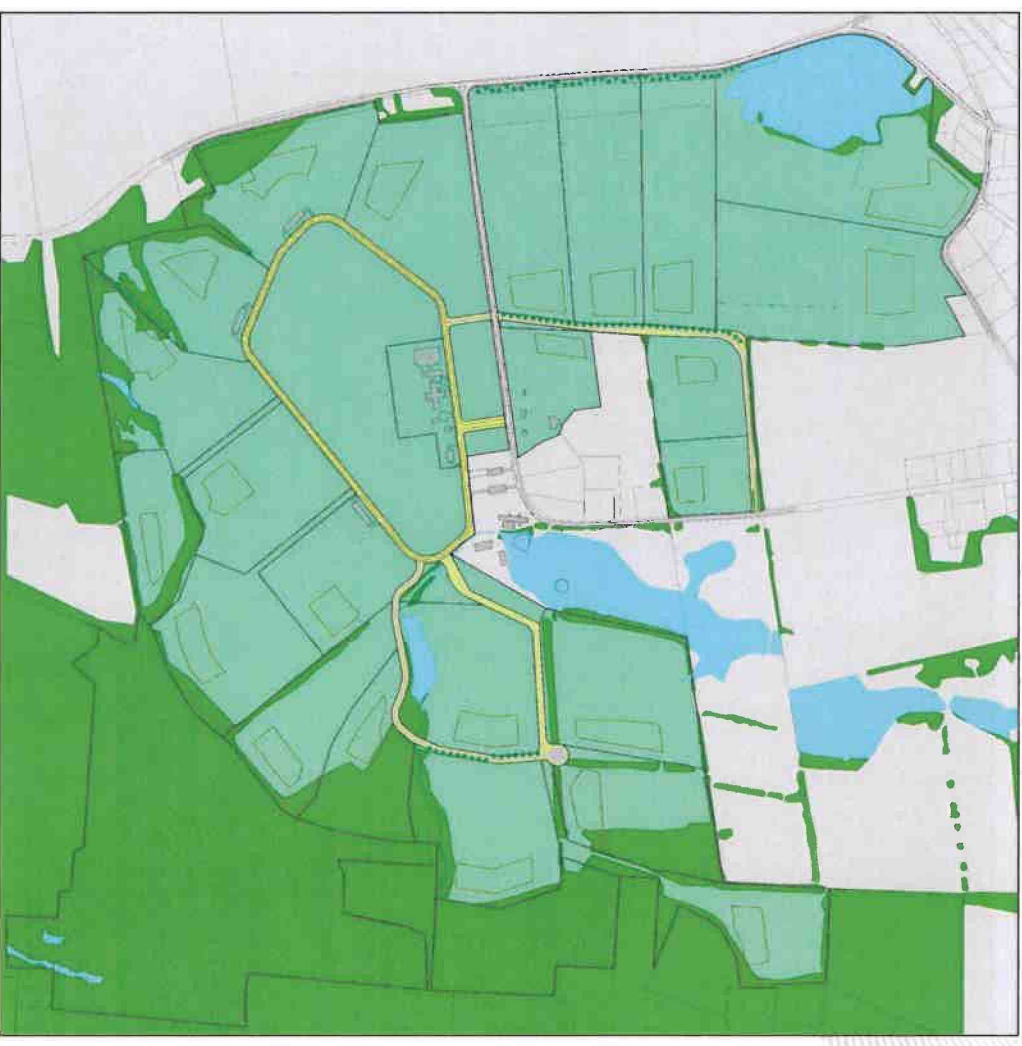
- Goal 1: Achieve a broad-based **balance** between the rural, historic, and agricultural beauty of the town as it is and the need for appropriate and smart economic growth and development. (pg. 5)
- Goal 3: Develop and encourage the growth of **agriculture** as a profitable business within the context of preserving **open space**. (pg. 5)
- Goal 4: To encourage more **housing** (pg. 5)
- Goal 5: To **maximize our strengths** and attract tourists, shoppers, athletes, lovers of good food and wine, historians, and other money-spenders.



Land Use, Zoning, and Community Plans (cont.)

Consistency with “Greenway” and Rural Siting Principles:

- Minimize clearing & preserve natural features
- Retain stonewalls and hedgerows
- Buildings & access roads placed at tree lines
- Structures and septic away from streams
- Avoid construction in open fields
- Protect scenic views
- Reuse farm roads and country lanes



Agricultural Resources

- **No significant impacts to Site's agricultural soils from the subdivision and future buildout:**
 - The majority of agricultural soils (Prime Farmland/Statewide Importance) are located within designated Agricultural Areas of the 23 residential lots where development of structures would be prohibited through the Applicant's Declaration.
 - Of the Site's total **605.7 acres, over 90% (546.3 acres)** would be preserved through the Declaration as agricultural land or open space/forest. Lots K1 and K2 will remain in equestrian use following subdivision.
 - Conceptual Future Buildout Scenario (conservative) converts **55 acres** of Site soils to residential – approx. **0.16% of the Town's 18,516 acres** of active agricultural use.
- **Small-parcel farming on the proposed residential-agricultural lots will be viable:**
 - The Declaration prohibits residential uses and structures on at least **90% of each lot**.
 - 53% of farms in Dutchess County operate on **parcels of 1 to 49 acres** (Source: AFPB's Ag District 8-Year Review). Proposed 23 lots range in size from 7 to 41 acres; greater than minimum required by zoning.
 - Dutchess County's **specialty crop acreage grew by 122% between 2014 and 2022**, and the number of farms in the County increased over the same period despite a decrease in average farm size (Source: CCE; Dutchess County Ag and Farmland Protection Plan).
- **The Proposed Action would support/advance the positive trends identified in Cornell Cooperative Extension's 2022 Agricultural Profile for Amenia and the Dutchess County Agricultural and Farmland Protection Plan (see DEIS Chapter 4)**

Community Character

- The Conceptual Future Buildout Scenario of the Proposed Action (fully compliant with zoning) would be consistent with the rural residential and agricultural character of the Site's surroundings, which is **characterized by low-density residential development on large lots, supplemented by large and small-scale agricultural activities.**
- As shown by the worst-case simulated buildout, the **potential changes to the visual character of the Site would not be significant.**
 - Limits on land clearing
 - Edge-of-field placement of homes guided by existing hedgerows, stone walls, and historic farm road alignments
- **Traffic from 23 residential lots is not significant** and was excluded from the DEIS in Scoping: *“number of new trips that could be anticipated to occur is well below the typical threshold for potential significance (Adopted Scoping Document, page 11)”*
- NYS OPRHP reviewed the plans and concluded that there would be **no impacts to historic or archaeological resources.**
- Increase in costs attributable to providing public services to the Site would be offset by the **additional tax revenue to the Town.**

The Declaration Mitigates Potential for Significant Adverse Impacts

- Voluntarily offered by the Applicant / responsive to Planning Board to avoid or mitigate certain potential environmental impacts – protects over 90% of the Site.
- Prohibits residential development on equestrian Lots K-1 and K-2, and prohibits any development on forested Lots F-1 and F-2.
- Restricts future residential development of Lots 1 to 23 to specific Residential Development Areas (RDAs) mapped on the plat, each no greater than 10% of the lot.
- Additional areas included on lots in which all vertical development of any kind is restricted.
- Restrictions on the size of building footprints, building height limitations, color restrictions, lighting restrictions, and other special architectural standards.
- Agricultural Areas of the lots are restricted to open space, passive recreation, cultivation, specialized agriculture, production of hay, commercial or non-commercial animal husbandry, horse breeding and horse riding, and structures accessory to these uses.
- Homeowner's association will be created that would maintain the private roads (i.e., the Rural Lanes) and enforce the Declaration.
- Declaration will be recorded with the County Clerk, and cannot be modified without the participation and consent of the Town.

DEIS Alternatives

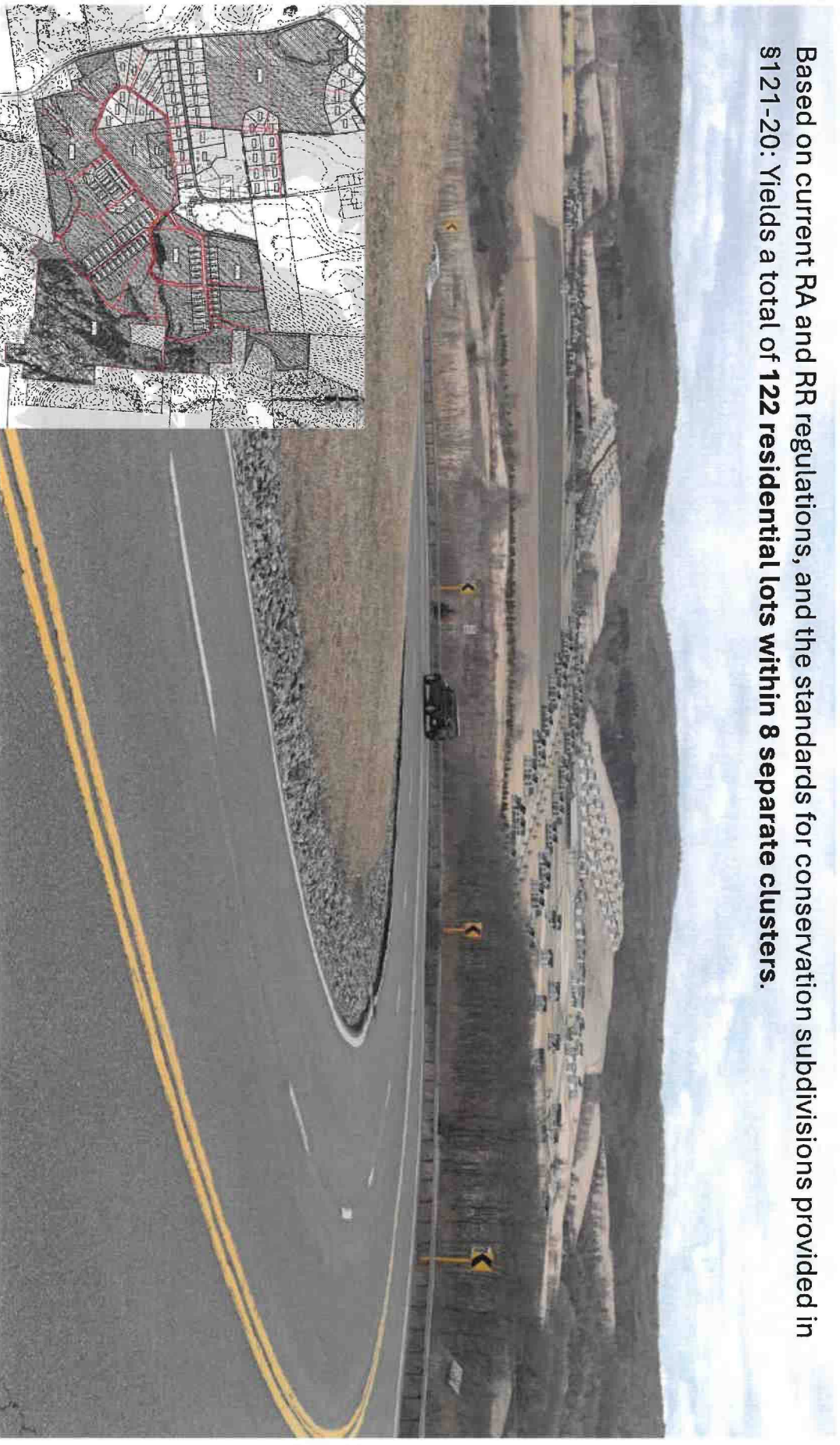
- SEQRA requires a description and evaluation in the EIS of the range of reasonable alternatives to the Project that are feasible, considering the objectives and capabilities of the Applicant
- Alternatives are analyzed to investigate means to avoid or reduce one or more identified potentially significant adverse impacts
- The Subdivision currently proposed has already been modified to reduce potential adverse impacts.

Alternatives Studied in the DEIS:

- Alternative A: No Action Alternative (required by SEQRA)
 - Alternative B: Conservation Subdivision Scenario
 - Alternative C: Conventional Subdivision with Resort Development Overlay (RDO) Scenario
 - Alternative D: Alternative Conceptual Future Build-Out Scenario with Alternative Development Limitations on Lots 20 to 22
- Alternatives Analysis was heavily focused on changes to views from Delavergne Hill

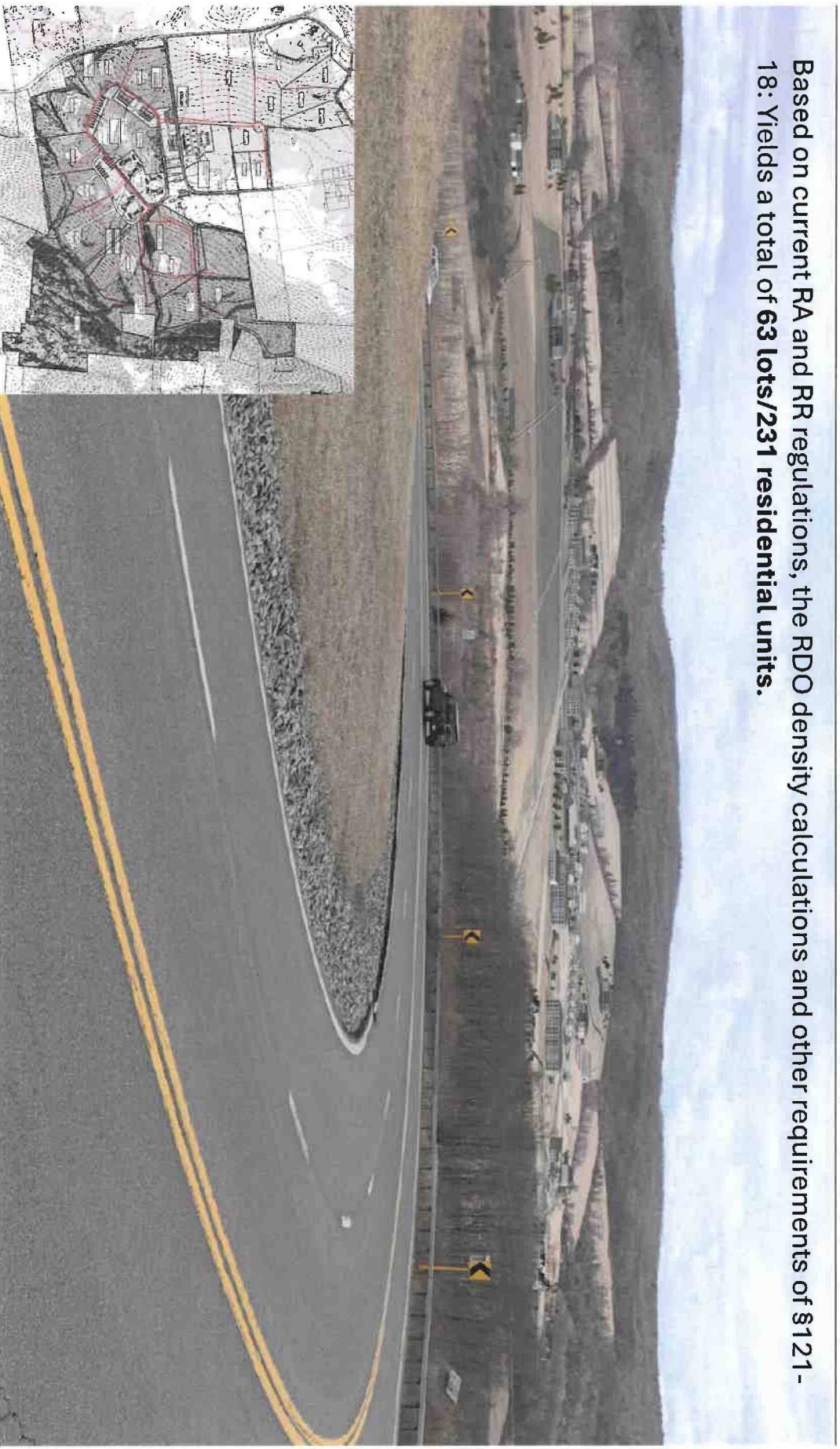
DEIS Alternative B – Conservation Subdivision Scenario

Based on current RA and RR regulations, and the standards for conservation subdivisions provided in §121-20: Yields a total of **122 residential lots within 8 separate clusters**.



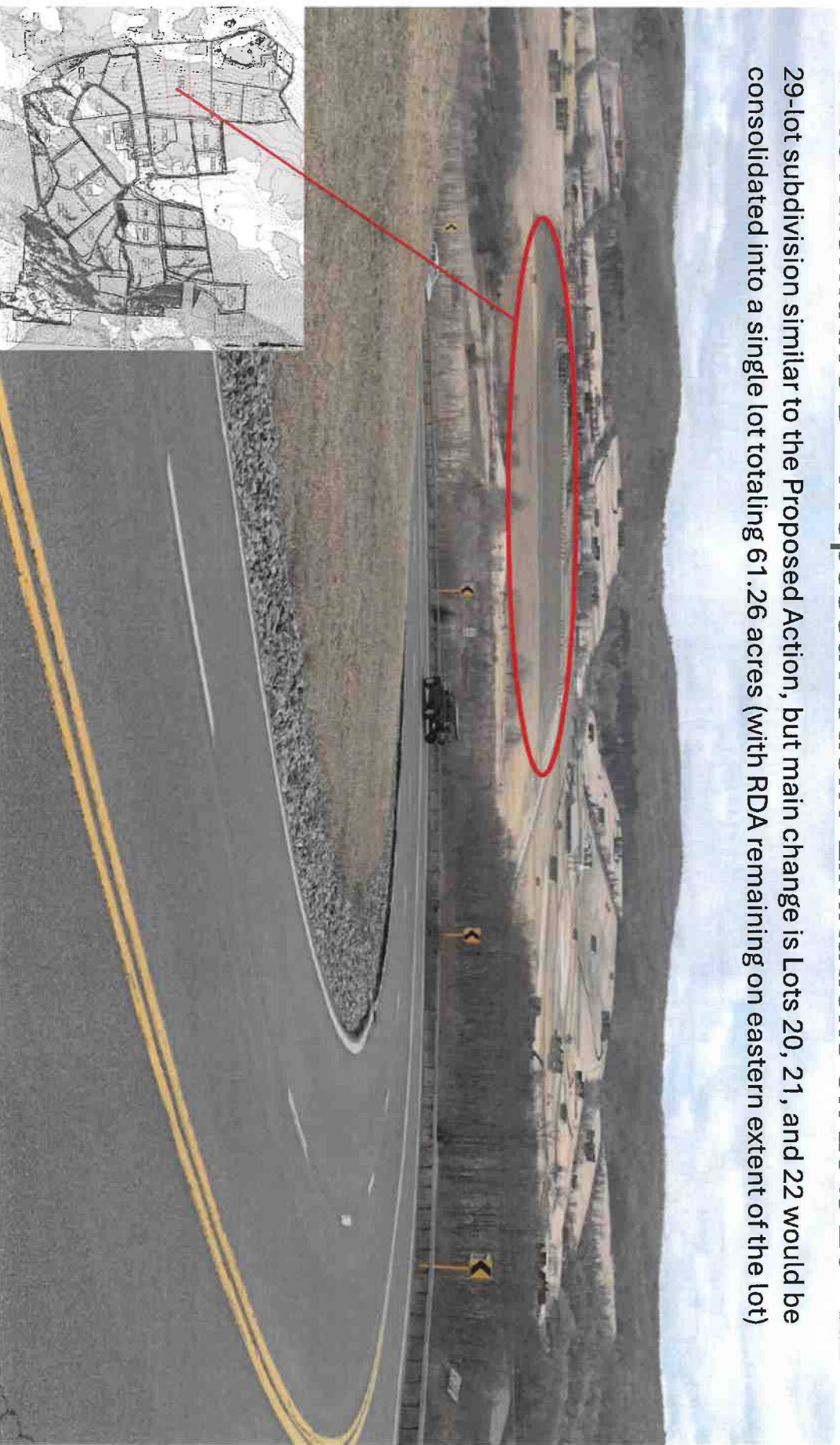
DEIS Alternative C – Conservation Subdivision with RDO Scenario

Based on current RA and RR regulations, the RDO density calculations and other requirements of §121-18: Yields a total of **63 lots/231 residential units**.

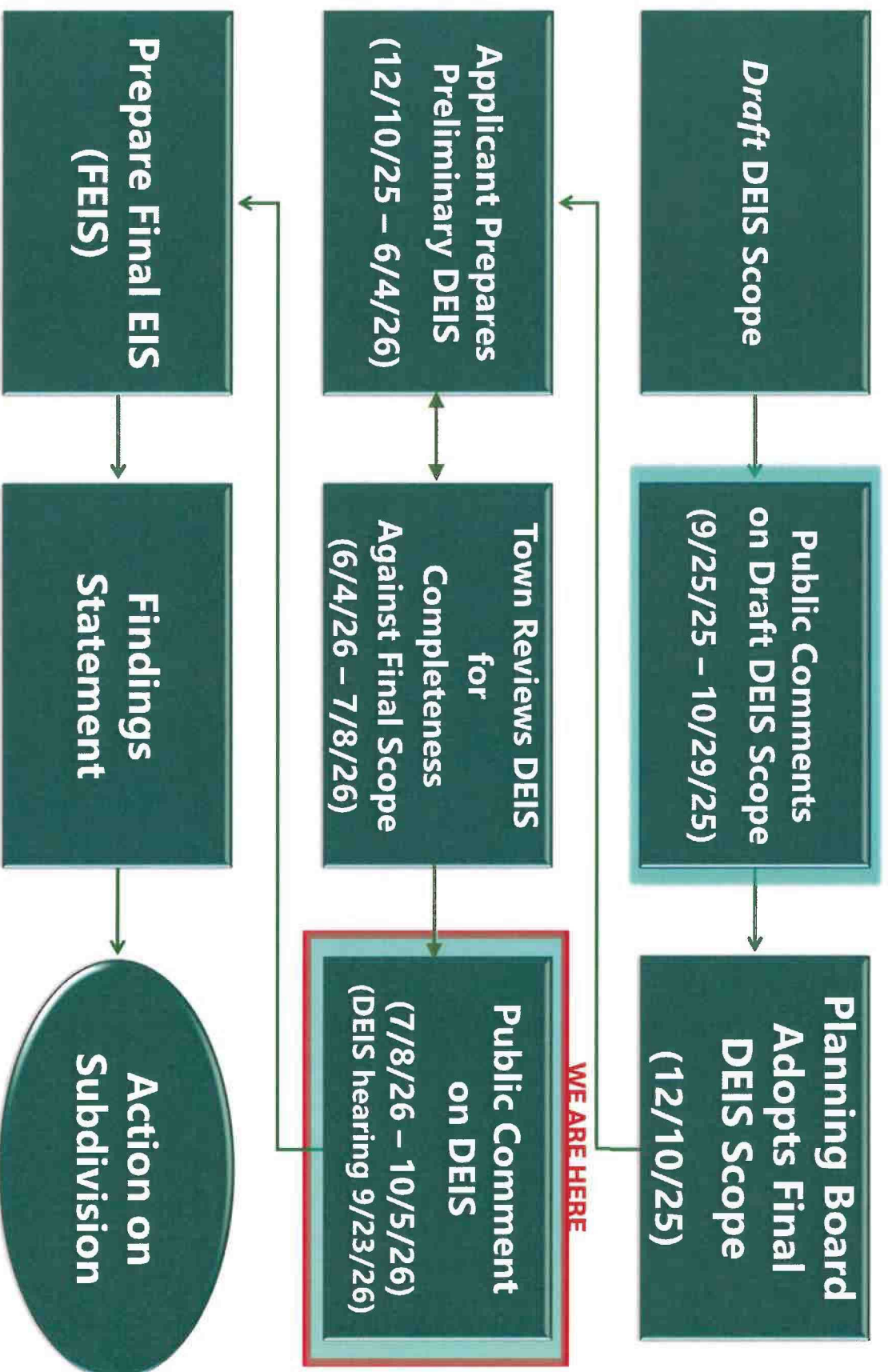


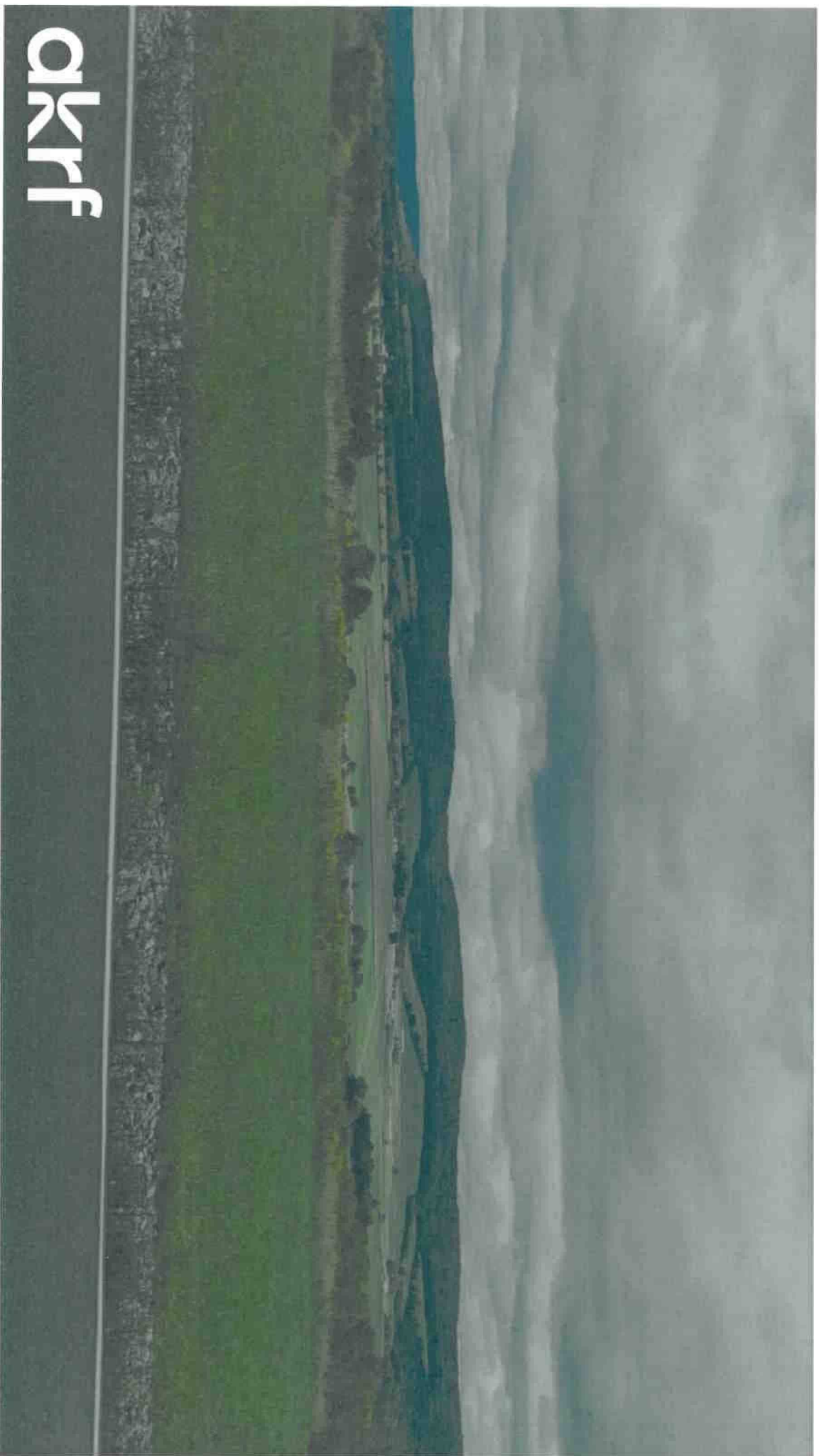
DEIS Alternative D – Proposed Action / Limitations on Lots 20 - 22

29-lot subdivision similar to the Proposed Action, but main change is Lots 20, 21, and 22 would be consolidated into a single lot totaling 61.26 acres (with RDA remaining on eastern extent of the lot)



EIS PROCESS





akrf

**DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP**

Peter J. Wise, AICP
Senior Counsel
pjw@ddw-law.com

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FACSIMILE (914) 684-0288

Connecticut Office
1111 SUMMER STREET
STAMFORD, CT 06905
(203) 298-0000

September 18, 2026

Via Email

Hon. Robert Boyles, Jr., Chairman
Members of the Planning Board
Town of Amenia
4988 Route 22
Amenia, New York 12501

Re: Keane Stud Subdivision

Dear Chairman Boyles and Members of the Planning Board:

As you know, we represent SL Keane Stud LLC (also referred to as Keane Stud LLC) (the "Applicant") in connection with its application for approval of conventional twenty-seven (27) lot subdivision (the "Proposed Action") of the property identified as tax parcel numbers 132000-7166-00-403720 and 132000-7167-00-212034 (the "Site").

We are aware of an online petition generally objecting to the Proposed Action that we assume its proponents will introduce into the record of this proceeding at the DEIS public hearing. For the record, the Applicant does not object to constructive criticism based on fact. Unfortunately, however, the petition recites certain inaccurate information regarding the current Proposed Action, in part likely because it apparently originated some two years ago and still reflects a former, outdated proposal. The Proposed Action addressed in the DEIS evolved and was modified over the past four years in response to the Board's comments, public comments and concerns, and the results of completed analyses and studies, including those conducted for the DEIS. Because it does not reflect the current DEIS Proposed Action, we feel that the inaccuracies in the petition should be addressed, as discussed below:

- The petition incorrectly claims that "[t]he proposed development will also most likely remove 223 acres of prime agricultural land from farm production" and states that "The Plan calls for the non agricultural use of 66 acres of prime agricultural land. We are told another 157 acres will be used as residential lots with no assurance that this acreage will be farmed. The plan actually proposes to save this prime agricultural land, including those with soils of state wide importance, by removing it and reusing it--presumably for suburban lawns."
- As discussed in the DEIS, most of the agricultural soils (Prime Farmland/Statewide Importance) on the Site are located within the "Agricultural Areas" of the 23 residential-agricultural lots. Ninety percent (90%) of the area of each of these lots

would be designated by the Applicant's proposed Declaration of Covenants and Restrictions (the "Declaration") as the Agricultural Area of the lot. Development of residential structures and uses in the Agricultural Areas would be prohibited by the Declaration.

- Of the Site's total 605.7 acres, over 90% (546.3 acres) would be limited by the Declaration to agricultural use and/or open space/forest conservation. Proposed Lots K1 and K2 are expected to remain in equestrian use. The Conceptual Future Buildout Scenario (the worst-case scenario assessed in the DEIS) would result in the conversion of 55 acres of the Site from current agricultural use to residential use, resulting in a loss of only approximately 0.16% of the Town's 18,516 acres of active agricultural land.
- Small-parcel farming on the proposed residential-agricultural lots is viable because: (1) the Declaration would prohibit residential uses and structures on the Agricultural Areas, each of which is at least 90% of the area the lot; and (2) 53% of farms in Dutchess County operate on parcels of 1 to 49 acres (Source: AFPB's Ag District 8-Year Review). The proposed 23 residential-agricultural lots range in size from 7 to 41 acres, greater than minimum required by the Town Zoning Code, and would therefore yield corresponding Agricultural Areas ranging from approximately 6.3 acres to 40 acres, well within the parcel size of most of the farms on the County; and (3) Dutchess County's specialty crop acreage grew by 122% between 2014 and 2022, and the number of farms in the County increased over the same period despite a decrease in average farm size (Source: CCE; Dutchess County Ag and Farmland Protection Plan).
- The Proposed Action would support/advance the positive trends identified in Cornell Cooperative Extension's 2022 Agricultural Profile for Amenia and the Dutchess County Agricultural and Farmland Protection Plan (see DEIS Chapter 4).
- The petition (and much of the public commentary received to date) objects to the Proposed Action because there is "no assurance" that the Site will continue to be farmed. This fundamentally misconceives both private property rights and the reach of zoning controls. In fact, even if the Proposed Action does not go forward, continued farming of the Site cannot be legally compelled: the owner of the property could let it go fallow if it desires. It is against this backdrop that the proposed restriction of 90% of the area of each residential-agricultural lot (i.e., the Agricultural Areas) solely to "unassured" agricultural use or alternatively to open space should be assessed.
- The petition alleges that the "development's luxury housing will dramatically alter the rural character of Amenia." However, the DEIS analyzes potential impacts of the Conceptual Future Buildout Scenario (the conceptual worst case) and concludes that even that highly unlikely potential future development scenario would be consistent with the rural residential and agricultural character of the Site's surroundings, which is characterized by

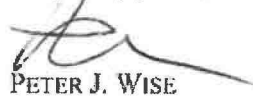
low-density residential development on large lots, supplemented by large and small-scale agricultural activities.

- Finally, the petition alleges that “[t]he area is a major wildlife migration route and an important link in the continual forest from the Highlands into the Adirondacks and Vermont. This development will be a break in the link.” It should be noted that potential impacts of the Proposed Action on plants and animals have been studied and no significant adverse impacts have been identified.

Now that the public environmental review process has commenced, information about the Proposed Action should be as accurate as possible to ensure fundamental fairness and a level playing field for all stakeholders.

We look forward to the public hearing before the Board on September 23, 2026.

Very truly yours,



PETER J. WISE

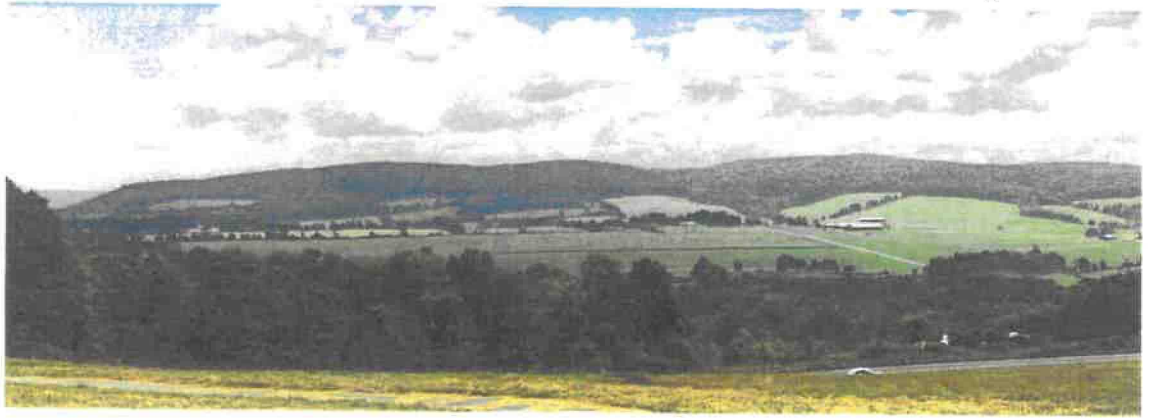
cc: Victoria Polidoro, Esq.
Cassandra Britton, Esq.
John Andrews, P.E.
George M. Janes, AICP
Peter Feroe, AICP
Aaron Werner, AICP
Diana B. Kolev, Esq.
Juan Torres
Peter Sander

DEIS KEANE STUD

Sign in - Please Write Clearly

Name	Address	
1. George Bistransin	3498 Rte 343	Amenia
2.		
3. LEO BLACKMAN	74 OLD RTE 22	WASSAIC
4. NANCY MCKENZIE	60 Sheffield Rd	Amenia
5. KEN MONTEIRO	74 OLD RTE 22	WASSAIC
6. Norm Fontaine	30 Wilson Eaton Rd.	Amenia
7. Gigi Fava	3352 Route 343	Amenia
8. Frick M. Lure	223 Appys corner Rd	Amenia
9. Mark Dangle	320 S. Amenia Rd	Wassatic LAC + PERB
10. Sharon Bergees	257 Lialmick	Amenia
11. Brian Farnham	NVEDX	Poughkeeps
12. Susan Metcalfe	3945 Rt 22	Wassatic
13. Kenny Merritt	40 cascade Rd	Amenia
14. Sarah Ford	18 Dept Hill Rd	Amenia
15. Laurence Levin	189 Amenia Union Rd	Amenia
16. Judy Moran	5326 Rt 44	AMENIA
17. Rhanna Humm	3638 Rte 343	Amenia
18.		
19.		
20.		
21.		
22.		
23.		
24.		

Civic Petition to Save the "View From De Lavergne Hill"



We invite those who live, work, or worship in the Town of Amenia to sign this petition to save the priceless view into the Harlem Valley from the observation point on Route 44. This location has historically been used as a place of meditation and worship, as well as by sightseers. It is part of an even greater extensive view which can be seen from higher up on the mountain top at Weathersfield.

Standing in the hairpin turn observation point on Route 44, one can see the grand expanse of the Harlem Valley, north to south, with a particular unbroken curving agricultural field in the immediate foreground that used to be part of the Old Culver Farm. This particular unbroken field has been continuously in agriculture, should be preserved in the public interest, and put into conservation by one means or another. This classic view should not become part of any kind of future development.

The Amenia Master Plan of 1990 explains the importance of this particular viewshed, sometimes called by historians the "Gateway to the Berkshires". The Amenia Comprehensive Plan of 2007 stresses the importance of ongoing protection for certain quality agricultural soils in strategic locations, such as this one. We believe that the Town of Amenia itself, should have placed a conservation easement on this particular parcel after Walter Culver died, and would like to remedy this mistake in the public interest. Please sign this petition to show your agreement, so that we may convince the Conservation Advisory Council, the Amenia Planning Board, and the Amenia Town Council that development should not take place on this particular property which is basic to the "View from De Lavergne Hill".

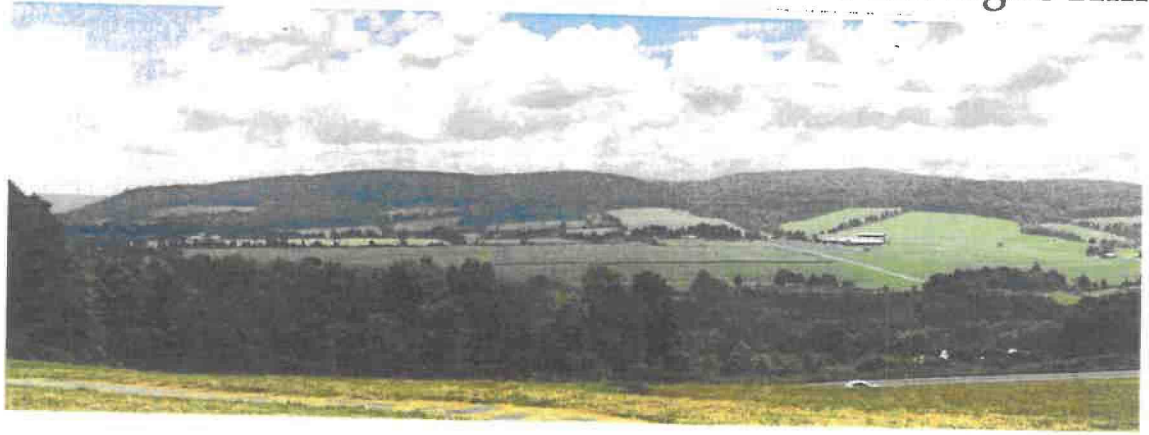
Julian Strauss

and William Kroeger, Co-Chairs
(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

- | | |
|----------------------------|-------------------------------|
| 1. <u>Walter Brett</u> | <u>SMITHFIELD, NY</u> |
| 2. <u>Gilman Park</u> | <u>Pike Plains, NY</u> |
| 3. <u>Joseph L. Brown</u> | <u>Smithfield, NY</u> |
| 4. <u>Constance Sayal</u> | <u>Pike Plains, NY</u> |
| 5. <u>Joe E. Winters</u> | <u>Amenia</u> |
| 6. <u>[Signature]</u> | <u>Smithfield</u> |
| 7. <u>T.M. Egan</u> | <u>Chm of Southfield Park</u> |
| 8. <u>[Signature]</u> | <u>Amenia</u> |
| 9. <u>Michelle Winters</u> | <u>amemia</u> |
| 10. <u>Elizabeth Kehl</u> | <u>Wassau</u> |
| 11. <u>Amelia Culver</u> | <u>Amenia</u> |

Civic Petition to Save the "View From De Lavergne Hill"



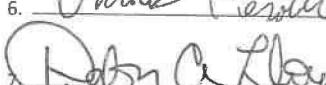
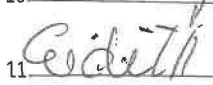
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Standing in the hairpin turn observation point on Route 44, one can see the grand expanse of the Harlem Valley, north to south, with a particular unbroken curving agricultural field in the immediate foreground that used to be part of the Old Culver Farm. This particular unbroken field has been continuously in agriculture, should be preserved in the public interest, and put into conservation by one means or another. This classic view should not become part of any kind of future development.

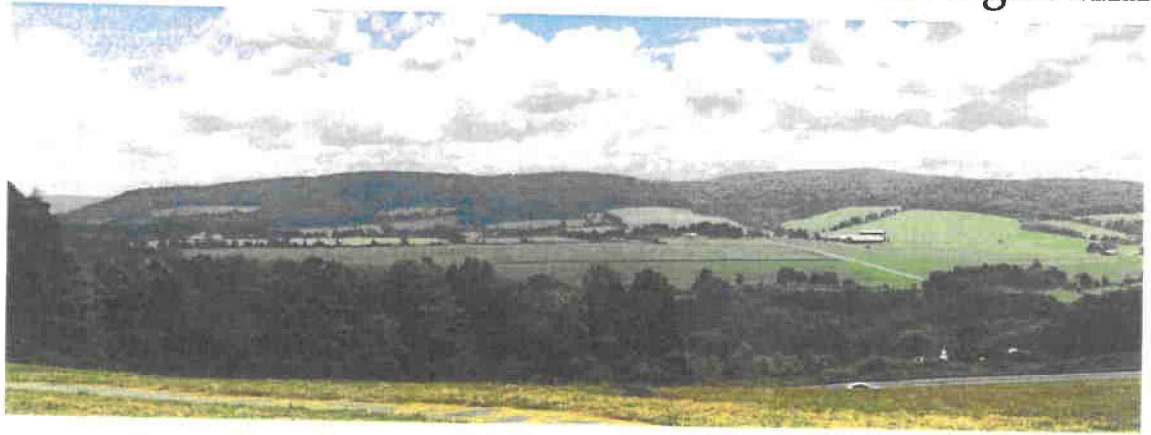
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Julian Strauss and William Kroeger, Co-Chairs
(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

1. KATRINA ANDRZEJEWSKI Paul H. Sharon
2. Virginia K. ESCHBACH
3. John Deane Wassic
4.  LAKEVILLE
5. SHARON KAHLER LAKEVILLE
6. Victoria Pesette Amenia
7.  Wassic
8. Bruce Dwyer Amenia
9. LORI BRUNESE millerton
10. mury wesen millerton
11. 

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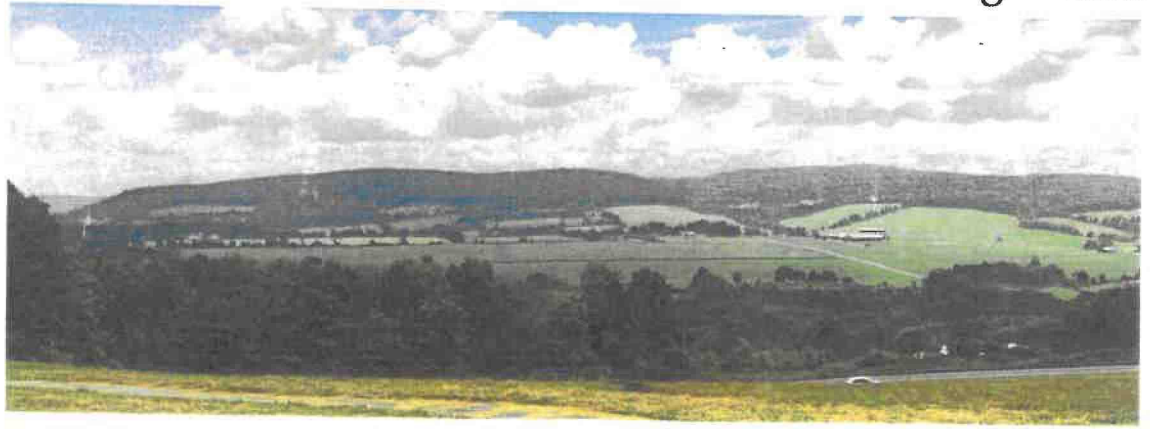
Julian Strauss and William Kroeger, Co-Chairs
(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

1. Earl Marshall Pleasant Valley, NY
2. David M. Luedershausen Hyde Park, NY
3. Terina & Joel Foster Wassaic, NY 12592
4. Margie Smith WASSAIC NY 12592
5. Mary Ellen Brown Wassaic NY 12592
6. Joe Lardo Wassaic, NY 12592
7. Ashley Duncan Amenia, NY 12501
8. Elizabeth Cash Sharon
9. Sydney Thompson Wassaic
10. Therese F. Bunceluz Amenia NY 12501
11. J. Calver Amenia NY

Please return completed petitions to the Wassaic General Store (Calsi's).

Civic Petition to Save the "View From De Lavergne Hill"



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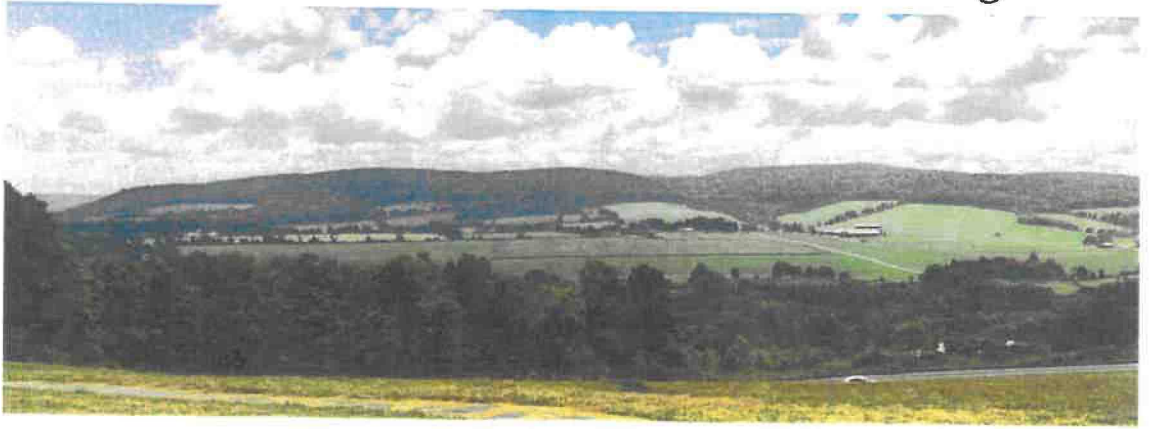
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Julian Strauss and William Kroeger, Co-Chairs
(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

1. *J.B. Puhary* Amenia NY
2. *J.C.T.M. Infy* Smithfield Church
3. *W. Jandry* Smithfield
4. *Alison J. H.* Smithfield
5. *Norman Crater* Milerton NY
6. *# DUBRIDGE* Amenia NY
7. *Wassie* Amenia, NY
8. *Wassie* Wassie, NY
9. *Wassie* Wassie NY
- 10.
- 11.

Civic Petition to Save the "View From De Lavergne Hill"



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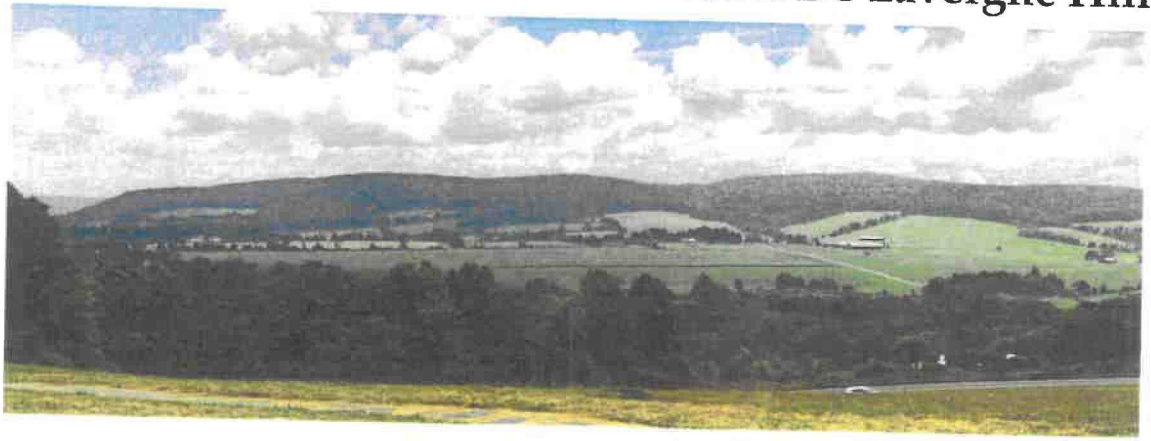
Julian Strauss and William Kroeger, Co-Chairs

(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

1. Aaron D. Kroeger Northwest Farm, Leedsville
2. Robert Hunt Wassaic
3. Maria Garland NY
4. Simon Garland NY
5. Wei zhi Lu Wassaic
6. Ben Schwartz White Pine Community Farm/Trouth
7. Michael Mager Wassaic
8. Susan Anderson Wassaic NY 12592
9. Susan Derfin Norwalk, CT 06850
10. Joel Gieser Norwalk, CT 06850
11. _____

Civic Petition to Save the "View From De Lavergne Hill"



We invite those who live, work, or worship in the Town of Amenia to sign this petition to save the priceless view into the Harlem Valley from the observation point on Route 44. This location has historically been used as a place of meditation and worship, as well as by sightseers. It is part of an even greater extensive view which can be seen from higher up on the mountain top at Weathersfield.

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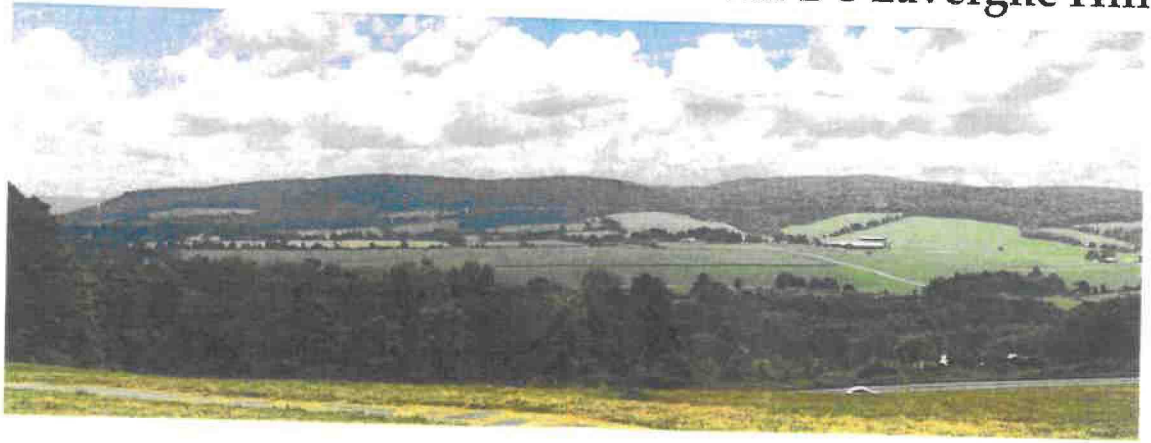
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Julian Strauss and William Kroeger, Co-Chairs
(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

1. [Signature] Amenia, NY
2. [Signature] Amenia, NY
3. [Signature] Millerton, NY
4. [Signature] Pine Plains, NY
5. [Signature] Wassaic, NY
6. [Signature] Amenia, NY
7. [Signature] Amenia, NY
8. _____
9. _____
10. _____
11. _____

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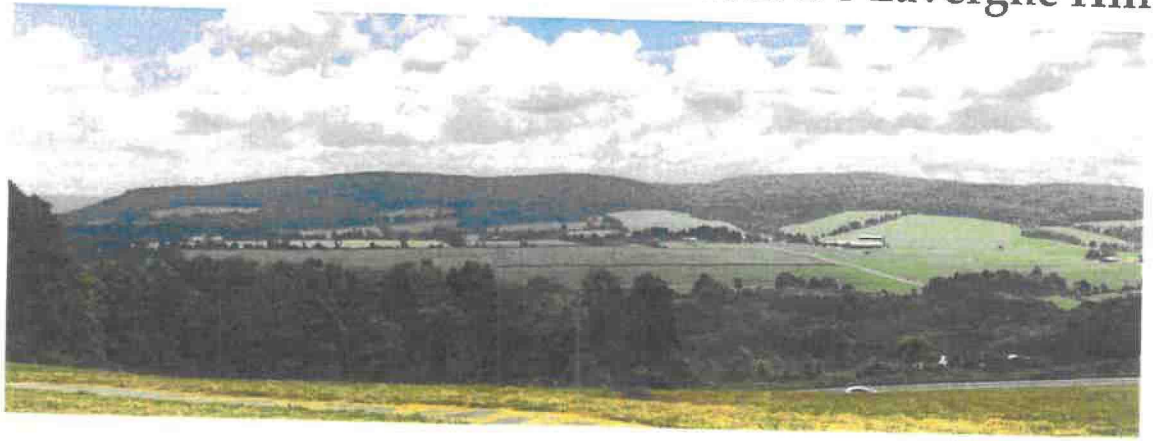
Julian Strauss and William Kroeger, Co-Chairs
(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

1. Quintin D. Smith, Smithfield Church
2. Dorothy G. Smith, Smithfield Church
3. Carol Haach, Smithfield Church
4. Walter Brett, AMENIA, NY
5. Lanna Gantt, Smithfield Church
6. Ron Haach, SMITHFIELD CHURCH
7. John Reiser, Smithfield Church
8. Susan Sang, Smithfield Church
9. Jane E. Hirsch, Amenia, NY
10. Carol, Smithfield, Amenia
11. Mike, Smithfield Church

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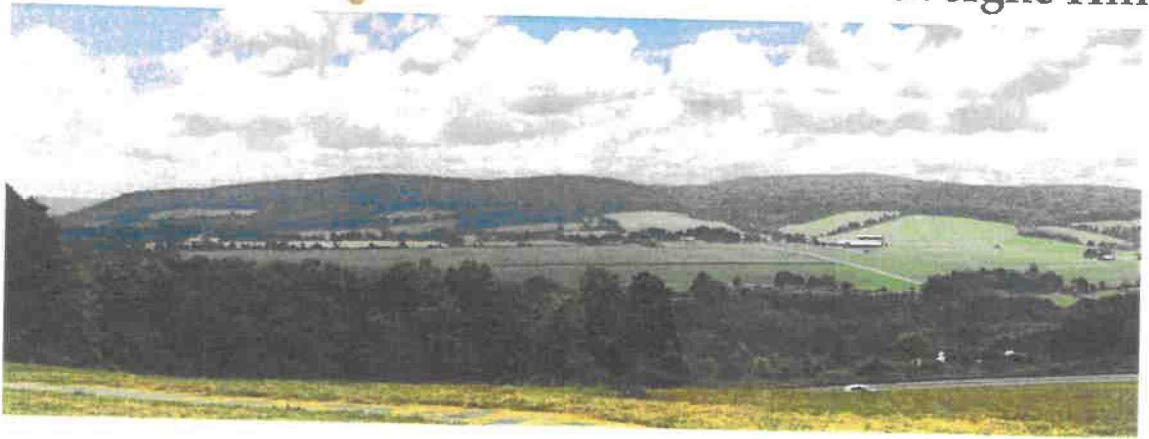
Julian Strauss and William Kroeger, Co-Chairs
(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

1. Elizabeth C. Strauss Elizabeth C. Strauss 7/26/24
2. Julian M. Strauss JULIAN M. STRAUSS 7/26/24
3. George Bistransin George Bistransin 9/11/24
4. C. J. Waddell
5. Andrew Conley 9/11/24
6. Eleanor Morris 10/3/24
7. Clara Hobbs Clara Hobbs 11/3/24
8. Margaret Day Margaret Day 11/5/24
9. Stacy Mantel STACY MANTEL 11/13/24
10. Divya Symmes Divya Symmes 11/28/25
11. David Stanford David Stanford 4/28/25

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Julian Stross and William Kroeger, Co-Chairs
(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

1. Kenneth Mantecoli 8-17-24
2. Dinga Sgrumen 8-17-24
3. Antonia Foster 8/20/24
4. Kenneth Heyne 8/21/24
5. Kellie Kaye 8/22/24
6. Carolyn McCreed 8/22/24
7. Wicky Daniel 8/22/24
8. John Collins 8/27/24
9. R. F. Schwartz 8/30/24
10. Adam Anonzelewski 9/7/24
11. Beth Livansperger 9/14/24

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Julian Strauss and William Kroeger, Co-Chairs

(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

1. Delilah Friedler Wassaic, NY (resident)
2. Susan Bodo Germanatown NY visitor
3. David Behl Germanatown, NY visitor
4. KIMBERLY MALONEY Greens, NY visitor
5. T Behl Hudson, NY
6. J Cox Hudson, NY visitor
7. Jim Cuf Tivoli, NY visitor
8. John Sweeney Boston MA visitor
9. Jordan Hutton W. Yaddo, NY
10. ARIEL YOTIVE WASSAIC, NY BIZ OWNER
11. Miguel Dominguez Wassaic, NY Lanturn, V. Jsky

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OKEN

Civic Petition to Save the "View From De Lavergne Hill"



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Jofian Straus and William Kroeger, Co-Chairs
(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

1. *B. L. ...* *Amenia, NY*
2. *Ma ...* *M. Heston NY*
3. *Christ M. ...* *Amenia NY*
4. *John Santos* *Amenia N.Y.*
5. *JOHN ...* *(resident) Wassaic, NY*
6. *Stephen Scheer* *Lakeville, NY*
7. *Bill Tower* *Mount Kisco, NY*
8. *Laura Tower* *Mount Kisco, N.Y.*
9. *Matthew Tower* *Mount Kisco, N.Y.*
10. *Sheryl W...* *Wassaic, NY*
11. *Hunter Pehee* *(resident) Wassaic, NY*

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and William Kroeger, Co-Chairs
(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

1. 2/5/25 ~~Mrs~~ Min Goodman Wassaia, NY
2. 5/7/25 Clayton R. Hunt visitor Ossining NY
3. 5/14/25 Sherif J. Husky 116 Main St, Wassaia, NY
4. 11/2/25 Michael Meyer 214 Sengatch Rd Wassaia NY
5. 11/5/2025 Michael Chamberlain 17 Amenia Union Rd Amenia NY
6. 11-7-25 Kenneth Manteau Amenia NY
7. 11-7-25 Bernadette DeLuca visitor Amenia, NY
8. 11-7-25 Iestat Andres Brown
9. 11/21/25 William D. Vain Egremont MA
10. 11/21/25 Phil D. Putnam Amford, MA
11. 11/7/25 Ciro G. Smith Amenia NY

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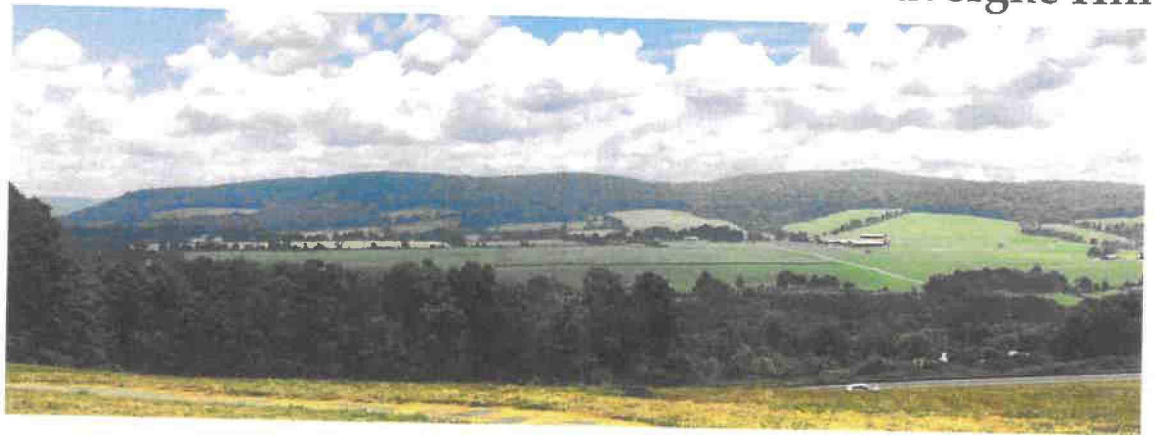
Julian Strauss and William Kroeger, Co-Chairs
(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

1. ~~Julian Strauss~~ Victoria Heller Amenia, NY
2. Megan Marshall Stamfordville
3. ~~Tom Kroeger~~ Tina Hoger Sharon, CT
4. Tom Ford Amenia
5. Amenia NY
6. Russell Boyles Wassaucus NY
7. ~~Julian Strauss~~ Amenia, NY
8. ~~Julian Strauss~~ Lithgow NY
9. Maureen Sideris (203) 400 4363 20 Prospect Ave
Amenia NY 12501
10. Ken Kroeger Rhinebeck, NY
11. Helen Marsh Brooklyn, NY

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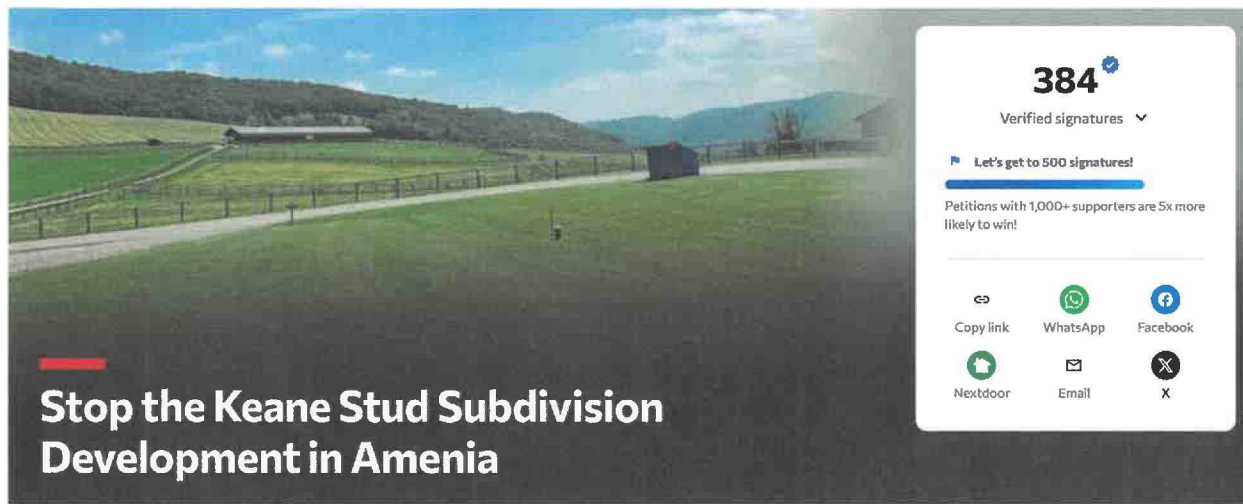
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Jordan Strauss and William Kroeger, Co-Chairs
(Former Members of the Amenia Planning Board)

COMMITTEE TO SAVE THE VIEW FROM DE LAVERGNE HILL

1. Joseph Sobol Amenia NY (10 Depot Hill)
2. Joshua Douglas
3. Barbara Burge (Sharon Station Rd, Amenia)
4. Cynthia Fiore Poughkeepsie, NY
5. ~~Robert~~ KENNETH B. LIGNER MILLERTON NY
6. Rebecca Klima Millbrook, NY
7. John R. Millbrook, NY
8. Michael Thomas Wassaic, NY
9. Audra Salazar Sharon CT
10. Ned A. Amenia, NY
11. [Signature] Amenia, NY

Please return completed petitions to the Wassaic General Store (Calsi's).



As someone who has been thrilled by the vistas along Depot Hill Road, I am deeply concerned about the proposed development of 605 acres of agricultural land, known as the Keane Stud Subdivision. Located in the heart and center of Amenia, these lands are situated at the foot of Rattlesnake Mountain, for which the Dutchess Land Conservancy has recently allocated funds to preserve as scenic and wild. Putting a development in the foreground will detract from the area's scenic beauty and lessen the value of this gift. The proposed development will also most likely remove 223 acres of prime agricultural land from farm production.

The development's luxury housing will dramatically alter the rural character of Amenia, a place cherished for its natural beauty and agricultural heritage. The properties make up a major portion of the Delavergne Hill viewshed—one of the most important vistas in the county, often visited and appreciated by Franklin Delano Roosevelt.

A luxury housing subdivision benefits a small group while irreversibly damaging a space that should be shared by all inhabitants of this region. In addition, the owners of these properties have benefited by being assessed millions less through their Agricultural exemption from local taxes and should, by rights, be held to keeping this land agricultural. The Plan calls for the non-agricultural use of 66 acres of prime agricultural land. We are told another 157 acres will be used as residential lots with no assurance that this acreage will be farmed. The plan actually proposes to save this prime agricultural land, including those with soils of state wide importance, by removing it and reusing it—presumably for suburban lawns.

The area is a major wildlife migration route and an important link in the continual forest from the Highlands into the Adirondacks and Vermont. This development will be a break in the link.

You can show your support for protecting the natural and agricultural heritage of Amenia, and challenge the proposed Keane Stud Subdivision by attending the **Planning Board public hearing on Wednesday, September 23, from 6 pm at the Amenia Town Hall**, and by signing this petition. Your signature can send a powerful message to the Amenia Planning Board. Please, sign this petition today.

	A	B	C	D	E	F
1	Name	City	State	Postal Code	Country	Signed On
2	Salma Malek	Feeding Hills	MA	01030	United States	9/16/2026
3	Nick Rondinelli	Westfield	MA	01085	United States	9/20/2026
4	Russ Delaney	Falmouth	MA	02540	United States	9/22/2026
5	Alisa Arno	Canaan	CT	06018	United States	9/10/2026
6	Leslie Whitney	Falls Village	CT	06031	United States	9/12/2026
7	Angelia Greene	Lakeville	CT	06039	United States	9/20/2026
8	Heather Farr	Salisbury	CT	06039	United States	11/19/2025
9	Myia Tedeschi	Manchester	CT	06040	United States	9/11/2026
10	Richard Norton	Manchester	CT	06040	United States	9/11/2026
11	Maddie Murdock	Manchester	CT	06042	United States	10/15/2025
12	Kathryn Saetta	Norfolk	CT	06058	United States	9/18/2026
13	Taylor Hall	Pine plains	NY	06062	United States	9/9/2026
14	Alison bluestone	Sharon	CT	06069	United States	9/21/2026
15	Audra Salazar	Sharon	CT	06069	United States	10/23/2025
16	Christina Deutsch	Sharon	CT	06069	United States	9/20/2026
17	doug Olitsky	sharon	CT	06069	United States	11/9/2025
18	Gavy Schuster	Sharon	CT	06069	United States	9/9/2026
19	Jaime Smith	Sharon	CT	06069	United States	9/9/2026
20	Jennifer mannier	Sharon	CT	06069	United States	9/21/2026
21	Jessica Jane	Sharon	CT	06069	United States	9/19/2026
22	Livia Fallon	Sharon	CT	06069	United States	10/15/2025
23	Patrick Goupit	Sharon	CT	06069	United States	10/20/2025
24	Sin Kim	Sharon	CT	06069	United States	9/18/2026
25	Ellen M Kunes	Taconic	CT	06079	United States	9/18/2026
26	Althia Murray	Enfield	CT	06083	United States	9/20/2026
27	Leigh Bogle	Winsted	CT	06098	United States	9/10/2026
28	Julia Wuertz	Hartford	CT	06105	United States	9/11/2026
29	Marilys Centeno	Hartford	CT	06106	United States	9/21/2026
30	Mattias Chuquimarca	Hartford	CT	06106	United States	9/19/2026
31	Kim Mai	West Hartford	CT	06110	United States	9/10/2026
32	Ralph Perkins	West Hartford	CT	06110	United States	9/22/2026
33	Lisa Green	West Hartford	CT	06117	United States	9/23/2026
34	Jaime St. John	West Hartford	CT	06119	United States	9/13/2026
35	Shayne B	Hartford	CT	06123	United States	9/22/2026
36	Stacey Sender	Beacon Falls	CT	06403	United States	9/16/2026
37	Cheryl-Marie Richard	Clinton	CT	06413	United States	9/15/2026
38	Len Messina	Middletown	CT	06457	United States	9/22/2026
39	Emily Horton	Wallingford	CT	06492	United States	9/10/2026
40	Mindy Roseman	New Haven	CT	06511	United States	10/20/2025
41	Quiana Edwards	New Haven	CT	06519	United States	9/11/2026
42	Jade Cyr	New Haven	CT	06525	United States	11/23/2025
43	Dotty Abreu	Waterbury	CT	06708	United States	9/14/2026
44	Laura Stephen	Bethlehem	CT	06751	United States	9/11/2026
45	Christine Stenzel	Cornwall	CT	06754	United States	10/16/2025
46	Eric Schiffman	Kent	CT	06757	United States	10/15/2025

	A	B	C	D	E	F
47	Pamela Lind	Naugatuck	CT	06770	United States	9/14/2026
48	Brynn biccum	New Milford	CT	06776	United States	11/18/2025
49	Gerolynn Laukevicz	New Milford	CT	06776	United States	10/28/2025
50	Taylor Hildebrandt	New Milford	CT	06776	United States	9/11/2026
51	Tessa Lenno	Sherman	CT	06784	United States	10/25/2025
52	Carmita E Cuji- Idrovo	Torrington	CT	06790	United States	9/20/2026
53	Hatchy Watts	Torrington	CT	06790	United States	9/9/2026
54	Patricia Decker	Torrington	CT	06790	United States	9/18/2026
55	Suzanne Wolfe	Torrington	CT	06791	United States	9/16/2026
56	Dee Salomon	West Cornwall	CT	06796	United States	9/18/2026
57	Wyatt Scozzafava	Danbury	CT	06810	United States	9/9/2026
58	Jane Herschlag	Danbury	CT	06811	United States	9/14/2026
59	Anthony Coschignano	Stamford	CT	06902	United States	9/18/2026
60	Michael Lawson	Stamford	CT	06902	United States	9/23/2026
61	Piper Gemelli	Stamford	CT	06903	United States	9/13/2026
62	Amy Steinberg	Wayne	NJ	07470	United States	9/21/2026
63	George Bourlotos	Dover	NJ	07801	United States	9/23/2026
64	Noah Gersh	New York	NY	10003	United States	10/20/2025
65	Karla Covell	New York	NY	10011	United States	10/15/2025
66	Thomas Parrett	New York	NY	10011	United States	9/21/2026
67	Kristen Marrero	New York	NY	10012	United States	9/18/2026
68	Anthony Sarnicola	New York	NY	10013	United States	9/21/2026
69	Anne Newburg	New York	NY	10024	United States	9/22/2026
70	Dana Cowin	New York	NY	10024	Sweden	10/15/2025
71	Allison Hope Richards	New York	NY	10025	United States	9/18/2026
72	Leslie Sherr	New York	NY	10025	United States	9/21/2026
73	Pamela Moulton	New York	NY	10025	United States	10/21/2025
74	Randi Kish	New York	NY	10032	United States	9/20/2026
75	Ann Odell	New York	NY	10039	United States	10/21/2025
76	Jennifer Aviles	New York	NY	10065	United States	9/18/2026
77	Anne Poveromo	New York	NY	10118	United States	10/20/2025
78	Anthony Poveromo	New York	NY	10118	United States	10/18/2025
79	Christy Collins	New York	NY	10118	United States	9/12/2026
80	Jason Hearn	New York	NY	10118	United States	9/11/2026
81	Mary Shimkin	New York	NY	10118	United States	9/21/2026
82	Debi Vadola	Tazewell	VA	10306	United States	9/19/2026
83	Elizabeth Ghi	Brewster	NY	10509	United States	9/17/2026
84	Kimberly Ballard	Brewster	NY	10509	United States	9/13/2026
85	Christina Tozzi	Amenia	NY	10541	United States	9/9/2026
86	Tom Caso	Mahopac	NY	10541	United States	11/25/2025
87	Christina Cirillo	White Plains	NY	10603	United States	9/21/2026
88	Philippa Hegarty-Williams	Monroe	NY	10950	United States	9/9/2026
89	Aldo Calieris	Long Island City	NY	11109	United States	10/21/2025
90	Krista Lindahl	Brooklyn	NY	11211	United States	9/14/2026
91	Leslie Pinilla	Merrick	NY	11566	United States	9/23/2026
92	Peter mormoris	Merrick	NY	11566	United States	9/23/2026

	A	B	C	D	E	F
93	Diane Nieves	Central Islip	NY	11722	United States	9/19/2026
94	Lisa Ungar	Medford	NY	11763	United States	9/19/2026
95	Vanessa Ungar	Shirley	NY	11967	United States	9/18/2026
96	Jerome Vaccaro	Chatham	NY	12037	United States	10/21/2025
97	Teresa Geotz	Chatham	NY	12037	United States	10/21/2025
98	Rose Sleasman	Cohoes	NY	12047	United States	11/18/2025
99	Caroline Merison	East Chatham	NY	12060	United States	9/22/2026
100	David Page	Troy	NY	12180	United States	9/22/2026
101	Melinda Villega	Albany	NY	12202	United States	9/20/2026
102	Cory Marcus	Albany	NY	12205	United States	9/19/2026
103	Jenifer Lawton	Albany	NY	12205	United States	11/21/2025
104	Vanesa Czaban	Schenectady	NY	12302	United States	11/24/2025
105	andrea chrisjohn	kingston	NY	12401	United States	11/16/2025
106	Shlome Rochlitz	Monticello	NY	12428	United States	11/4/2025
107	Ciara Potter	Saugerties	NY	12477	United States	11/4/2025
108	Michelle Connelly	Tillson	NY	12486	United States	11/25/2025
109	Addison Wyckoff	Amenia	NY	12501	United States	9/18/2026
110	Alan Peck	Amenia	NY	12501	United States	10/20/2025
111	Aloysius Hayes	Amenia	NY	12501	United States	9/12/2026
112	Amy LaMarche	Amenia	NY	12501	United States	10/15/2025
113	Amy Thompson	Amenia	NY	12501	United States	10/15/2025
114	Andrew Yerks	Amenia	NY	12501	United States	10/14/2025
115	Ashley Merritt	Amenia	NY	12501	United States	10/16/2025
116	Barclay Palmer	Amenia	NY	12501	United States	10/15/2025
117	Bernadette Deluca	Amenia	NY	12501	United States	10/20/2025
118	Bill Molloy	Amenia	NY	12501	United States	9/9/2026
119	Bonnie p	Amenia	NY	12501	United States	10/20/2025
120	Brandie Luther	Amenia	NY	12501	United States	9/9/2026
121	Catherine Janus	Amenia	NY	12501	United States	10/20/2025
122	Cathy Buckner	Amenia	NY	12501	United States	10/15/2025
123	Charlotte Voigt	Amenia	NY	12501	United States	10/20/2025
124	Chris Beckman	Amenia	NY	12501	United States	10/22/2025
125	Chrissy Leonard	Amenia	NY	12501	United States	10/15/2025
126	Claudia Diez	Amenia	NY	12501	United States	10/21/2025
127	David Lewis	Amenia	NY	12501	United States	10/21/2025
128	Deannine Henderson	Amenia	NY	12501	United States	10/16/2025
129	Deborah Romano	Amenia	NY	12501	United States	9/11/2026
130	Dianne Cheney	Amenia	NY	12501	United States	9/10/2026
131	Erika Voigt	Amenia	NY	12501	United States	10/15/2025
132	Flora Haas	Amenia	NY	12501	United States	10/21/2025
133	Gabrielle Guenther	Amenia	NY	12501	United States	10/15/2025
134	Gary Witt	Amenia	NY	12501	United States	10/21/2025
135	George Bistransin	Amenia	NY	12501	United States	11/16/2024
136	Ivy Ermert	Amenia	NY	12501	United States	9/18/2026
137	James Ruiz	Amenia	NY	12501	United States	10/15/2025
138	Jane Collins	Amenia	NY	12501	United States	10/15/2025

	A	B	C	D	E	F
139	Jennifer Jaffe	Amenia	NY	12501	United States	10/18/2025
140	Jessica DeCarlo	Amenia	NY	12501	United States	10/15/2025
141	Jessica Decarlo	New York	NY	12501	United States	9/12/2026
142	John Haas	Amenia	NY	12501	United States	10/15/2025
143	John Heller	Amenia	NY	12501	United States	10/15/2025
144	john McEnroe	Amenia	NY	12501	United States	9/17/2026
145	John Stewart	Amenia	NY	12501	United States	9/18/2026
146	Joseph Dorfman	Amenia	NY	12501	United States	10/14/2025
147	Joy Mulvey	Amenia	NY	12501	United States	9/21/2026
148	Julia spinner	Amenia	NY	12501	United States	9/9/2026
149	Ken Olshansky	Amenia	NY	12501	United States	10/15/2025
150	Kenneth Manteau	Amenia	NY	12501	United States	10/15/2025
151	Kenzie Milton	Amenia	NY	12501	United States	9/10/2026
152	Kevin Wheeler	Amenia	NY	12501	United States	9/19/2026
153	Kim S	Amenia	NY	12501	United States	10/15/2025
154	Laurence Desegonzac	Amenia	NY	12501	United States	10/22/2025
155	Liam Nadire	Amenia	NY	12501	United States	9/18/2026
156	Linda Peck	Amenia	NY	12501	United States	9/10/2026
157	Lorraine Fisher	Amenia	NY	12501	United States	10/14/2025
158	Lorrie Kain	AMENIA	NY	12501	United States	9/11/2026
159	Margot Owett	Amenia	NY	12501	United States	10/15/2025
160	Marilyn Lattrell	Amenia	NY	12501	United States	9/9/2026
161	Mark Montesi	Amenia	NY	12501	United States	10/14/2025
162	Mary walsh	Amenia	NY	12501	United States	9/9/2026
163	Megan O'Brien	Amenia	NY	12501	United States	9/9/2026
164	Nancy Mckenzie	Amenia	NY	12501	United States	9/20/2026
165	Nicholas Leonard	Amenia	NY	12501	United States	10/15/2025
166	Nicole Le Grand	Amenia	NY	12501	United States	10/15/2025
167	Robin Kett	Amenia	NY	12501	United States	10/15/2025
168	Rosie Tozzi	Amenia	NY	12501	United States	10/16/2025
169	Ruby Gottlieb	Amenia	NY	12501	United States	10/20/2025
170	Samantha Murphy	Amenia	NY	12501	United States	10/17/2025
171	Sandra Johnson	Amenia	NY	12501	United States	9/13/2026
172	Sandro La Rosa	Amenia	NY	12501	United States	11/17/2024
173	Sarah Ford	Amenia	NY	12501	United States	9/18/2026
174	Sarah Sheeley	Amenia	NY	12501	United States	9/11/2026
175	Skylar Mahaffey	Amenia	NY	12501	United States	9/9/2026
176	Thomas Bucelwicz	Amenia	NY	12501	United States	10/15/2025
177	Thomas Popp	Amenia	NY	12501	United States	10/22/2025
178	Thomas Wheeler	Amenia	NY	12501	United States	10/14/2025
179	Tracy Salladay	Amenia	NY	12501	United States	10/16/2025
180	Victoria Perotti	Amenia	NY	12501	United States	10/14/2025
181	Maria Kontogiannis-nagy	Ancram	NY	12502	United States	9/9/2026
182	Michelle Dorn	Ancram	NY	12502	United States	9/9/2026
183	Scott Kelsey	Ancram	NY	12502	United States	10/15/2025
184	Bonnie Hundt	Ancramdale	NY	12503	United States	10/15/2025

	A	B	C	D	E	F
185	Gail Virtuoso	Ancramdale	NY	12503	United States	10/28/2025
186	Brian Perelmuter		NY	12514	United States	10/26/2025
187	Diane Duffus	Stanfordville	NY	12514	United States	10/29/2025
188	Melissa Coggeshall	Clinton Corners	NY	12514	United States	10/21/2025
189	Barbara Ross	Copake	NY	12516	United States	9/20/2026
190	Lori Mentzer	copake	NY	12516	United States	9/21/2026
191	Paul Berge	Copake	NY	12516	United States	9/18/2026
192	Alicia Noonan	Dover Plains	NY	12522	United States	9/13/2026
193	Alyssa Osuch	Dover Plains	NY	12522	United States	10/14/2025
194	Andrea Cruise	Dover Plains	NY	12522	United States	9/14/2026
195	Anthony Annunziata	Dover Plains	NY	12522	United States	10/15/2025
196	April Petkovich	Dover Plains	NY	12522	United States	9/11/2026
197	April Tompkins	Dover Plains	NY	12522	United States	9/11/2026
198	Brittnie Laundry	Dover Plains	NY	12522	United States	10/15/2025
199	Carl Chamberlain	Dover Plains	NY	12522	United States	9/10/2026
200	Daniel Mclean	Dover Plains	NY	12522	United States	10/14/2025
201	Dolores Dean	Dover Plains	NY	12522	United States	9/21/2026
202	Edward Petkovich	Dover Plains	NY	12522	United States	9/11/2026
203	Eileen Logiudice	Dover Plains	NY	12522	United States	9/10/2026
204	Fran Horton	Dover Plains	NY	12522	United States	9/11/2026
205	Jennifer Padro	Dover Plains	NY	12522	United States	10/15/2025
206	Jessica Cash Vincent	Dover Plains	NY	12522	United States	10/15/2025
207	Jessica Tompkins	Dover Plains	NY	12522	United States	9/11/2026
208	John Donohue	Dover Plains	NY	12522	United States	9/11/2026
209	Kara O'Neill	Dover Plains	NY	12522	United States	10/15/2025
210	Karen Witschard	Dover Plains	NY	12522	United States	10/15/2025
211	Karlee McGhee	Dover Plains	NY	12522	United States	9/9/2026
212	Laura Garnett	Dover Plains	NY	12522	United States	10/15/2025
213	Marcus Spinner	Dover plains	NY	12522	United States	9/11/2026
214	Mary Bagnasco	Dover Plains	NY	12522	United States	10/14/2025
215	Patrick Tompkins	Dover Plains	NY	12522	United States	9/11/2026
216	Sean E. Noonan	Dover Plains	NY	12522	United States	11/26/2025
217	Stephanie Virag	Dover Plains	NY	12522	United States	9/18/2026
218	Suzanne Dunham	Dover Plains	NY	12522	United States	9/18/2026
219	Theresa Busa	Dover Plains	NY	12522	United States	9/9/2026
220	Zachary Schreibman	Dover Plains	NY	12522	United States	10/15/2025
221	Criss Hopemama	Elizaville	NY	12523	United States	10/22/2025
222	Preston Stoner	Hudson	NY	12523	United States	10/14/2025
223	Trevor Ballard	Holmes	NY	12531	United States	9/14/2026
224	Caroline Dionisio	Hopewell Junction	NY	12533	United States	9/21/2026
225	Nikola Martini	Hopewell Junction	NY	12533	United States	10/26/2025
226	Spring Sutter	Hudson	NY	12534	United States	10/24/2025
227	Carla Ramos	Hyde Park	NY	12538	United States	10/23/2025
228	Annie Madden	New Canaan	NY	12545	United States	9/22/2026
229	Belynda Warren	Millbrook	NY	12545	United States	10/26/2025
230	Connie Moore	Millbrook	NY	12545	United States	10/15/2025

	A	B	C	D	E	F
231	Deanna Intrieri	Amenia	NY	12545	United States	9/9/2026
232	Eileen Pucci	Millbrook	NY	12545	United States	9/22/2026
233	Elizabeth Arno Thibodeau	Millbrook	NY	12545	United States	9/10/2026
234	Elizabeth Vincent	Millerton	NY	12545	United States	9/9/2026
235	Frank Mancuso	Millbrook	NY	12545	United States	10/15/2025
236	Jessica Warren	Millbrook	NY	12545	United States	10/14/2025
237	Karen Crain	Millbrook	NY	12545	United States	10/15/2025
238	Krystine Schrom	Millbrook	NY	12545	United States	10/14/2025
239	Laurie Malin	Millbrook	NY	12545	United States	10/21/2025
240	Mary Connors	Stanfordville	NY	12545	United States	9/21/2026
241	Nichole Ellis	Millbrook	NY	12545	United States	10/15/2025
242	Patricia Ouimet	Millbrook	NY	12545	United States	10/15/2025
243	Penny Warren	Millbrook	NY	12545	United States	10/29/2025
244	Samuel Shippee	Millbrook	NY	12545	United States	9/22/2026
245	Sarah Darcy	Millbrook	NY	12545	United States	10/14/2025
246	Aimee Walsh	Millerton	NY	12546	United States	10/20/2025
247	Angelina Vezzetyi	Millerton	NY	12546	United States	11/3/2025
248	Brooke Schooley	Millerton	NY	12546	United States	9/22/2026
249	Duncan Charles	Millerton	NY	12546	United States	9/9/2026
250	Fred Nye	Millerton	NY	12546	United States	9/9/2026
251	Gail Smallridge	Millerton	NY	12546	United States	10/14/2025
252	Ian Blau	Millerton	NY	12546	United States	9/22/2026
253	Jody Potter	Millerton	NY	12546	United States	9/22/2026
254	Karen Culbreth	Millerton	NY	12546	United States	10/21/2025
255	Kiara Carman	Millerton	NY	12546	United States	10/16/2025
256	Lisa Rieckermann	Millerton	NY	12546	United States	9/18/2026
257	Mary Sheehan	Millerton	NY	12546	United States	9/18/2026
258	Nancie Ferris	Millerton	NY	12546	United States	10/15/2025
259	Susan Santoli	Millerton	NY	12546	United States	9/10/2026
260	Andrew White	Newburgh	NY	12550	United States	9/11/2026
261	Ginny Munford	Newburgh	NY	12550	United States	9/12/2026
262	Brittany Peterson	Patterson	NY	12563	United States	10/15/2025
263	Christine coschignano	Patterson	NY	12563	United States	9/18/2026
264	Carla Commisso-Kelvin	Pawling	NY	12564	United States	9/18/2026
265	Angel Near	Pine Plains	NY	12567	United States	9/11/2026
266	Deb Phillips	Pine Plains	NY	12567	United States	9/9/2026
267	Elaine Rennie	Pine Plains	NY	12567	United States	10/14/2025
268	Louise Meryman	Pine Plains	NY	12567	United States	9/20/2026
269	P J	Pine Plains	MA	12567	United States	9/18/2026
270	Sarah Jones	Pine Plains	NY	12567	United States	10/14/2025
271	Sara Goldstein	Wallkill	NY	12568	United States	11/5/2025
272	Alexandra Nieves	Poughquag	NY	12570	United States	9/16/2026
273	benjamin gordon	Poughquag	NY	12570	United States	10/28/2025
274	Kathleen Centola	Poughquag ny	NY	12570	United States	9/18/2026
275	Roaridan MacElhinney - Buzerak	Poughquag	NY	12570	United States	10/15/2025
276	Brandon Wolfe	Red Hook	NJ	12571	United States	9/22/2026

	A	B	C	D	E	F
277	Dimitrios Zampoukas	Red Hook	NY	12571	United States	10/19/2025
278	Mark MacNamara	Red Hook	NY	12571	United States	11/25/2025
279	Simon Nole	Red Hook	NY	12571	United States	9/17/2026
280	Joseph Cawley	Rhinebeck	NY	12572	United States	9/18/2026
281	Danielle Nugen	Salt Point	NY	12578	United States	10/15/2025
282	April Morehouse	Staatsburg	NY	12580	United States	10/23/2025
283	Donna Eastwood	Staatsburg	NY	12580	United States	10/16/2025
284	Ellen Hanlon	Stanfordville	NY	12581	United States	10/16/2025
285	Jennifer Gardiner	Stanfordville	NY	12581	United States	9/21/2026
286	Jessica Weglinski	Stanfordville	NY	12581	United States	9/18/2026
287	Nicole Gold	Stanfordville	NY	12581	United States	9/18/2026
288	Shane Baker	Stanfordville	NY	12581	United States	9/18/2026
289	linda Davis	Stormville	NY	12582	United States	9/18/2026
290	Michinomiya Hirohito	Walkill	NY	12589	United States	11/24/2025
291	Christopher Dionisio	Wappingers Falls	NY	12590	United States	9/21/2026
292	Tiana Keels	Wappingers Falls	NY	12590	United States	9/12/2026
293	Yvette Mena	Wappingers Falls	NY	12590	United States	9/20/2026
294	Adam was	Wassaic	NY	12592	United States	9/18/2026
295	Alice Axenfield-Storm	Wassaic	NY	12592	United States	9/21/2026
296	Alicia Wheeler	Wassaic	NY	12592	United States	9/10/2026
297	Chris Jaromin	Wassaic	NY	12592	United States	9/11/2026
298	Christopher May	Wassaic	NY	12592	United States	9/22/2026
299	Crystal Carman	Wassaic	NY	12592	United States	10/18/2025
300	David Cooper	Wassaic	NY	12592	United States	9/9/2026
301	James Battle	Wassaic	NY	12592	United States	9/9/2026
302	John Metcalfe	Wassaic	NY	12592	United States	9/19/2026
303	Jordan Klein	Wassaic	NY	12592	United States	9/18/2026
304	Joshua Deserio	Wassaic	NY	12592	United States	10/15/2025
305	Katherine Lee	Wassaic	NY	12592	United States	10/17/2025
306	Kyle Finelli	Wassaic	NY	12592	United States	10/15/2025
307	Lina El-Saieh	Wassiac	NY	12592	United States	10/15/2025
308	Marcella Farrell	Wassaic	NY	12592	United States	10/21/2025
309	maria laura quintero	wassaic	NY	12592	United States	10/15/2025
310	Mark Morrison	Wassaic	NY	12592	United States	9/10/2026
311	Michael Demniak	Wassaic	NY	12592	United States	9/19/2026
312	Nova Lehning	Wassaic	NY	12592	United States	10/15/2025
313	Roderick Thibodeau	Wassaic	NY	12592	United States	9/9/2026
314	Scott Russo	Wassaic	NY	12592	United States	10/15/2025
315	Tarance Vinchiarello	Wassaic	NY	12592	United States	10/15/2025
316	TJ Greenway	Wassaic	NY	12592	United States	9/18/2026
317	Alix Diaconis	Millerton	NY	12594	United States	9/22/2026
318	Gael Doar	Wingdale	NY	12594	United States	9/22/2026
319	Grant Hutton	Wingdale	NY	12594	United States	9/13/2026
320	Janice Hylton	Wingdale	NY	12594	United States	10/15/2025
321	Mikayla Eager	Amenia	NY	12594	United States	10/15/2025
322	Scott Donovan	Wingdale	NY	12594	United States	10/15/2025

	A	B	C	D	E	F
323	Brian Gersten	Millerton	NY	12601	United States	9/18/2026
324	Kristen tecl	Poughkeepsie	NY	12601	United States	9/11/2026
325	Noemi Maisonet	Poughkeepsie	NY	12601	United States	9/18/2026
326	Robert Szopinski	Poughkeepsie	NY	12601	United States	11/9/2025
327	David Siegel	Poughkeepsie	NY	12603	United States	9/18/2026
328	Glenn Franchmele	Poughkeepsie	NY	12603	United States	10/20/2025
329	John Gensch	Poughkeepsie	NY	12603	United States	9/22/2026
330	Kate Susman	Poughkeepsie	NY	12603	United States	9/18/2026
331	Laurel Holmes	Poughkeepsie	NY	12603	United States	10/23/2025
332	Justin Begor	Rome	NY	13440	United States	10/14/2025
333	Patricia C	Poughquag	NY	13440	United States	9/20/2026
334	Josephine Diez	Hershey	PA	17033	United States	10/21/2025
335	Carol Book	York	PA	17406	United States	9/21/2026
336	Julio Dejesus	Lancaster	PA	17602	United States	9/22/2026
337	Rylyn Sinsabaugh	Middletown	DE	19709	United States	11/16/2025
338	Shirley Gruccio	Lake katrine	NY	20002	United States	9/12/2026
339	John Elting	Ashburn	VA	20149	United States	9/23/2026
340	Kevin Walsh	Silver Spring	MD	20910	United States	9/21/2026
341	Barb Klees	Baltimore	MD	21209	United States	9/9/2026
342	Milena Colon	High View	WV	26808	United States	10/20/2025
343	Eric Ryerson	Lexington	SC	29072	United States	9/23/2026
344	Justin Bradley	Loris	SC	29569	United States	10/14/2025
345	Diane Carr	Myrtle Beach	SC	29577	United States	9/10/2026
346	Jeri Williams	Taylors	SC	29687	United States	9/22/2026
347	Liam Allen	Trenton	GA	30752	United States	11/27/2025
348	Jenny Proper	Keystone Heights	FL	32656	United States	10/16/2025
349	Elizabeth Melo	Orlando	FL	32824	United States	9/22/2026
350	Tj Hannabass	Lakeland	FL	33810	United States	9/21/2026
351	Atalia Smith	Mobile	AL	36606	United States	11/15/2025
352	Shelby Hood	Franklin	TN	37064	United States	9/21/2026
353	Sandy Weber	Toledo	OH	43606	United States	10/15/2025
354	Nina Fredritz	Tiffin	OH	44883	United States	9/20/2026
355	Anna voigt	Cincinnati	OH	45231	United States	9/20/2026
356	Nizier Wiggins	Cincinnati	OH	45231	United States	9/23/2026
357	Craig Young	Cincinnati	OH	45248	United States	10/23/2025
358	Pam Sellner	Manchester	IA	52057	United States	9/11/2026
359	Jeanine Smegal	Brookln Park	MN	55444	United States	9/22/2026
360	Jill Armitage	Lakemoor	IL	60051	United States	9/21/2026
361	Ronald Collamore	Lincoln	NE	68502	United States	9/21/2026
362	Uwe Seltmann	Stuttgart		70197	Germany	10/21/2025
363	Melinda Kinnaird	Hot Springs National Par	AR	71913	United States	9/21/2026
364	Terri Rimmer	Fort Worth	TX	76104	United States	9/22/2026
365	Savannah Ritchie	San Antonio	TX	78232	United States	10/17/2025
366	Elicia Suren	Longmont	CO	80504	United States	9/22/2026
367	Isabella Gardner	Phoenix	AZ	85042	United States	11/18/2025
368	Matthew Campbell	Nogales	AZ	85621	United States	9/21/2026

	A	B	C	D	E	F
369	Denie English	Estancia	NM	87016	United States	9/21/2026
370	Darcy Rubin	Los Angeles	CA	90027	United States	9/21/2026
371	M R	Oakland	CA	94607	United States	11/13/2025
372	Diana Bohn	Berkeley	CA	94707	United States	9/21/2026
373	Rachel Brewster	Portland	OR	97266	United States	11/8/2025
374	Robinson Deborah	Seattle	WA	98168	United States	9/14/2026
375	Stephen Feline	Stanfordville	NY	112581	United States	9/18/2026
376	Jessica Schnell	Beacon	NY		United States	11/21/2025

**Stop the Keane Stud Subdivision Development in
Amenia**

Comments written on Change.org:

Being raised in the next town over and working at a local store, I hear from the community more than the average person, and they do not want this! Prices of amenities, whether it be nearby restaurants, coffee shops, ice cream, gift shops, any silo ridge event.... are far too expensive for the local people to even enjoy. It is all a show for the visitors! My family has been here for over 100 years and I am the first generation who will be forced to move out because there is no real estate left for us and there is no middle ground! -- *Gavy Schuster, Sharon, CT 9/10/2026*

My family has lived in this town for at minimum 175 years. They had owned a large portion of the town at one point. As a 8 or so generation Amenian I find this division on agricultural land to go against what this town had been built on. What my family help dear for so many years. I personally am finding it hard to even find somewhere to buy a home and I have one of the highest income ratios of my family history. This project will bring nothing good to this town, it will put stress on the infrastructure with no benefit for the average person who grew up calling this town home. Stop the expansion of Keane Stud's housing project and help keep Amenia rural. -- *Samantha Murphy, Amenia, NY 9/12/2026*

Those of us who have lived in the area for decades know the value of our agricultural communities and they are many. Silo Ridge has proven to us what we have to lose. Let's not be fooled into believing that real farming can or will take place on 20 acre housing lots owned by millionaires moving up from NYC. What Amenia really needs is affordable housing that allows for local children and grandchildren, the elderly and those employed by local businesses to live and work in our communities. We need to learn from past mistakes, not repeat them. One multi-million dollar housing development is more than enough! ... This subdivision will destroy an important area in Amenia. It is environmentally unsound, will stress the capacity of Amenia's fire and safety services, and will financially stress the Town. Like the residents of Silo Ridge, which was founded by the same founders, the residents of this community will sue to force the Town to charges property taxes for its subdivision property owners at a lower rate than Amenia's regular citizens pay. This is unfair to Amenia's regular citizenry, and ultimately will place significant financial stress on the town. Keep this subdivision of part time residents out of Amenia. -- *Dean Nicyper, Pine Plains, 9/20/2026*

The town itself stands for beautiful view, this will continue to ruin the "scenic overlook" we all once knew and loved. Agree with other comments, this and continual developments in the area are only forcing locals out because of the rising cost of housing. The "affordable" is not for the community that grew up and want to continue living in the area. -- *Elizabeth Vincent, Shelby, OH, 9/03/2026*

From everything I've heard, the environment cannot be considered enough for this plan. One gated community is enough! -- *Dolores Dean, New York, NY, 9/23/2026*

Nothing is as grotesque than developing rural gems. There is always Long Island for crap like that. The increase in taxes, filth, runoff, is a death of a thousand cuts to what little is left. -- *Frank Mancuso*

This is not what the area needs, its actually the exact opposite of what we need. Sign this to preserve this land! Say No To Silo!! -- *Daniel Mclean*

September 9, 2026

To Whom It May Concern,

I am writing to express my continued support for the proposed Keane Stud Subdivision and the future expansion of the Keane Stud Equestrian Property in the Town of Amenia.

As Project Controller at Stoneleaf Construction, I have a unique perspective on the impact that construction and development can have on a local community. Through my work, I see firsthand how investment in a project extends well beyond the property itself. Construction creates opportunities for local contractors, subcontractors, suppliers, tradespeople, and service providers, while also contributing to the broader economic activity of the surrounding community.

I believe the proposed expansion of Keane Stud presents an opportunity for Amenia to build upon one of the characteristics that already makes our community distinctive—its strong agricultural and equestrian identity. Keane Stud is an established equestrian property, and thoughtful expansion of the property can help reinforce Amenia's reputation as a destination for equestrian activity while bringing additional investment and economic opportunity to the Town.

Having worked in the Amenia community for many years, I have seen how significant projects can create a ripple effect throughout the local economy. Local businesses benefit when construction projects require materials, professional services, skilled trades, hospitality, transportation, maintenance, and other services. These opportunities can continue beyond the initial construction period as properties become active and attract residents, visitors, and additional business activity.

I also believe that growth and preservation can work together. Amenia's rural landscape and agricultural heritage are among the qualities that make the Town attractive, and responsible development should recognize and respect those qualities. The opportunity presented by Keane Stud is particularly meaningful because it builds upon existing equestrian use rather than introducing an entirely unrelated form of development.

From my experience working in construction and project management, successful development requires significant planning, coordination, investment, and a long-term commitment to the community. I believe the proposed Keane Stud Subdivision has the potential to provide meaningful benefits to Amenia while supporting the agricultural and equestrian character that has long been an important part of the Town's identity.

For these reasons, I respectfully encourage the Town Board to support the proposed Keane Stud Subdivision. I believe thoughtful investment in properties such as Keane Stud can help create economic opportunity, support local businesses and trades, and contribute positively to Amenia's long-term future.

Thank you for your consideration.

Sincerely,

Danielle Donato
Project Controller
Stoneleaf Construction, LLC

Received

SEP 09 2026

Planning
Zoning

September 9, 2026

Town of Amenia Planning Board
Amenia Town Hall
4988 Rt 22
Amenia, NY 12501

Re: Keane Stud Subdivision

Dear Members of the Planning Board,

I am writing to express my strong support for the proposed subdivision currently under consideration. This development represents a thoughtful, high-value opportunity for our community, balancing conservative land use with substantial long-term economic and cultural benefits.

This development will significantly enhance Amenia's identity as a premier regional destination. Equestrian communities attract residents and visitors who value open spaces, agricultural heritage, and outdoor recreation. By establishing a dedicated equestrian-farm lifestyle community, the town positions itself to capture a distinct market, boosting local pride and elevating our profile across the region.

The year-round economic benefits for our town and neighboring communities include construction, commerce, employment opportunities with local businesses and property tax:

Immediate Construction and Supply Chain Impact: The construction phase will generate immediate revenue and jobs, benefiting local contractors, tradespeople, building suppliers, and service providers throughout the area.

Year-Round Local Spending: Unlike seasonal developments, equestrian and agricultural properties require ongoing management, facility maintenance, and landscaping. Future residents will consistently support local businesses, dining, retail, and professional services 365 days a year.

Long-Term Employment Opportunities: The project will create stable, long-term jobs in property management, stable operations, training, groundskeeping, hospitality, and veterinary services, providing reliable employment for residents in our town and surrounding municipalities.

Expanded Tax Base: The subdivision will broaden the municipal tax base, generating abundant revenue to support local infrastructure, public safety, and town services without overburdening existing municipal resources.

This subdivision offers a rare win-win situation: preserving a desirable, open equestrian-agricultural character while delivering a strong, sustainable economic boost to our town and neighbors. With respect, I encourage the Board to approve this project.

Thank you for your time, service, and dedication to the future of our community.

Sincerely,

Keith Iassogna

Received

SEP 09 2026

Planning
Zoning

September 10, 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 / Old Route 22, Amenia, NY
— Comments in Support of the Draft Environmental Impact Statement (DEIS)

Dear Honorable Chairman Boyles and Members of the Planning Board:

I am writing to express my support for the proposed Keane Stud Subdivision.

Amenia has been an important part of my life for many years. I grew up here, attended school here until I was 17, my parents still live here, and I now work in the Town. Because of that connection, I care deeply about how Amenia grows and changes over time and about preserving the rural character that has always made this community special.

What stands out to me about the Keane Stud proposal is the effort to balance limited development with the preservation of agricultural land, forest, open space, and the property's existing equestrian character. Rather than transforming the property into a much more intensive residential development, the proposal keeps the majority of the land open and maintains agriculture and equestrian uses as an important part of its future.

Having grown up in Amenia and still having family here, I know that its farms, open spaces, rural roads, and agricultural landscape are more than just features of the Town. They are part of its identity. I believe it is important that development respect those qualities and, where possible, provide meaningful long-term protection for them.

I also appreciate that the proposed protections are intended to continue with the land into the future. That gives me greater confidence that the open space and agricultural character being preserved today will remain an important part of Amenia for years to come.

I believe Amenia can allow thoughtful growth while still protecting the qualities that make it a special place to live, work, and raise a family. In my view, the Keane Stud proposal represents that kind of balance.

For these reasons, I respectfully support the proposed Keane Stud Subdivision and ask the Planning Board to give full consideration to the agricultural, equestrian, and open-space preservation included in the proposal.

Thank you for your time and consideration.

Sincerely,


Laurie Beach

Received

SEP 10 2026

Planning
Zoning

Ericka Howard

From: Jennifer Knode <jenniferknode@gmail.com>
Sent: Friday, September 11, 2026 1:48 PM
To: Ericka Howard
Subject: Written comments on the Draft Environmental Impact Statement, Keane Stud Subdivision

Jennifer Knode
40 Midway Ave
Amenia, NY 12501
jenniferknode@gmail.com

Received

SEP 11 2026

Planning
Zoning

9-11-2026

Town of Amenia Planning Board
Attn: Ericka Howard, Planning Board Secretary
4988 Route 22
Amenia, NY 12501
EHoward@ameniany.gov

Re: Written comments on the Draft Environmental Impact Statement, Keane Stud Subdivision (Tax Parcels 132000-7166-00-403720 and 132000-7167-00-212034)

Dear Chair and Members of the Planning Board,

I live on Midway Avenue, within .5 mile of the project site, and submit these comments on the DEIS accepted August 3, 2026. I am not opposed to this land being developed. I am opposed to it being developed under an instrument that cannot deliver what the DEIS promises, and I want the record to reflect a version of this project the Town could be proud of. Each numbered item below is a specific question or request that I ask be answered in the Final EIS under 6 NYCRR 617.9(b)(8). I have cited the DEIS, the Final Scope, and the Declaration by section and page so the responses can be checked against the record.

****1. The Conservation Subdivision alternative does not comply with the Final Scope, and the alternative the Scope actually described was never analyzed.****

The Final Scope, section (5)B, required the following: "a cluster Conservation Subdivision with the same number or more of lots than the Proposed Action that would use topography and other natural features to minimize visual impacts and leave substantial open spaces for agricultural use in the viewshed. This Conservation Subdivision Alternative would cluster homes in several places within the viewshed, the locations of which would be determined by the areas that would have the smallest impact on the viewshed."

Chapter 6 (Alternative B) instead models 122 lots in 8 clusters, with lots as small as 0.41 acres, expressly "with no private restrictions related to building size or footprint" (p. 6-3), and then concludes the alternative has

greater visual, land use, and agricultural impacts than the 23-lot Proposed Action. The Scope permitted the same number of lots. The Scope directed that the alternative be designed to minimize visual impact. The applicant amped up the lot count, removed the Declaration it relies on everywhere else in the DEIS, and reported that the result is more visible. That is not the alternative the Board required. Alternative C was handled the same way: the Scope said it "would minimize the visual impacts of future residential build-out by maximizing the open space of the viewshed"; Chapter 6 places four 32-unit apartment buildings on the site.

The stated reason for dismissing Alternative B is that "in the Applicant's opinion as an experienced developer, it would not yield a reasonable rate of return on the Applicant's investment" and is inconsistent with "the Applicant's goals and objectives for the Site" (p. 6-3). No financial analysis is provided, and the same sentence dismisses the No Action Alternative (p. 6-2) and Alternative C (p. 6-9). Under 6 NYCRR 617.9(b)(5)(v), the applicant's objectives limit the range of alternatives that must be studied; they do not license dismissing the one required alternative because it yields fewer estate lots. Chapter 6 further asserts that Alternative B would require extending public water and sewer into a rural area (p. 6-6). A 23-home cluster on 605 acres needs no such infrastructure. That argument exists only because the applicant chose 122.

Chapter 6 also states that the Board's August 9, 2023 Conservation Findings mean "the Planning Board has already determined that a conservation subdivision would not be more protective of the environment than the conventional subdivision" (p. 6-3). If that were so, the Board would not have required this alternative in the Final Scope in 2025.

Finally, Chapter 1 cites Comprehensive Plan Goal 4, "to encourage more housing," in support of a 23-home estate subdivision (p. 1-9). The applicant's own Figure 6-1 shows that §121-20(C)(5) offers a density bonus of up to 50% for designating 25% of units as workforce housing. No alternative that uses it was modeled.

Requests:

(a) The FEIS should analyze a Conservation Subdivision alternative that complies with the Final Scope: 23 homes, clustered on the ground with the smallest viewshed impact and the least agricultural value, subject to the same Declaration design standards, with the balance of the site under a conservation easement. Compare it to the Proposed Action on visibility from DeLaVergne Hill (VP 3 and VP 4, leaf-off), acres of Prime and Statewide Importance soils kept in contiguous fields, total Rural Lane length and impervious surface, forest edge disturbance, and number of wells and septic systems.

(b) For each alternative dismissed as infeasible, state the specific objective or capability that makes it so, and provide the financial basis for the "reasonable rate of return" claim, or withdraw it.

(c) Analyze a clustered alternative that includes a workforce housing component under §121-20(C)(5), consistent with Comprehensive Plan Goal 4 as the applicant itself invokes it.

(d) State whether the 2023 Conservation Analysis in Appendix 3 ever drew or evaluated a clustered layout at or near 23 lots. If it did not, the Board's 2023 finding cannot be cited as having compared the two.

****2.** The applicant avoided the Town's actual mechanism for permanent protection and describes a private covenant as exceeding it.**

The DEIS relies on the Declaration of Covenants and Restrictions as the primary mitigation for visual, agricultural, and community character impacts, and states that it will protect over 90% of the site "in perpetuity" and that its protections are "durable and enforceable in perpetuity" (ES-7). It also states that the Declaration "is not required by the Town Zoning Code, but rather has been voluntarily offered by the Applicant" (ES-5), and that its design standards "would all exceed all applicable requirements of the Town Zoning Code" (ES-6).

Approximately 445.6 acres of the site, 73.6%, lie within the Resort Development Overlay District (ES-4). The Town attached a condition to the RDO's density: §121-18.C(5) requires that "a minimum of 80% of the total land area of the parcel shall be preserved by a conservation easement as open space." The applicant quotes that section on its own Figure 6-3, declined the overlay, and proceeded under the base RR and RA rules, where the only requirement is a Conservation Analysis, which is a study, not an instrument (ES-3). Having selected the one route through the Town's code that carries no permanent-protection requirement, the applicant offers a covenant and calls it more than the Town asks for. Measured against the standard the Town adopted for large-scale development of this same land, it is less.

A conservation easement under Environmental Conservation Law Article 49 is a conveyed property interest held by a qualified third party with a legal duty to monitor and enforce, typically funded by a stewardship endowment, and it cannot be released without the holder's consent. The Declaration, as drafted in Appendix 5, is a contract among the lot owners. Its own terms:

- It is enforceable "solely by Declarant, the Town, any subsequent Owner, or by the Association" (§4.1). No independent party appears anywhere in the document.
- The Town "has the right and ability, but not the obligation, to enforce this Declaration" (§4.3).
- The DEIS describes lot owners suing adjacent lot owners as a "self-enforcing mechanism" (ES-8).
- It may be amended or terminated "by a written agreement, executed and acknowledged by the Declarant, any successor Owners, and the Town" (§5.6). No public hearing is required, and SL Keane Stud LLC remains a permanent signatory.
- Where the Declaration conflicts with the Zoning Law, "the provisions of this Declaration shall control" (§1.1(a)).
- The design standards apply "unless modified or revised by the Planning Board as part of the site plan review process" (§3.1), so the standards the DEIS says exceed all Town requirements can be waived lot by lot without any amendment.
- The DEIS says the Declaration would "prohibit any development on Lots F-1 and F-2" (ES-1). Section 2.1 permits "accessory structures for outdoor recreational use, horse trails, and Accessways" on those lots.

If the Declaration is as durable as the DEIS claims, the applicant has no reason to object to converting its restrictions on the Agricultural Areas and forest lots into an easement.

Questions:

(a) Why is the Agricultural Area of Lots 1 through 23, together with all of Lots F-1 and F-2, not being placed under a conservation easement held by a qualified third party such as the Dutchess Land Conservancy, with the Town as co-holder?

(b) On what basis does the DEIS characterize the Declaration as exceeding Town requirements, when the Town's requirement for large-scale development within the RDO on this same parcel is an 80% conservation easement?

(c) The DEIS attributes the 90% protection to "the Declaration and applicable underlying regulations of the Town Zoning Code" (ES-1, ES-5). What acreage does the Declaration protect beyond what §121 already requires?

(d) If the applicant declines an easement, what independent, non-owner party will monitor compliance, on what schedule, and who pays for it?

(e) What funding will the Town have to exercise its enforcement rights? Will the applicant fund an enforcement escrow or a per-sale transfer fee dedicated to monitoring and enforcement?

(f) Could a future Town Board consent under §5.6 to release restrictions without a public hearing, and if so, what protects against that?

(g) Does the Board's counsel accept §1.1(a), under which a private covenant overrides the Zoning Law in the event of conflict?

Requests: Condition preliminary approval on a recorded conservation easement over the Agricultural Areas and forest lots, held by a qualified land trust, with a funded stewardship endowment, before the first lot is conveyed. Require the draft HOA declaration to be before the Board at preliminary approval, not final (ES-7 defers it to final).

****3. "Agricultural or open space use" is not a farmland protection standard, and Chapter 4 concedes it.****

The Declaration requires each Agricultural Area to be kept in "active agricultural or open space use" (ES-8). The instrument defines the first permitted use of the Agricultural Area as "open space, including forested, wooded, or naturalized areas" (§1.3(i)), with no standard for what that means. A mowed field satisfies it. The permitted list also includes hay, horse riding, horse boarding, and non-commercial animal husbandry. Section 1.4 permits, inside the Agricultural Area, golf practice facilities up to 20,000 square feet, recreational playfields up to 15,000 square feet, and "business enterprises offering recreational services." Section 1.7 excludes driveways from the RDA calculation. The "approximately 546 acres preserved" figure is lot area minus RDA. It is arithmetic, not a standard, and it counts nearly half an acre of golf practice per lot as preserved farmland.

Chapter 4 responds to the "hobby farm" concern raised at scoping by the Conservation Advisory Council and Scenic Hudson by acknowledging that the Declaration "does not itself establish a minimum productivity standard" (p. 4-11), and states that the applicant "envision[s] a cooperative model of regenerative farming across the residential-agricultural lots" (p. 4-11). Nothing in the Declaration requires, funds, or organizes that model.

Chapter 4's own data does not support the premise that estate-lot agriculture is where the Town's farming is going. Its Amenia table shows that between 2014 and 2022, production agriculture (hay, corn, and field crops)

grew nearly 40% by acreage while land in horse operations declined 28% (p. 4-7). The trend in this Town runs toward the field-crop farming the DEIS calls less viable, and away from the equestrian use the plan is built around. Chapter 6 argues (p. 6-7) that agriculture on Alternative B's conservation lots would be worse because it would be leased or separately owned rather than conducted as "captive small-scale agricultural operations of the Site residents." That is the assumption on which the entire "90% agricultural" claim rests, and no data in Chapter 4 supports it.

Questions and requests:

(a) Define "open space" in the Declaration. I ask that it exclude maintained turf outside the RDA and require, at minimum, native meadow or successional management with a mowing regime of no more than once per year after August 1 to protect ground-nesting birds, no routine pesticide or herbicide application outside the RDA, and a plan for managing invasive species on each lot.

(b) Remove golf practice facilities, playfields, and "business enterprises offering recreational services" from the permitted uses of the Agricultural Area, or state why an acre-scale recreational facility counts as preserved agricultural land.

(c) Require an agricultural use plan or a farm lease for the Prime and Statewide Importance soils, not just an "active agricultural" label. Identify which lots contain those soils and what will be grown on them. If the applicant's vision is a cooperative regenerative farm across the lots, put it in the Declaration.

(d) Chapter 6 states that agriculture on Alternative B's conservation lots would be inferior because it "would not benefit from the kind of land stewardship that resident owners typically conduct of their own properties" and would be "distinct from" the "captive small-scale agricultural operations of the Site residents" (pp. 6-6 to 6-7). State what data supports the proposition that 23 estate owners will farm more, or better, than a working farmer on a lease.

(e) Require preservation and restoration of hedgerows and stone walls as habitat corridors, not only as "traditional landscape features" (§3.5(c)).

(f) The site is located in Dutchess County Agricultural District 21. State the conversion payment due under Agriculture and Markets Law §305 for the acreage within the RDAs and Rural Lanes, and when it will be paid.

****4. Agricultural structures are exempt from every restriction the DEIS relies on.****

The DEIS notes that agricultural structures under 10,000 square feet do not require site plan approval and larger ones require only minor site plan approval (ES-1, fn. 1). The Declaration then removes every other control. Section 1.9: "Nothing in this Declaration shall be construed to limit the agricultural zoning exemptions as defined under the Zoning Law and the New York State Agriculture and Markets Law, including height, size, and location of agricultural structures and equipment." Exhibit 1, footnote 2, excludes agricultural structures from the accessory structure cap on every lot. Section 3.1 applies the design standards to "residential structures" only.

The result is that barns of any size, any color, on any ridgeline, anywhere in the Agricultural Area, are outside the RDA, outside the design standards, and outside site plan review below 10,000 square feet. The Non-Vertical Zone (§1.5(c)) covers only Lots 18 through 22 and still permits fences, paddocks, riding rings, and 500 square foot gazebos. The Conceptual Future Buildout Scenario assumes one equestrian barn and two run-ins per lot (ES-9); the visual simulations therefore show a fraction of what the Declaration allows.

Chapter 3 also confirms that residential uses in the RA and RR Districts are permitted without site plan review, that the SPO overlay is what adds it (p. 3-13), and that even within the SPO, review is required only for activities "exceeding the thresholds in Town Zoning Code §121-14.1.D" (p. 3-19). The SPO covers 81% of the site (ES-3).

Requests:

- (a) Quantify the potential agricultural building area across all 23 Agricultural Areas under §1.9 and show a reasonable worst case in the visual simulations from DeLaVergne Hill and Depot Hill Road, stating the barn footprint assumed in the existing simulations for comparison.
- (b) Amend the Declaration so that agricultural structures are subject to the same siting, color, height, and ridgeline restrictions as residences.
- (c) Map the Non-Vertical Zones on all 23 lots and extend them to all ground visible in leaf-off conditions from DeLaVergne Hill and Depot Hill Road.
- (d) Identify which RDAs lie outside the SPO, state the §121-14.1.D thresholds, and confirm whether the Declaration independently requires site plan review for every residence, or only the Zoning Law does.

****5. Traffic was screened out on an unanswered form question.****

At the August 27, 2025 meeting, the Board identified "potential traffic impacts and impacts to human health" as concerns beyond visual impacts (p. 1-13). The applicant submitted a memo and a revised FEAF Part 1 on September 3, 2025, and on September 10, 2025 the Board adopted FEAF Part 2 and screened traffic out of the DEIS.

The record in Appendix 2 shows what that screening rested on. FEAF Part 1, question D.2.j: the applicant checked "No" to whether the action would "result in a substantial increase in traffic above present levels." Question D.2.j.v, "If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe," is blank. The Proposed Action creates three new Rural Lanes, and the applicant's own 2023 Notice to Designate Lead Agency states they "will create two new four-way intersections along Depot Hill Road." FEAF Part 2, section 13, Transportation, is marked "No." Part 3 lists the supporting information as the Conservation Analysis, the Board's findings on it, the subdivision application, and the conceptual buildout. No traffic document appears. The September 3, 2025 memo is not in Appendix 2. The same form lists "DCDPW: County Road Improvements" as a required approval (Part 1, C.3.e; Table ES-1).

The applicant anticipates "3 to 5 lots under simultaneous active construction" (ES-5) with no stated build-out horizon.

I live on Midway Avenue, which feeds onto Depot Hill Road at an intersection that is already difficult to turn out of. Depot Hill Road is one of two primary access points to the site (ES-5).

Questions:

(a) Produce the September 3, 2025 AKRF memo. Identify every traffic study in the five-year record, who prepared it, and its date. If none exists beyond the FEAF checkbox, say so.

(b) Provide a cumulative traffic analysis for Depot Hill Road and Old Route 22 that includes full build-out of this subdivision together with Silo Ridge and other approved projects, including construction traffic over a multi-year, lot-by-lot build.

(c) What are the "County Road Improvements" the applicant expects DCDPW to require, on which road, and why are they not analyzed?

d) Provide a sight-distance and turning analysis for the Depot Hill Road corridor as a whole, not just the site frontage, under existing conditions, construction conditions, and full build-out. The corridor already contains difficult turns at Main Street onto the road that becomes Depot Hill Road, at Railroad Avenue, at Wilson Eaton Road, and at Midway Avenue, and the Proposed Action adds two new four-way intersections to it. Treat these as a single corridor from the Main Street turn to the site. State the proposed construction truck route.

(e) What was the "human health" concern the Board raised on August 27, 2025, and how was it resolved?

(f) Are any existing farm roads, trails, or informal access routes currently used by neighbors or the public being closed or privatized?

(g) Will the Rural Lanes ever be offered for dedication to the Town? If the HOA cannot maintain them, does maintenance fall to the Town Highway Department? State this in the HOA declaration.

(h) Where will the equestrian trails connect, and will they be available to anyone other than lot owners?

****6. Adjacent land under common ownership.****

Figure 1-7 marks parcel 132000-7166-00-515886, owned by Keane Stud LLC, as "not included with this application." The 2023 Notice to Designate Lead Agency covered a different set of parcels for a 31-lot plan. Identify all contiguous land under common ownership or control with the project site, state whether any future development of that land is contemplated, and explain why it is not part of the action under 6 NYCRR 617.3(g).

****7. Alternative D.****

The applicant's own Alternative D, consolidating Lots 20 through 22 into a single lot with the RDA on its eastern edge, reduces visibility from DeLaVergne Hill, which the Comprehensive Plan, quoted by the applicant at p. 1-10, calls "the Town's most important viewshed." If the Board proceeds with a conventional subdivision, I ask that Alternative D be adopted as the Proposed Action rather than treated as an option, and that the same consolidation logic be applied to any other lot whose RDA is visible from the DeLaVergne Hill overlook or from Depot Hill Road in leaf-off conditions. Alternative D adds two lots elsewhere on the site to purchase that reduction; the Board need not accept that trade.

****8. The Board's own role.****

The DEIS states that the Declaration was developed in collaboration with the Planning Board before SEQRA formally began (ES-6). The Board is now the lead agency evaluating whether that instrument is adequate mitigation. I ask that the Board treat the Declaration as the applicant's proposal, not a settled agreement, and that the FEIS include an independent review of its durability and enforceability by the Board's own counsel, addressing in particular §1.1(a), §1.9, §3.1, §4.3, and §5.6.

Thank you for the time the Board has already put into this application. These comments are submitted for the written record; I would be glad to answer any questions.

Sincerely,

Jennifer Knode

Ericka Howard

From: joseph fontaine <normfontaine@gmail.com>
Sent: Wednesday, September 16, 2026 8:15 AM
To: Robert Boyles; James Walsh; Kenneth Topolsky; Foz Bullock; John Stefanopoulos
Cc: Rosanna Hamm; Dawn Marie Klingner; Ericka Howard
Subject: Keane Stud Subdivision

I would encourage the Town of Amenia Planning Board members to approve the Keane Stud Subdivision request as currently proposed. The proposal is a best-case scenario when considering zoning, density, visual and other impacts. It conforms to and exceeds all zoning requirements and goals as set forth within the Town of Amenia Master Plan. Several years ago, there was a proposal on the verge of approval for 137 homes at this same location. The zoning for this property provides the opportunity for developers to submit proposals at a much larger scale than is currently being proposed. Planning Board members should consider what alternative proposals might look like should this proposal not be accepted. Amenia has lost the opportunity for growth in the past because of difficulties throughout the review process. This is a request for subdivision approval however the board has expanded the review process incorporating components of Site Plan review. There is nothing to be gained at this point in the process that couldn't be addressed when Site Plan approval is requested by the new owners of the individual lots. Consultants are valuable tools for Planning Board members, but they should not be the decision makers throughout the review process. Recommendations from consultants should be considered and acted on in a practical and fair manner. If all recommendations from consultants are always implemented, what role do Board Members actually have in the process? Consider consultant recommendations but make your own decision as to what is required at this time in the process. Site Plan review will still be needed. If there are any issues they can be dealt with at that time. I encourage Planning Board members to move forward on this subdivision request. Let it move forward

Received

SEP 16 2026

Planning
Zoning

Dear Amenia Planning Board,

My name is Alix Diaconis and I live in Millerton. I'm sorry I could not attend the Planning Board meeting in person. Thank you for hearing my statement on the Keane Stud Subdivision.

Amenia is a beautiful and rural town which I go to weekly to shop, watch movies at Four Brothers Drive in, and play basketball at Town Hall. The Keane Stud Subdivision will not only detract from Amenia's surrounding beauty, but more importantly, further displace full-time residents of Amenia and surrounding towns. We have a major, massive housing shortage. Amenia is at a turning point, and if it allows this subdivision, Amenia will be turning its back on full-time residents and favoring luxury housing which will not benefit the community. Look at Silo Ridge - yes, they pay taxes, but they have also filed 42 lawsuits against the town of Amenia (Source: [Millerton News](#)), which seems pretty expensive for the Town. Please I beg you to choose wisely for the future of Amenia.

Thank you for your time,
Alix Diaconis

Received

SEP 21 2026

Planning
Zoning

Ericka Howard

From: Eileen Logiudice <googs2@hotmail.com>
Sent: Monday, September 21, 2026 9:17 AM
To: Ericka Howard
Subject: Silo ridge luxury homes in Amenia.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear whomever it may concern,

I am against these luxury homes being built on keane farm we are ruining these gorgeous farms plus our eco system and traffic is another story let's keep our farms in Amenia.

Eileen LoGiudice

Sent from my iPhone

Received

SEP 21 2026

**Planning
Zoning**

Ericka Howard

From: Mary Murphy <mlydonmurphy@gmail.com>
Sent: Wednesday, September 23, 2026 6:32 PM
To: Judy Moran; Ericka Howard; Robert Boyles; Bill Murphy
Subject: Keane Stud

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Amenia Planning Board,

We are writing in support of the Keane Stud Subdivision.

As home and business owners whose property will be surrounded by this project, we will be directly affected by the proposed subdivision. The Murphy family has been connected to this land for well over a century. It is difficult to imagine anyone with a more direct and longstanding link to this property.

Change has been a part of Depot Hill for many years, both natural and manufactured. We have watched our views change significantly over time. While we understand that change like that can be difficult, we also believe that change is inevitable and can, when thoughtfully managed, bring meaningful benefits to the community.

We believe the Keane Stud Subdivision has the potential to contribute positively to Amenia. The additional tax revenue could help the Town support community improvements and activities that enrich the lives of residents, such as Mr. Bistansin's play and the Harvest Festival. Businesses and the school district stand to benefit as well.

For these reasons, we see no reason why the Keane Stud Subdivision should not move forward, and we respectfully ask the Planning Board to consider our support as it reviews this project.

Sincerely,

William (BJ) and Mary Murphy

Received

SEP 23 2026

**Planning
Zoning**

Amenia Planning Board September 23, 2026
Attn: Ericka Howard, Secretary
4988 NYS Route 22, Amenia, NY 12501

Dear Chairperson and Members of the Planning Board,

I am writing to express my strong support for the proposed Keane Stud Subdivision currently under review by the Planning Board. As a neighbor of the property, a lifelong resident of Amenia, and a former Town Councilman, I have unique insight into both the operational needs of our local government and the deep community desire to protect our shared landscape.

Having spent my life here, raised my family here, and served our town, I believe this project represents an exemplary model of how responsible development can harmoniously align with the regulatory frameworks and conservation goals of the Town of Amenia.

First, the proposed plan strictly adheres to the Town's zoning regulations for subdividing properties. Rather than maximizing density through a standard, fragmented grid layout, this project utilizes smart, low-impact spatial design. From my perspective as a neighbor and former councilman, I see that it respects the underlying zoning parameters by centering the building envelopes in a highly organized footprint. It fulfills the technical mandates of the town's land-use regulations while preventing the haphazard sprawl that often degrades large parcels.

Second, the design directly advances the core goals outlined in the Town of Amenia Comprehensive Plan. A foundational objective of our Comprehensive Plan is the deliberate protection of the town's agricultural economy and scenic resources. This subdivision does not conflict with those goals; instead, it actively implements them. By strategically positioning the residential lots, the plan leaves the vast majority of the critical acreage intact, ensuring that valuable land remains viable for future use.

Finally, the project achieves a truly symbiotic relationship with the preservation of Amenia's rural, open-land, and farming character. The layout ensures that the sweeping vistas, historic stone walls, and rolling fields that define Depot Hill Road—which I see and value every day—are protected. Instead of eradicating the agricultural identity of the site, the subdivision acts as a protective buffer. It integrates residential life directly into a preserved landscape, demonstrating that thoughtful private development can serve as a primary mechanism for funding and securing long-term open space conservation.

For these reasons, I believe the Keane Stud Subdivision is an intelligent, compliant, and deeply respectful addition to our community. I respectfully urge the Planning Board to move forward with its approval.

Thank you for your time, dedication, and continued service to the Town of Amenia.

Sincerely,



Brad Rebillard
464 Old Route 22, Amenia, NY 12501
brad@dutchesscountry.com
845-464-9430

RECEIVED

SEP 23 2026

RECEIVED

SEP 23 2026

Amenia Town Clerk



July 21, 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 / Old Route 22, Amenia, NY
— Comments in Support of the Draft Environmental Impact Statement (DEIS)

Dear Honorable Chair Boyles and Members of the Planning Board:

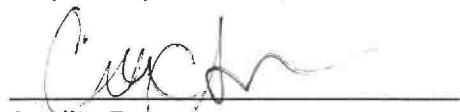
I support the SL Keane Stud, LLC Subdivision and want to commend the rigor of the visual impact analysis underlying the DEIS, which directly addresses the Site's location within the Town's Scenic Protection Overlay District — a designation that covers roughly 81% of the Site and has been the Planning Board's chief concern since the application was filed in 2021.

The DEIS evaluates the project from fourteen publicly accessible vantage points, selected jointly by the Board and the applicant, using the NYSDEC's own guidance for assessing visual and aesthetic impacts, which asks whether a project would diminish the public's enjoyment of a scenic resource, not merely whether any structure would be visible at all. That standard was recently affirmed by the New York courts in *Meili v. Town of Amenia Planning Board*, which held that the Scenic Protection Overlay exists to prevent substantial change to the character of a viewshed, not to bar all visibility. Measured against that standard, the DEIS concludes that development under the worst-case buildout scenario would remain dispersed, recessive, and consistent with the existing rural and agricultural character when viewed from Delavergne Hill, Old Route 22, Powderhouse Road, and Depot Hill Road.

That conclusion is reinforced by the applicant's own willingness to refine the design further: an alternative studied in Chapter 6 of the DEIS, which consolidates the three most visually prominent lots near Delavergne Hill into a single large parcel, was found to be visually similar to the Proposed Action already before the Board — evidence that the current design is already close to the practical floor for visual impact on this Site, not an opening bid.

Given this record, I believe the Board has ample basis to conclude the project will not have a significant adverse effect on the Town's scenic resources, and I urge approval as mitigated.

Respectfully submitted,



Candice Torres
382 Leedsville Road, Amenia, NY 12501

Received

SEP 23 2026

Planning
Zoning

July 21, 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 / Old Route 22, Amenia, NY
— Comments in Support of the Draft Environmental Impact Statement (DEIS)

Dear Honorable Chair Boyles and Members of the Planning Board:

I am writing in support of the SL Keane Stud, LLC Subdivision application and to urge the Board to accept the DEIS as complete and move the project toward approval. The Land Use, Zoning, and Community Plans chapter of the DEIS documents that the proposed 27-lot subdivision of the 605.7-acre Site meets or exceeds every applicable dimensional requirement of the Rural Agricultural and Rural Residential districts, requires no area or use variances, and does so without relying on the density flexibility the Resort Development Overlay District would otherwise make available on a large majority of the Site.

The DEIS further finds the project consistent with the Town of Amenia Comprehensive Plan, the Hudson River Valley Greenway Compact Program, the Dutchess County Agricultural and Farmland Protection Plan, and Cornell Cooperative Extension's 2022 Agricultural Profile for Amenia. By confining any future structures to less than 1% of the overall Site and setting aside two large forest conservation lots, the subdivision directly advances the goals those plans already establish for the Town, rather than asking the Board to make an exception to them.

This is a rare posture for a major subdivision application: full, voluntary compliance with the more restrictive of two available zoning pathways, paired with affirmative consistency findings across every adopted community plan the Scoping Document required the applicant to address. I believe the record supports a finding that the Proposed Action will not result in significant adverse impacts related to land use, zoning, or community plans, and I ask the Board to proceed toward approval on that basis.

Respectfully submitted,


German Garcia
Principal, Stoneleaf Partners
105 Pheasant Run. Amenia, NY 12501

Received

SEP 23 2026

**Planning
Zoning**

July 21, 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 / Old Route 22, Amenia, NY
— Comments in Support of the Draft Environmental Impact Statement (DEIS)

Dear Honorable Chair Boyles and Members of the Planning Board:

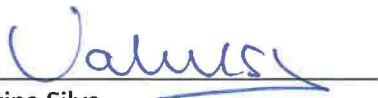
I am writing to support approval of the SL Keane Stud, LLC Subdivision after reviewing the range of alternatives the DEIS was required to analyze under SEQRA, each of which remains legally available to the applicant on this Site.

The No Action Alternative would leave the Site's future agricultural use uncertain and would not secure any of the conservation protections now on the table. The Conservation Subdivision Scenario, fully permitted under the Town's own §121-20 density and clustering standards, would yield roughly 122 residential lots grouped into eight clusters — a pattern the DEIS finds would increase land disturbance, impervious coverage, and fragmentation of agricultural and open-space resources relative to the Proposed Action. The Resort Development Overlay Scenario, available because a large majority of the Site sits within the RDO District, could yield up to 231 residential units, including condominiums and townhomes, which the DEIS identifies as the most impactful of all alternatives considered, resulting in what the analysis calls "a fundamental change to the Site's visual and community character."

Against that backdrop, the applicant is proposing 27 lots — fewer than any of the denser, equally compliant alternatives — while still delivering conservation and agricultural protections that meet or exceed what those alternatives would themselves be required to provide. The DEIS even documents that the applicant tested a further-refined 29-lot layout (Alternative D) specifically to reduce visual impact near Delavergne Hill, demonstrating a genuine, iterative effort to find the least-impactful compliant design rather than simply defending the original proposal.

Because the record shows this project sits at the low end of impact among every legally available option for this Site, I ask the Board to find the DEIS complete and support approval as currently designed.

Respectfully submitted,


Valentina Silva
105 Pheasant Run. Amenia, NY 12501

July 21, 2026

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

Re: Keane Stud

Dear Planning Board,

I am writing as a business owner, former planning board member and resident in the Town of Amenia to express my support for the Keane Stud Subdivision on Depot Hill Road / Old Route 22.

I've followed this project through its long review process and am glad to see how much of the land — more than 500 acres — will be permanently protected as farmland, forest, and open space, without costing Town taxpayers anything. As a property owner myself, I understand the value of protecting Amenia's rural character, and I believe this project strikes the right balance between responsible growth and that protection.

I ask the Planning Board to find the DEIS complete and approve the subdivision as proposed.

Sincerely,



Tony Robustelli
387 Sinpatch Road, Amenia, NY 12501

Received

SEP 23 2026

Planning
Zoning

August 21, 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 / Old Route 22, Amenia, NY
— Comments in Support of the Draft Environmental Impact Statement (DEIS)

Dear Honorable Chair Boyles and Members of the Planning Board:

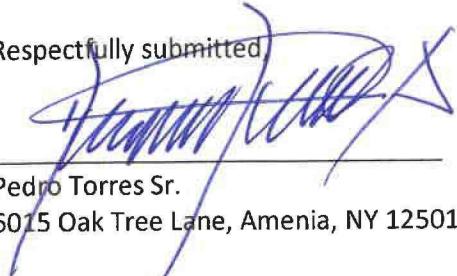
I am a principal of SL Keane Stud, LLC, the applicant of the proposed Keane Stud residential/agricultural subdivision. I am submitting this letter in support of approval of the SL Keane Stud, LLC Subdivision because of the open space and conservation outcome secured by the applicant's proposed Declaration of Covenants and Restrictions, which is not required by the Town Zoning Code but has been voluntarily offered as the central mitigation measure for this project.

As documented in the DEIS, the Declaration will restrict future residential development on each of the 23 residential-agricultural lots to a Residential Development Area of no more than 10% of that lot, prohibit any development whatsoever on the two forest conservation lots, and prohibit residential development on the two existing equestrian lots. The net effect, confirmed across the Visual Impacts, Zoning, Agricultural Resources, and Community Character chapters, is that more than 90% of the 605.7-acre Site — roughly 546 acres — will be preserved as agricultural land, conserved forest, or open space in perpetuity.

What makes this durable rather than aspirational is the enforcement structure: the Declaration will be recorded against all 27 lots with the Dutchess County Clerk, runs with the land, and is enforceable by the homeowners' association, by individual lot owners against one another, and independently by the Town of Amenia as a named third-party beneficiary — meaning Town enforcement does not depend on the HOA remaining solvent or active. The Declaration can only be modified by court proceeding or unanimous agreement of all lot owners and the Town.

I believe this is a legally durable conservation outcome, reviewed and found in the DEIS to present no significant adverse impact, and I urge the Board to find the DEIS complete and support approval of the project as mitigated.

Respectfully submitted,


Pedro Torres Sr.
6015 Oak Tree Lane, Amenia, NY 12501

Received
SEP 23 2026
Planning
Zoning

September 3, 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 / Old Route 22, Amenia, NY
— Comments in Support of the Draft Environmental Impact Statement (DEIS)

Dear Honorable Chair Boyles and Members of the Planning Board:

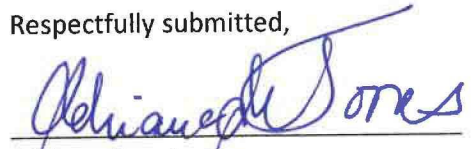
I support approval of the SL Keane Stud, LLC Subdivision because of the durability of its mitigation commitments and the absence of significant adverse impacts identified anywhere in the DEIS record, including with respect to the Town's status as a state-identified Disadvantaged Community.

Chapter 5 of the DEIS finds the project consistent with the existing agricultural and low-density residential character of the surrounding area, noting that the proposed lots are well above the Zoning Code's minimum size and that more than 90% of the Site will remain permanently in agricultural use or open space. Chapter 7 further confirms that the Town of Amenia, though identified by the state's Disadvantaged Community Assessment Tool as having comparatively higher burdens, would not experience any disproportionate pollution burden from this project — no significant adverse impact was found for noise, air emissions, wastewater, odor, light, or solid waste, consistent with the Planning Board's own adopted environmental assessment findings.

This application has already been under active, technical review for nearly five years, during which the applicant's consultants and the Board's own consultants completed and reviewed separate studies on aquifer recharge, traffic, wetlands, ecology, archaeology, and visual resources — all found not to warrant further analysis in this DEIS. What remains before the Board is a tightly scoped, thoroughly vetted record on the categories that do matter here: visual impact, zoning and land use, agriculture, and community character. On every one of those categories, the DEIS reaches the same conclusion — no significant adverse impact, and a Declaration that will hold that outcome in place for the life of the property.

I respectfully ask the Board to find the DEIS complete and to proceed toward a positive SEQRA determination and approval of the project as mitigated.

Respectfully submitted,


Adriana Payot
18 O'Handley Drive, Amenia, NY 12501

Received

SEP 23 2026

Planning
Zoning

**Julie A. Doran
92 Cascade Road
Amenia, NY 12501**

September 3, 2026

Amenia Town Hall
4988 Route 22
Amenia, NY 12501

To Whom It May Concern,

I'm writing in support of Silo Ridge, Stoneleaf Construction and the subdivision approval at Keane Stud on Depot Hill, Amenia. I've been a resident of Amenia for 20 years. I've also worked for Silo Ridge/Stoneleaf for 14 years. My oldest daughter has worked for Silo Ridge/Discovery for 12 years. My youngest daughter has worked for Silo Ridge for 5 years. These projects and those businesses have provided financial security and an amazing livelihood for me and my family. Many of our neighbors and friends are employed by these businesses as well.

During the high season, Silo Ridge employs 200+ locals in their workforce. Hundreds more local tradesmen and subcontractors are employed to support the construction. Silo Ridge has enriched our community by creating the Amenia-Wassaic Community Organization and continuously supports our veterans and the seniors providing vital programs for our children like little league. They have procured rodeos, horse shows and concerts for our community. Silo Ridge currently pays 50% of the tax revenue for the Town of Amenia.

Thank you for your consideration.

Sincerely,



Julie A. Doran

Received

SEP 23 2026

Planning
Zoning

September 3, 2026

Town of Amenia Planning Board
4988 Route 22
Amenia, New York 12501

Received

SEP 23 2026

Planning
Zoning

Re: Letter of Support – Keane Stud Subdivision

Dear Chairman Boyles and Members of the Town of Amenia Planning Board:

I am writing to express my support for the proposed Keane Stud Subdivision and for the continued thoughtful development of this property in a manner that respects the rural, agricultural, and equestrian character of Amenia.

As someone who works in the construction industry in this community and has been involved with residential projects throughout Amenia and the surrounding area, I have seen firsthand the positive impact that responsible investment can have on our Town. Well-planned residential development does much more than create new homes. It creates opportunities for local contractors, tradespeople, suppliers, landscapers, maintenance companies, restaurants, shops, and many other businesses that depend on continued investment in our area.

In my view, one of the important aspects of the Keane Stud proposal is its relatively low-density approach. The project encompasses approximately 605 acres while proposing 23 residential-agricultural lots, maintaining two existing equestrian/agricultural lots, and establishing two forest conservation lots. The proposal also incorporates defined building areas, private rural lanes, equestrian trails, landscaping, stormwater management, and restrictions intended to protect portions of the property from future development.

This type of approach is important for Amenia. Growth and preservation do not necessarily need to work against each other. With appropriate planning and oversight, new investment can help support the local economy while preserving the open land, agricultural uses, views, and rural character that make Amenia special.

From the construction side alone, projects of this nature can create significant economic activity over many years. New homes require excavators, carpenters, electricians, plumbers, HVAC contractors, masons, roofers, painters, landscapers, engineers, architects, suppliers, and many other professionals. After construction, those properties continue to require local services, property maintenance, landscaping, repairs, and improvements.

The benefits also extend beyond construction. New homeowners become customers of local restaurants, stores, farms, service businesses, and other establishments. They

become part of the community and contribute to the economic activity necessary to keep a small town healthy and sustainable.

Amenia is in a unique position. We want to protect the rural character of the Town, but we also need responsible economic growth and continued private investment. In my opinion, the best projects are those that accomplish both objectives: bringing new investment and economic activity into the community while respecting the land and avoiding unnecessary density.

The Keane Stud property has a long agricultural and equestrian identity. I believe there is real value in a plan that allows the property to evolve while maintaining substantial open space, continuing equestrian and agricultural uses, protecting forested areas, and concentrating future residential development within defined portions of the property.

I also appreciate the extensive review being undertaken by the Town of Amenias Planning Board through the SEQRA process. Environmental review, public participation, and appropriate conditions of approval are important parts of making sure development is done responsibly and with consideration for neighboring properties and the broader community.

For these reasons, I respectfully support the Keane Stud Subdivision and encourage the Planning Board to continue working with the applicant toward an approval that protects the Town's interests while allowing this investment to move forward.

Amenia should continue to be a place where agriculture, equestrian uses, open space, quality residential development, and a strong local economy can coexist. I believe responsible projects such as this can contribute positively to that future.

Thank you to the Planning Board and Town officials for the time and effort being dedicated to reviewing this project and for your continued service to the Amenias community.

A handwritten signature in blue ink, appearing to read 'Miguel Lucas', with a horizontal line drawn across the bottom of the signature.

Respectfully,

Miguel Lucas

Director of Construction

Stoneleaf Construction

September 8, 2026

Dear Town Board,

I am writing with great respect and enthusiasm to express my support for the Keane Stud Subdivision project, which will be presented before the Board at the upcoming meeting on September 23, 2026.

My name is Ana Bouchard, and together with my husband and daughters, we are a family of five. We live in Salisbury, Connecticut, and work in Amenia, NY , a community we are deeply connected to and committed to.

This project is of great importance to families like ours. In this region, finding stable and accessible employment for young families is not easy. The Keane Stud Subdivision represents exactly that , a real job opportunity that allows us to continue building our lives here, in the beautiful corner of the Northeast we call home.

Being able to raise our three daughters in a safe, peaceful, and nurturing environment is something we treasure every day. Projects like this one give us the ability to keep doing just that, to put down roots, grow, and contribute to a community that has given us so much.

For all of these reasons, I wholeheartedly support the Keane Stud Subdivision project and respectfully ask the Board to approve it.

Thank you sincerely for your time and consideration.

Warmly,

Ana Bouchard

anabbouchard@gmail.com

Received

SEP 23 2026

Planning
Zoning

September 9, 2026

Town of Amenia Planning Board
Amenia Town Hall
4988 Rt 22
Amenia, NY 12501

Re: Keane Stud Subdivision

Dear Members of the Planning Board,

I am writing to express my strong support for the proposed subdivision currently under consideration. This development represents a thoughtful, high-value opportunity for our community, balancing conservative land use with substantial long-term economic and cultural benefits.

This development will significantly enhance Amenia's identity as a premier regional destination. Equestrian communities attract residents and visitors who value open spaces, agricultural heritage, and outdoor recreation. By establishing a dedicated equestrian-farm lifestyle community, the town positions itself to capture a distinct market, boosting local pride and elevating our profile across the region.

The year-round economic benefits for our town and neighboring communities include construction, commerce, employment opportunities with local businesses and property tax:

Immediate Construction and Supply Chain Impact: The construction phase will generate immediate revenue and jobs, benefiting local contractors, tradespeople, building suppliers, and service providers throughout the area.

Year-Round Local Spending: Unlike seasonal developments, equestrian and agricultural properties require ongoing management, facility maintenance, and landscaping. Future residents will consistently support local businesses, dining, retail, and professional services 365 days a year.

Long-Term Employment Opportunities: The project will create stable, long-term jobs in property management, stable operations, training, groundskeeping, hospitality, and veterinary services, providing reliable employment for residents in our town and surrounding municipalities.

Expanded Tax Base: The subdivision will broaden the municipal tax base, generating abundant revenue to support local infrastructure, public safety, and town services without overburdening existing municipal resources.

This subdivision offers a rare win-win situation: preserving a desirable, open equestrian-agricultural character while delivering a strong, sustainable economic boost to our town and neighbors. With respect, I encourage the Board to approve this project.

Thank you for your time, service, and dedication to the future of our community.

Sincerely,



Keith Iassogna

Received

SEP 23 2026

Planning
Zoning

September 13, 2026

Town of Amenia Planning Board

Amenia Town Hall

4988 Route 22

Amenia NY 12501

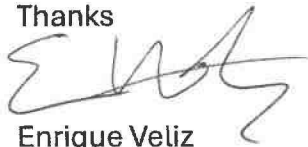
Re: Keane Stud Subdivision

Dear Chairman Boyles,

I'm a nurse working at Sharon Hospital and a longtime Amenia resident, and what I love about this town is how rural it feels – farms, fields, horses, cows and homes.

The project that Keane Stud is proposing keeps almost all of that in place. Most of the land stays open and protected, the existing farm remains a farm, and only a small portion will be built on. As a father of three kids that I plan to raise here, this is the kind of growth I can support because it promotes the rural character that makes Amenia home. This is exactly what 23 farms on 600 acres represent. I urge the Planning Board to approve the project and continue to support projects that will build a better Amenia for my kids.

Thanks



Enrique Veliz

304 Leedsville Road

Amenia, NY 12501

Received

SEP 23 2026

**Planning
Zoning**

September 13, 2026

Town of Amenia Planning Board
Amenia Town Hall
4988 Route 22
Amenia NY 12501

Re: Keane Stud Subdivision

Dear Planning Board Members,

I'm a nurse, grew up, and live right here in Amenia. This project fits the town I know.

It's not a big commercial development or a crowded new neighborhood – it's quiet, low-key, and keeps the same fields and roads we're all used to. That's why I support it, and I hope the Planning Board approves it.

Thanks,



Nicole Irish
304 Leedsville Road
Amenia, NY 12501

Received

SEP 23 2026

Planning
Zoning

September 14, 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 / Old Route 22, Amenia, NY
— Comments in Support of the Draft Environmental Impact Statement (DEIS)

Dear Honorable Chair Boyles and Members of the Planning Board:

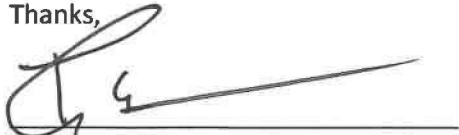
I write to support the SL Keane Stud, LLC Subdivision based on the agricultural preservation findings in Chapter 4 of the DEIS, which I believe directly answers the concerns about farmland loss and fragmentation raised during scoping.

The Cornell Cooperative Extension's 2022 Agricultural Profile for Amenia documents that the Town contains 27,951 total acres, of which 18,516 acres across 285 farm parcels are in active agricultural use. The DEIS finds that even the conservative, worst-case Conceptual Future Buildout Scenario evaluated for this application would convert less than two-tenths of one percent of the Town's active farmland to residential use, while permanently protecting the remainder of the Site. The existing Keane Stud equestrian facility continues as a working commercial agricultural operation on its own dedicated lots, and the Declaration requires that the agricultural area of every residential-agricultural lot remain in active agricultural or open-space use, backed by a Right-to-Farm notice to every future purchaser.

The DEIS also confirms that the residential development areas on each lot were deliberately sited to avoid the Site's Prime Agricultural Soils and Soils of Statewide Importance, and that the new Rural Lanes largely follow existing farm roads and hedgerows rather than cutting new corridors through active or potential cropland.

This is exactly the outcome the Rural Agricultural district and the County's farmland protection goals are meant to produce: a subdivision that keeps working agriculture as the organizing use of the land. I ask the Board to recognize these findings and proceed toward approval.

Thanks,



Erich McEnroe
223 Perrys Corners Rd, Amenia, NY 12501

Received

SEP 23 2026

Planning
Zoning

September 16, 2026

Amenia Planning Board
Amenia Town Hall
4988 Route 22
Amenia, NY 12501

Re: Keane Stud Subdivision — Depot Hill

Planning Board:

I'm writing to support the Keane Stud Subdivision here in Amenia.

This project fits right in with the community we already have, and it also gives us the kind of progress this town needs. It keeps the land looking and working the way it always has, while still allowing for some growth. That's a good balance, and it's why I support it.

I hope the Planning Board approves it.

Thanks,

A handwritten signature in black ink, appearing to read 'Rafael Diaz', with a stylized flourish at the end.

Rafael Diaz
5158 Route 22
Amenia NY 12501

Received

SEP 23 2026

Planning
Zoning

September 18, 2026

Town of Amenia Planning Board
Amenia Town Hall
4988 Route 22
Amenia, NY 12501

Re: Keane Stud

Honorable Chair Boyles and Members of the Planning Board:

I am writing as a business owner and property owner in the Town of Amenia to add my support for the Keane Stud Subdivision on Depot Hill Road / Old Route 22.

What stands out to me is how permanent these protections are. This isn't just a promise on paper — the restrictions will be recorded against the land itself, and the Town of Amenia has the right to enforce them directly, not just a homeowners' association that may or may not stick around. As a property owner in this town, I know how rare it is for a private landowner to offer that level of long-term certainty voluntarily, and I think it deserves the Board's support.

I ask the Planning Board to find the DEIS complete and approve the subdivision as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Vicky Robustelli". The signature is fluid and cursive, with the first name "Vicky" written in a larger, more prominent script than the last name "Robustelli".

Vicky Robustelli
387 Sinpatch Road, Amenia, NY 12501

Received
SEP 23 2026
Planning
Zoning

Mark Doyle: Public Comment on the Keane Stud Subdivision proposal.

September 28, 2026

Part 1: A summary of comment made during the September 23rd, 2026 public comments in Town Hall

Part 2: Further background and explanation of my position on the preservation of critical farmland and the viewshed.

Part 1

Mark Doyle representing: #1 the Amenia CAC and #2 myself at the Sept. 23rd Public Hearing

1: Amenia CAC

On April 16th 2025, after considerable work in development, the CAC voted in favor of a Resolution of Action regarding the De Lavergne viewshed. We took into account:

- a. the long history of mentions in historic literature, the 1988 Town Board resolution to acknowledge the value of the view by declaring the one mile section of Rte 44 on De Lavergne hill a Scenic Highway, spearheaded by Arlene Iuliano (prior Town Supervisor and Town Historian),
- b. established use of the "lookout" by religious congregations,
- c. multiple mentions and clear directives in the Comprehensive Plan of 2007 and 2008 Update,
- d. the use of this viewshed example by County and regional planners
- e. an organization of involved citizens advocating for the conservation of the most important land in the viewshed.

The CAC resolution recommends that:

- a. the Town Board reaffirms the 1988 Board position on the significance of the "View from De Lavergne Hill.
- b. the Town, Planning Board and property owners enter a partnership to place a conservation easement on the most critical and highest priority acreage in conjunction with a purchase of the development rights with assistance of civic organizations to secure funding.
- c. the Planning Board formally acknowledge the importance and goal of obtaining a conservation easement, reject the preliminary proposal and require the utilization of Greenway Open Space methods in order to prevent the breaking up of open farmland.

2: Mark Doyle: script of personal comments at the Public Hearing

While I can agree that the subdivision proposal does limit the negative impact on Prime and Soils of Statewide Importance, I do not agree with the assessment that farmland will be protected or that the opportunity for agricultural use of the land will be preserved.

Although it is certainly true that the data indicates that a high proportion of farms in Dutchess County are less than 50 acres in size, the form of ownership of that land is quite different to this proposal. One farm operator would have to negotiate and maintain relations with each property owner...an unattractive and unrealistic proposition for such small lots, each having high-value homes and amenities. I disagree with the sentiment of Erich McEnroe (prior speaker) who praised this arrangement for providing farming opportunities. Having farmed in Dutchess County for 37 years, I am convinced that the fundamental mismatch of goals and uses will prevent the successful use of the "set-aside" portions of the subdivisions for farming ventures. Small farmers use land intensively and require machinery and infrastructure such as barns, greenhouses, roads, irrigation, equipment storage and parking, besides the use of production fields. Clearly, the mismatch of uses will result in the owners preferring a different, less impactful use that is more clearly under their own control.

So I strongly oppose the finding that this proposal is "the most viable" way of preserving our vital community resource. In a town that has long revered the view, that identifies with an agricultural heritage, which has decided in the Comprehensive Plan that the natural beauty of the town is a critical resource, where the extraordinary investment in Silo Ridge is being made because of the natural beauty and unspoiled natural resources... to me it defies logic that we would find this plan to be the best we can do.

I strongly urge the property owners to engage with the Town, the Planning Board and Farmland Conservation organizations to place the land between Old Rte 22, Depot Hill Road and Powder House Road, as well as the land between the wetland on the East of Depot Hill Rd and the highest point of those lots on Rattlesnake Ridge in a Conservation easement and to seek funding for the Purchase of the Development Rights thereof. County, State and Federal funding exists alongside that of private and not-for-profit organizations, who will engage if interest is indicated.

Thank you for the opportunity to weigh in on this important decision.

Mark Doyle

320 S. Amenia Rd.

Wassaic NY 12592

Keane Stud Subdivision Public Hearing Comment

September 28, 2026

Mark Doyle 320 S. Amenia Rd. Wassaic NY 12592

Received
SEP 23 2026
Planning
Zoning

Additional Written Comment

The purpose of this comment is to add specific detail to my earlier Town Hall comment and written script, and to explain the planning principles that differentiate my approaches to Keane Stud and Cascade Creek applications.

1: My Town Hall comment listed general descriptions of the lands that should be protected. I have only been able to find a 07-17-26 Lot layout plan and recall seeing in the hearing presentation that three critical parcels had been combined...an improvement. However, utilizing the plan available, the entire proposal would be considerably improved if the following parcels/ lots were placed in a Conservation Easement and the funding for Purchase of Development Right sought by the Town and owners. They are:

Lots: 17, 20, 21, 22, 12, 14, 15.

Note: The plan available on the web does indicate lot 12. I am guessing. It is the lot between 15 and 10.

The reason for this selection is that the new arrangement of lots accessed from Powder House Rd. means that their farmland could be combined with lots 17, 20, 21 and 22 to form a viable cropping block, whether for hay or row crops, and could furthermore become a specialty crop farm with a core farmyard area accessed from Old Rte 22 if and when business conditions allow.

The lots in the rear, on the hillside are less important agriculturally but nevertheless absolutely critical to the integrity of the viewshed and certainly provide an important land link for biodiversity between the protected wetland below and the unbroken forest above.

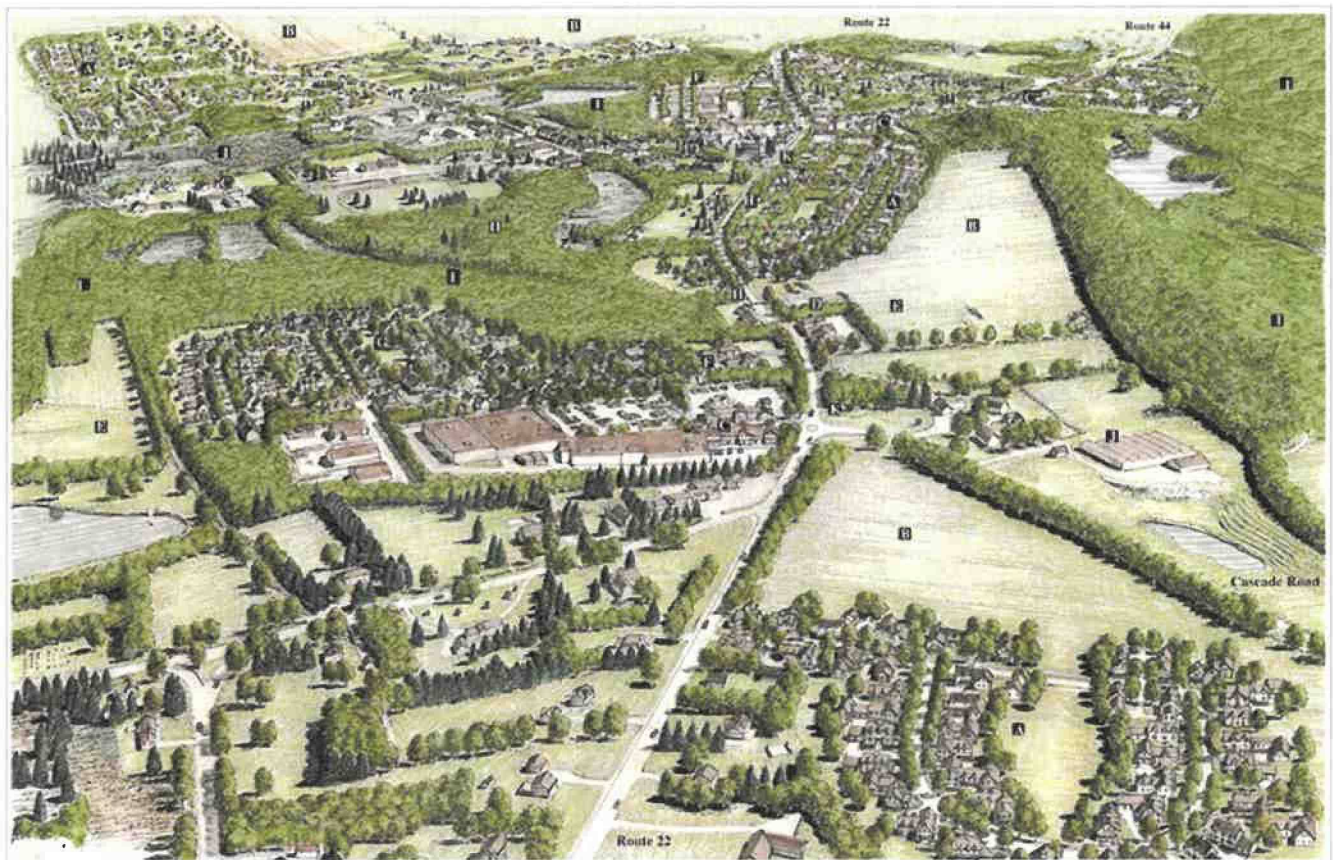
2: Farmland and appropriate development.

We have a choice: become upper Westchester with large unaffordable, high priced properties that replace the large open fields that characterize Amenia and Northeast, or develop carefully in such a way that more housing with varied pricing, a vibrant downtown with a useful set of businesses and steady, sustainable agricultural use of farmland create the conditions for a community that is proud to call Amenia home and attracts people for recreation and the quality of life available.

With that said: the old Perotti farmland opposite Freshtown Plaza has long been thought-of and planned to become an integral part of the town center philosophy of land use planning for Amenia. Since the development of the Plaza and changing regional economy set in motion the decline of business viability in the center of Amenia as forecast by the famous author, critic of suburban development and Amenia resident, Lewis Mumford, the bi-focation of Amenia has been to the detriment of community cohesion and interaction.

It is for this reason that planners such as Harry Dodson developed a Hamlet Masterplan showing how housing clustered around, and linking the downtown area with the Plaza could revitalize the businesses and the essence of community. (Image shown below)

While the Cascade proposal is not exactly a copy of that plan, the critical elements of it are. Yes, land farmed for centuries until now, will be developed. But when answering the question of priorities for conservation and taking into account the immediate proximity of the shopping center/ plaza, the choice is clear. Farmland that is on the outskirts of the hamlets, that is flanked by other fields and forests, and which certainly forms an important part of the visual context of Amenia should take priority for conservation. The Keane Stud lands on Depot Hill Rd. are just such lands.



Amenia Hamlet Concept Plan **Future Scenario (Concept Plan #3)** **Aerial View Looking South**

Continuing to Connect Future Towns with Preservation of Open Space, Farmland, and Resources and Encouraging Hamlet Character

February 22, 2008 Prepared For: Town of Amenia Prepared By: Dodson Associates, Ltd.

Key:
A New Open Space Residential Neighborhood
B Conservation Lands Associated with Open Space Development Density Features
C Expansion of Existing Commercial
D Carefully Sited and Designed Commercial Service Cluster
E Preserved Open Space Associated with Commercial Cluster
F Shared Use Retail Commercial Office/Residential

G Residential Single Family, Mixed Family Affordable Housing
H Sidewalks, Trails, Roundabouts Linking Freshtown to Hamlet
I Conservation Land
J Future Town Center
K Traffic Calming Roundabouts, Pedestrian Crossings, On Street Parking Street Trees
L Hamlet Center Historic, Rich and Compatible Infill Development
M Rebuild and Cascade Road Route 22 Intersection