

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

Date: Tuesday, September 14, 2021
Kind: Regular Planning Board Meeting
Place: Town Hall – Keene, NY
Board Present: Tom Hickey, Larry House, Brian Crowl, Linda Labarge, Travis Gagnon
Board Absent: Mike Hartson, Ron Hall
Others Present: Derrick Martineau, Code Officer, Ashley LeClair, Clerk to the Supervisor, Jon Brown, Gary Manley, Brantley Beach, David LeClair, Charles Segard, Barbara Juh, Scotty McClelland

Call to order: Tom Hickey called the meeting to order at 9:01 AM.

Approval of Meeting minutes: Joe Pete Wilson is working on getting the meeting minutes from the August 10th, 2021 Planning Board Meeting. Courtney Savage who took minutes no longer works at the Town Hall due to health issues.

New Business:

K-21-30 Gary Manley-Fence

Gary Manley presented a Planning Board application for Claude Doisbert. Mr. Hickey informed Gary Manley the Planning Board application is incomplete. The planning board cannot move forward without a complete application. Mr. Manley took the incomplete application to fill out correctly. Later in the meeting Gary Manley came back to present his project to the board. This property is next to the Ausable Inn. Mr. Manley is asking permission from the board to build a fence on top of a pre-existing wall. The board informed Mr. Manley the finished side must be facing out. The fence is cedar. Application and plans on file.

Motion to approve was made by Travis Gagnon. This was seconded by Linda LaBarge. Motion carried 5-YES.

K-21-31 Jon Brown-Addition

Jon Brown presented next regarding a two car garage with apartment on the second floor at the residence of Jim and Carol Kobak. The 2 car garage with apartment dimensions will be 28'X28'. Colors will match existing house (grey). Larry House and Tom Hickey visited the site, and they see no problem with this plan. Plans for the board were available to look at. The sq. ft. is less than 1,500, so Jon Brown does not need stamped plans.

Motion to approve was made by Tom Hickey. This was seconded by Larry House. Motion carried 5 -YES.

K-21- 32 Jon Brown- Shed/ Cabin

Jon Brown presented a 2nd project for the Putnam Camp. This would be an 18'X18' structure with a 4'x8' cut out for toilet. There is a current structure, but it needs to be moved back from the brook 10 feet. The structure would be re-built and modernized.

Motion to approve was made by Travis Gagnon. This was seconded by Brian Crowl. Motion carried 5 -YES.

K-21-33 Brantley Beach-Fence

Brantley Beach presented to the board plans to build a fence in the backyard of his house. The board informed Mr. Beach the finished side of the fencing (if only finishing one side) needs to be facing out.

Motion to approve was made by Tom Hickey. This was seconded by Larry House. Motion carried 5 -YES.

K-21-34 Scotty McClelland, Ausable Club-Single Family Home

Scotty McClelland presented to the board the Robinson project that is taking place on the grounds of the Ausable Club. This is a 3,600 square foot house that will be replacing the house that was already there. The old house has been demolished. The new house will basically be built on the same site around a big boulder on the property. The septic is in the same location. The Ausable Club has approved this plan through their approval process. Mr. McClelland didn't have to go through APA since this is a pre-existing sub-division. This plan has been approved through AMR. Application and plans on file.

Motion to approve was made by Tom Hickey. This was seconded by Linda LaBarge. Motion carried 5 -YES.

K-21-35 Barbara Juh-Fence

Barbara Juh presented her plans of building a fence around the back of her property and an putting Amish garage structure on her property. The structure will be 20'X12' (less than 500 sq. ft.). Ms. Juh will build the fence herself which will be 4ft high. The fence will be right on the property line. Ms. Juh just had her property surveyed. One of Ms. Juh's neighbor's is aware of her fence project, but the other neighbor is not. Ms. Juh would like to build a fence to prevent her dog from going out in the road. Ms. Juh does not need permission from the board for her fence and structure project since the fence is 4ft and under and the structure is less than 500 sq. ft. This plan is purely informational. If this plan becomes jurisdictional Ms. Juh needs to come back to the Planning Board to present her plans.

K-21-36 Charles Segard- Single Family Home

Charles Segard presented a project to the board of building a residence taking place on Styles Brook Road. This is a structure that would need to be moved back from the brook. There needs to be a new septic. There was a proposed replacement of a single family dwelling destroyed by

Irene. Mr. Segard needs to get a permit because the structure is not being built on the same footprint. Application and plans on file.

Motion to approve was made by Travis Gagnon. This was seconded by Larry House. Motion carried 5 -YES.

K-21-37 David LeClair-Fence

David LeClair presented his plans for a 6' fence in the backyard of his house. Mr. LeClair will be putting the fence in himself, and the finished side will be facing out. The color is a natural pressure treated wood.

Motion to approve was made by Linda LaBarge. This was seconded by Travis Gagnon. Motion carried 5 -YES.

K-21-38 Tom Carlson- Garage

Tom Carlson's project is a 24'X24' garage with wood shop attached. The attic of the garage will be used for storage. Brian Crowl is concerned with the APA permit and current letter of non-jurisdiction. APA permit expires within 5 years if not executed. The board set a policy to have current APA permit or letter or non-jurisdiction for current projects. This project is pending based on APA approval. Application and plans on file.

Old Business:

There was no old business.

The board decided to keep meeting in person at the Town Hall the 2nd Tuesday of every month at 9:00am.

Adjournment: Motion to adjourn the meeting having conducted all business was made by Larry House. This was seconded by Travis Gagnon. Motion carried 5-YES.

The meeting adjourned at 10:07 AM.

Respectfully submitted,
Ashley LeClair, Clerk to the Supervisor

The next meeting will be held on **Tuesday, October 12, 2021 at 9:00am** at the Town Hall.