617.9

State Environmental Quality Review (SEQR)

Notice of Completion of Draft Environmental Impact Study

Lead Agency: Town of Amenia Planning Board

Address: Town Hall, 4988 Route 22
Amenia, NY 12501
Phone: (845) 373-8118

Date: August 3, 2026

SEQR Classification: Type I

This notice is issued 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 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").

Subdivision

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

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

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

Conceptual Residential Build-out

For purposes of evaluation in the DEIS, the Conceptual Residential Build-out includes the construction of homes and associated development on the 23 lots proposed for residential development and agricultural use. The SEQRA review of the Conceptual Residential Build-out includes the homes and all of the development on each individual lot. The Conceptual Residential Build-out is intended to be a reasonable worst-case scenario that would be subject to the restrictions provided by the Declaration and to future Planning Board lot-by-lot site plan review and, as necessary, further SEQRA review.

Location:

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A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below.

Comments and Public Hearing:

Comments are requested and will be accepted by the contact person until 4pm on October 5, 2026. A public hearing on the Draft EIS will be held on September 23, 2026 at 6pm at Amenia Town Hall.

A Copy of the Final DEIS may be obtained from:

Contact Person:	Ericka Howard, Planning Board Secretary
Address:	Town of Amenia Planning Board Town Hall, 4988 Route 22 Amenia, NY 12501
Telephone:	Phone: (845) 373-8118 Email: Ehoward@ameniany.gov

Copies of the DEIS are available from the Town Clerk. The Town of Amenia contains downloadable electronic versions of this Notice and the full DEIS at www.keanestudseqra.com

A Copy of this Notice Filed With: (Interested Agencies wishing to obtain paper copies of the DEIS, please notify the Contact Person above.)

Environmental Notice Bulletin: New York State Department of Environmental Conservation

Involved Agencies

Town of Amenia Highway Department

Dutchess County Department of Behavioral and Community Health

Dutchess County Department of Public Works

Dutchess County Department of Planning and Development

New York State Department of Environmental Conservation

New York State Office of the Attorney General

New York State Office of Parks, Recreation, and Historic Preservation

U.S. Army Corps of Engineers

Interested Agencies

Town of Amenia Zoning Officer / Code Enforcement Officer

U.S. Fish and Wildlife Service