

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

Date: Tuesday, May 10, 2022

Kind: Regular Planning Board Meeting

Place: Town Hall – Keene, NY

Board Present: Tom Hickey, Larry House, Brian Crowl, Ron Hall, Linda LaBarge

Board Absent: Mike Hartson, Travis Gagnon

Others Present: Joe Pete Wilson, Supervisor, Tina Preston Keene Clerk, Kevin Dunford, Peer Torrance, Barbara Tam, Bob Biesemeyer,

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

PLEDGE OF ALLEGIANCE: Ron Hall

Approval of Meeting Minutes:

A motion was made by Ron Hall, seconded by Tom Hickey, 5 yes votes to approve the minutes of the planning board held on April 12, 2022.

New Business:

K-22- 7 Kevin Dunford – Residential House to Commercial Use

Kevin Dunford presented for a change of use. The project is a single family dwelling located at 3259 NYS Route 73, Keene, NY 12942 tax map parcel 44.3-1-57.000. Kevin provided Application, Plans and is in Final stage with DOH. He is providing private Chef service to his client at Bay Pond and has hopes of obtaining a couple more private client accounts. Motion to approve by Linda LaBarge, 2nd by Brian Crowl. Carried 5-0, Yes.

K-22- 8 Barbara Tam – Line Subdivision

Barbara Tam presented today with plans for a Subdivision located at 501 Hurricane Road, Keene, NY 12942. Tax Map ID # 54.1.04.56.00 and 54.1.1.50.000 that was started in 2012 by her late husband Paul Nowicki, at which time he had approval from the APA. However, it was never recorded as a subdivision. At this time Barbara Tam's intent is to sell off the Farm House Lot with the only change since 2012 is driveway entrance. Lot 1 will have 7+ Acres, Lot 2 will

have 33+ acres. Barbara has already filed new application with APA. Brian Crowl and Tom Hickey discussed and it was determined that since it has been 10 years since last application was submitted we would need a new application, site map and final paper work from APA. Not Approved, tabled waiting paperwork.

K-22- 9 James Figg - Garage

Peter Torrance presented today for a 24x24 Garage with a Storage Shed in the Attic located at 1821 NYS Route 73, Keene Valley NY 12943, Tax Map ID# 62.59-1-14.000. The Garage will be designed to match the house with same color gray with green trim and roof pitch. There is a 6' off property line set back and both a joining property owners Ron Hall and John DeZalia wrote letter of approval (attached to application). Application was provided today at meeting Motion to approve by Ron Hall, 2nd by Linda LaBarge. Carried 5-0, Yes.

K-22-10 Chiara, Daniela/Mason, Christopher

Peter Torrance presented today for a Single Family Dwelling with attached Garage with a Studio Living Quarters above garage located at Hulls Falls Road, Keene NY 12942, Tax Map ID# 53.2-1-56. This is a 3,000 sq. foot Single Family Dwelling, 3 Bedroom Home, with APA Approval. The Studio located above the Garage will have 1 bathroom and the access will be through the garage. The total height of the residence and garage are under 40'. The colors are going to be a gray barn wood color. Tom Hickey stated, that this project did not need a site visit as all board members are familiar as to where it is located. Application was submitted, Motion to approve made by Tom Hickey, 2nd by Ron Hall. Carried 5-0, Yes

K-22- 11 Mason, Dave

Robert Biesemeyer presented today for a Single Family Dwelling at 30 Keene Knolls Way in Keene, NY 12942, Tax Map ID 53.2-1-54.002. 2500sq. foot home with a 700sq. foot garage attached by a walkway. This project has been APA approved. Colors have not been decided and construction will not begin until sometime in August 2022. At this time, Tom Hickey stated that a site visit would need to be done and Brian Crowl, Linda LaBarge, Ron Hall and Larry House were going to meet Bob Biesemeyer at the site after the meeting today to go over the project. At this time Planning Board has a completed application, however, it needs a site plan. Board discussed and determined that this would be tabled till next month meeting awaiting site plan. Not Approved.

Old Business:

Linda LaBarge was inquired if Liz Haight & Shane Brunell had brought back any more information in regards to their property on Nordic Run Way and Larry House stated that nothing has been done at this time.

Discussion:

Brian Crowl – Turned in his Site Plan Review Law Book to Joe Pete Wilson with his notes for Zoning/Planning Changes. This is a process that the Planning/Zoning & Town Board will be working on together before making changes.

Brain Crowl – Barbara Dwyer is working with APA and is looking into replacing a garage that collapsed from snow to be replaced with a small guest cottage with plumbing. We may see Barbara at a planning meeting with in the next 6 months.

Motion to Adjourn by Tom Hickey, 2nd by Ron Hall

The Meeting was adjourned at 9:56 a.m. .

Respectfully submitted,

Tina L. Terry Preston

Planning Board Secretary