

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

Date: Tuesday, October, 12, 2021
Kind: Regular Planning Board Meeting
Place: Town Hall – Keene, NY
Board Present: Tom Hickey, Larry House, Linda LaBarge, Travis Gagnon
Board Absent: Mike Hartson, Ron Hall, Brian Crowl
Others Present: Derrick Martineau, Code Officer, Ashley LeClair, Clerk to the Supervisor, Kevin Gregory, Megan Hall, Jay Hause

Call to order: Tom Hickey called the meeting to order at 9:03 AM.

Approval of Meeting minutes: At the start of the meeting the board did not approve September 12, 2021 meeting minutes since there was missing information which the board discussed at the end of this meeting. At the end of the meeting we discussed who made the motions for the previous month minutes. Travis Gagnon made a motion to approve Gary Manley's project and Linda LaBarge seconded it. The Jon Brown project was motioned by Tom Hickey. Linda LaBarge motioned to approve David LeClair's project. Linda LaBarge made a motion to approve the September 14, 2021 Planning Board minutes, and Larry House seconded.

New Business:

K-21-39 Kevin Gregory-Shed

Kevin Gregory presented his project on Spruce Hill. It's 76 sq. ft. over 500 sq. ft. so the planning board needs to be involved. Kevin received a permit and filled out a Planning Board application. He bought the lot to construct a storage building. He is not putting water, power, or electricity on his lot. The building he constructed has a dark green roof and light color siding. Tom and Larry went up and saw the building. They saw no problem with it.

Motion to approve was made by Tom Hickey. This was seconded by Travis Gagnon. Motion carried 4-YES.

K-21-40 Jay Hause- Single Family Home

Jay Hause presented his project to replace a trailer behind the gym located in Keene Valley. The previous mobile home was destroyed so that was hauled away. Jay would like to replace it with a new mobile home. There is a pad currently there. The mobile home would be the same footprint as the previous mobile home.

Motion to approve was made by Travis Gagnon. This was seconded by Linda LaBarge. Motion carried 4 -YES.

K-21- 41 Megan Hall- Sub Division

Megan Hall presented on behalf of Kevin Hall. Megan presented the Porter sub division project. Property is located in Keene Valley and is 7.62 acres. They are sub-dividing the property into 2 lots. Lot 1 has the existing dwelling that was non-jurisdictional by the APA. Lot 2 they are planning to build a house and garage. APA is involved because of the wetlands, but the APA came out recently and flagged those. The application is for the 2 property sub-division and future house site. Tom and Larry have been there to see the property, and they see no problem with it.

Motion to approve was made by Tom Hickey. This was seconded by Travis Gagnon. Motion carried 4 -YES.

K-21-42 Richard A. Alan and Lola C. Porter- Single Family Home

Richard A. Alan and Lola C. Porter presented the house plans to the Planning Board on the Porter project. The house size is 54' X 28'. It's a modular home from Saranac. The Planning Board is asking for official signed architect plans from the company since the home is over 1,500 sq. ft. There will be a new septic and a garage that will be 28' X 28'. Derek Martineau will provide them with a building permit which is a different application. Derek Martineau oversees any septic work. The foundation will go down this fall as soon as they get the approval. House will go on in April 2022. With the APA they will need to get the permit before they can put in the foundation. Richard A. Alan and Lola C. Porter came back to the board and realized the dimensions of the modular home is 54' x 27.7. They no longer need stamped plans, but they still need plans for the permit.

Motion to approve is pending due to not having architect plans and file an application.

K-21-43 Megan Hall- Sub Division

Megan Hall presented the Hartson project. They are requesting a subdivision to subdivide the existing house out and proposing to build back further. They are also requesting to add a small parcel of land for the proposed utilities. The original subdivision was approved back in 2012 which the Austin's owned that property. Since then this parcel has been sold to Stewarts. The property is located near East Branch Organics and you turn right. There is a field that goes down to the river and back through and this is the property they are subdividing. Larry and Tom walked it. There are some wetlands there, but they can avoid them. The APA has the wetlands well marked.

Motion to approve was made by Travis Gagnon. This was seconded by Linda LaBarge. Motion carried 4 -YES.

K-21-44 Roy Sheasby-Sub Division

Roy Sheasby is applying for a subdivision. This is the same property that he has been subdividing on Bell Meadow Way. He owns approximately 40 acres, and he's splitting it into 19.13 acres and 17.26 acres. There was discussion from the planning board on if APA approved the subdivision. The board was wondering what the jurisdiction is on the size because

if it's a 42 acre lot depending on the zoning of the APA can it be split into 2 lots because it's not in the Hamlet. The board is wondering if Roy is asking the APA if he needs approval to subdivide these lots. Travis thinks there needs to be APA approval but is not 100% positive. Travis looked at the zoning map and he said it's fine because it's low intensity or not outside of resource management use. Travis sees no problem now that he's looked at the map. It's up to the applicant to do anything else they need to do with other agencies (for example the APA).

Motion to approve was made by Travis Gagnon. This was seconded by Larry House. Motion carried – 4 YES.

K-21-45 Little Peaks- Road and Subdivision

The Planning Board has an application from Bruce McSarski, Executive Director of the Housing Assistance Program of Essex County. Bruce is proposing the construction of an access driveway, 4 single family homes and pre-school facility. This is the project across from the Town Hall. There are no plans or drawings with the proposal for the buildings. Tom Hickey said they already had a subdivision years ago, but now they are proposing a re-subdivision because Little Peaks is taking several of the lots and combining them into the lot for the school and leaving remaining lots for individual houses. The board is strongly urging a representative to be present at the next board meeting.

Tom Hickey made a motion to table this project pending building plans.

Old Business:

There is no update from the Tom Carlson project for his garage. This is still pending.

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 9:50 AM.

Respectfully submitted,
Ashley LeClair, Clerk to the Supervisor

The next meeting will be held on **Tuesday, November 9, 2021 at 9:00am** at the Town Hall.

