



Town Of Amenia

PLANNING DEPARTMENT

4988 Route 22, AMENIA, NY 12501

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TOWN OF AMENIA PLANNING BOARD

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. A Draft Environmental Impact Study has been completed and accepted for the proposed action described below.

Name of Actions: Keane Stud Subdivision

Description of Action:

Project Site

The Project Site for the proposed action is located in Dutchess County Agricultural District # 21 and consists of approximately 605.7 acres in two (2) existing lots identified as tax parcel numbers 132000-7166-00-403720 and 132000-7167-00-212034, located partially along Old Route 22 and partially along Depot Hill Road in the Town of Amenia, NY (the "Project Site" or the "Site"). The Site is currently used for and improved with existing residential buildings, equestrian facilities, paddocks, and other agricultural uses, and surrounded by low density residential and agricultural uses. The northwestern area of the Site, as well as portions of the eastern and southern areas of the Site, are farmed for row crops. The southwest portion of the Site is used for equestrian uses, including a large paddock and various equestrian buildings. The eastern portion of the Site, as well as the perimeter along the south, are dominated by forest land, with areas of brush interspersed. There are a few ponds on the Project Site, as well as a larger wetland area in the northwest corner of the Site. Portions of the Site contain Prime Agricultural soils and Soils of Statewide Importance. The Site ranges in elevation from approximately 514' to approximately 1,226'. There are areas of steep slopes on the Site, primarily in the eastern, forested, portion of the Site.

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

Location:

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PLEASE TAKE FURTHER NOTICE that the Planning Board will hold the public hearing on September 23, 2026, at 6pm at Amenia Town Hall, 4988 NYS Route 22, Amenia, New York 12501. Comments are requested and will be accepted by the Planning Board Secretary, until 4:00pm on October 5, 2026.

PLEASE TAKE FURTHER NOTICE that a copy of the Application is on file in the Amenia Town Clerk's Office for public viewing and inspection during normal business hours. The Application can also be viewed and downloaded from www.keanestudsegra.com.

PLEASE TAKE FURTHER NOTICE that the Planning Board will hear all persons interested in the Application at the public hearing noticed herein. All persons may appear at the hearing in person or by agent and may also submit written comments to the Planning Board at or prior to such hearing by emailing comments to Planning Board Secretary Ericka Howard at ehoward@ameniany.gov.

Robert Boyles, Jr., Chairman
Town of Amenia Planning Board

Dated: August 31, 2026