

**Planning Board
Town of Keene
Keene, NY 12942**

Date: Tuesday, November 9, 2021
Kind: Regular Planning Board Meeting
Place: Town Hall – Keene, NY
Board Present: Tom Hickey, Larry House, Travis Gagnon, Ron Hall, Brian Crowl
Board Absent: Linda LaBarge, Mike Hartson
Others Present: Derrick Martineau, Code Officer, Joe Pete Wilson, Supervisor, Marka Doolittle, Keene Clerk,

Call to order: Tom Hickey called the meeting to order at 9:00 AM.

Approval of Meeting minutes: October 12, 2021 Meeting Minutes

Motion to approve minutes was made by Larry House. This was seconded by Ron Hall. Motion carried 5 -0 YES.

New Business:

K-21-46 Little Peaks-Sub-Division and Change of use to commercial
Little Peaks School; Bruce Maserski & Dave Whitforth from Housing Assistance Program of Essex County; Annie Scavo, Little Peaks Board Chair, and Scott McClelland, Little Peaks Board member.

Presentation by Mr. Maserski on background of the development of the HAPEC property at 10920 NYS Rt 9N in the Hamlet of Keene. Construction of a road that meets town standards held the project up for about 10 years. Recently, HAPEC was able to purchase the home adjoining their property, and this provided the space to build a road. At this point, Little Peaks approached HAPEC to purchase the road and lots #1 & #2. HAPEC retains lots 3,4,5, & 6. HAPEC will demolish existing house and Little Peaks will develop road and utilities. The two organizations have a cost sharing agreement.

Dave Whitforth explained the proposed work and referred to the map before the planning board.

Annie Scavo explained that little Peaks intends to build the school and will apply for a building permit as the next step.

There was a discussion of APA permitting. HAPEC already has a letter from APA and is in the process of renewing this.

Request made to the planning board to approve re-configuration of the subdivision and for a change of use to commercial for the school.

Motion to approve this request was made by Tom Hickey. This was seconded by Brian Crowl. Motion, CARRIED, 5-0 YES.

Next order of business:

Gary Manley delivered letters from neighbors agreeing to fence at #6 Adirondack Street in Keene Valley and the planning board accepted them.

Next order of business:

Caele Schuster asked for information on a proposed apothecary shop on property she is in the process of buying on Rt 9N on Spruce Hill. Once she is the owner of the property, she can start the process by filling out a planning board application and building permit application. She will need a change of use to commercial and a site plan that takes into account off street parking. She will also need approval of a business sign. If she plans to build new structures, she will need APA and building permits.

Next order of business:

Bob Biesemeyer came in to start application process for construction on Keene Knolls Way. He also informed the planning board that he would be building a temporary structure on the site for an event next summer.

Next order of business:

K-21-42 Lola & Richard Porter-Single Family Dwelling

Lola & Richard Porter dropped off the APA & DOT permits for their new home construction located at 1937 NYS Rt 73 in Keene Valley. They also submitted the site plan and engineering specs. The subdivision was previously approved. Now they are requesting a building permit and they completed the application with help from the planning board. The plans showed the building at 10 feet from the property line, and there was discussion about the need from permission from the neighboring landowner to build that close to the property line. The Porters stated they would move the building to be beyond the 15 foot regulation in the site plan review law.

Motion to approve a building permit for a single family dwelling was made.

Motion to approve was made by Travis Gagnon. This was seconded by Brian Crowl. Motion CARRIED, 4 -0 YES.

Old Business:

K-21-38 Carlson garage still pending.

-Brian Crowl updated the board on research into regulations of camping and structures that rely on outhouses. He found that the DEC does require permits for any structures and outhouses within 50 feet of water. He will provide this to the code officer. Larry House updated the planning board on work from the short term rental committee and asked for feedback on recommendations that committee is developing. The initial discussion was on health and safety requirements. He explained that the committee is looking at regulations developed by towns around Keene such as Schroon Lake, Wilmington, and North Elba. Further discussion by planning board members focused on items related to the Site Plan Review Law such as septic, water, bathrooms, portapotties, and enforcement. There was agreement that the Site Plan Review Law would need to be closely examined and possibly revised to deal with the development issues the town now faces. There was also agreement that a consultant could be helpful in developing appropriate revisions.

Adjournment: Motion to adjourn the meeting having conducted all business was made by Larry House. This was seconded by Travis Gagnon. Motion carried 4-YES.

The meeting adjourned at 10:06 AM.