

Planning Board

Town of Keene

Keene, NY 12942

Date: Tuesday, April 12, 2022

Kind: Regular Planning Board Meeting

Place: Town Hall – Keene, NY

Board Present: Tom Hickey, Larry House, Travis Gagnon, Ron Hall,

Board Absent: Mike Hartson, Brian Crowl, Linda Labarge

Others Present: Joe Pete Wilson, Supervisor, Tina Preston Keene Clerk, Derrick Martineau, Jay Haws, Annie Scavo, Liz Haight, Shane Brunell, Scott McClelland, Chris White and Reid Jewit Smith Director of Little Peaks

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

Approval of Meeting minutes:

A motion was made by Travis Gagnon, seconded by Ron Hall with the Amendment that Travis Adjourned the Meeting and Ron 2nd.the March 8, 2022 meeting. All in favor, none opposed, to approve the minutes of the planning board held March 8, 2022.

New Business:

K-22-6 LITTLE PEAKS DEVELOPMENT – Scotty McClelland/Chris White

Little Peaks Architect Chris White provided copies of plans for review of the project located at 10887 & 10889 NYS Route 9N map # 53.27-3-8.100 & 53.27-3-8.400. Application has already been approved at this time Chris stated that lots 3,4,5 & 6 HAPEC will take and lots 1&2 they will develop with road into Little Peaks with end of the road with a snow plow turn around keeping parking to the east side and keeping south open for play area with a fence around the playground and the rest will be open to the brook. Inside the building you will enter into the East side for Morning sun and seating area, cooking area will have a fire wall, North & South side will be used for motor room activities and they will not be installing Camera System. Exterior will have an Extended Roof at entrance area with vertical siding in a Natural wood color they wanted a metal roof however that was too expensive. Tom explained that the board needed to have colors for the building and roof prior for approval. Scott had samples in truck and went and got, and board approved Driftwood, Green and Gray for Roof and 4 colors for Siding.

Signage @ Road will have a 10" set back from road on South side and have a 16' square foot design. They will also be using Solar light and road and parking lot lights that will be shutting off by 7pm at night.

Motion to approve Building and Sign was made by Travis Gagnon and second by Tom Hickey all in favor, none opposed. Approval letter to be sent

Old Business:

K-22-2 CHRIS FRAZIER FOLLOW UP

Travis Gagnon provided a copy of the Elevation View for approval which was the last thing needed for approval. Travis Gagnon had to abstain from voting leaving no quorum to vote so a phone call to Brain Crowell and Linda Labarge was made and Brain called back and he voted by phone making a quorum. Motion made by Larry House second by Ron Hall all in favor none opposed - approved

Discussion:

K-22-5 Jay Haws/ Dartbrook LLC- Storage shed

Jay Haws presented plans for a single story storage shed across from Dartbrook South at tax map parcel 53.26-4-6.100/ 53.27-1-3012. The structure will be a 24x 52 storage barn with a dark stain and dark roof, it will have electrical but no plumbing. Dartbrook plans to use the existing 24 x 24 slab foundation under front of structure and add concrete piers on the back. Mr. Hickey and Mr. House have viewed the property. Jay came today to see if anything else was needed at this time. Board has received a letter from Thomas L. LaBombard, PE which is on file. Ron Hall motioned to approved the project and Larry House seconded it all in favor none opposed. Approved

Liz Haight & Shane Brunell - Nordic Run Way

Purchased 48 Acres on Noric Run Way and just wanted to stop in and introduce themselves and start applications from Derrick Martineau. They are currently already working with the APA and meeting with them today to see about putting 2 cabins on the property a 2 bedroom and a 3 bedroom. They showed a rough draft map that they drew up with a sketch of what they are looking to do. Tom Hickey advised that when they get a set of plans the board would like to come walk the property and review. Ron Hall stated that the board would like to see a set of site plans with everything marked out on it.

REVISION TO SITE PLAN REVIEW LAW

Joe Pete Wilson

Joe Pete would like the Planning Board, Town Board and Town Attorney to review Site plan review law books when some more arrive from printing, make changes, then have consultant review. After all that is done give back to the Town Board for final review. Larry House has already worked with task force in regards to Short Term Rentals (STR). Water Law will also be included and updated in this revision.

K-21-38 CARLSON, TOM

This was presented last September for a Garage/Shop on Hickey Road all that was needed was last part of application which we now have. Motion made by Ron Hall and second by Travis Gagnon all in Favor and none opposed. Approved.

Motion to Adjourn Ron Hall, 2nd Travis Gagnon

The Meeting was adjourned at 9:45 .

Respectfully submitted,

Tina L. Terry Preston

Next Meeting- Tuesday, May 10th @ 9:00 AM