

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

**Date:** Tuesday, July 12, 2022

**Kind:** Regular Planning Board Meeting

**Place:** Town Hall – Keene, NY

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

**Board Absent:** Travis Gagnon

**Others Present:** Tina Preston Keene Clerk, Derrick Martineau, Code Officer, Ann Hartson,  
Barbara Tam, Linda & Chuck Boyd, Sean Torrance, Cheryl & David Fries,  
Nancy & Jim Freeman

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

**PLEDGE OF ALLEGIANCE:**

**Approval of Meeting minutes:**

A motion was made by Ron Hall, seconded by Linda LaBarge, 5 yes votes to approve the minutes of the planning board held June 2022

**New Business:**

**K-22-8**

**Tam, Barbara – Barbara approached the board with new surveying plans from Bob Marvin and New applications information from APA. Motion was made all good to go board will sign the maps after the meeting and Barbara will pick up from Tina Preston on Wednesday July 13, 2022. Larry House stated motion from prior meeting was made and Tom Hickey agreed All in favor 5-0 Carried**

**K-22-17 Mike Hartson – Single Family Dwelling**

**Mike submitted an application with APA permit attached, for a Single Family Dwelling @ NYS 9n/Route 73, Keene, NY lot # 53.27-4-1.120 Larry House & Tom Hickey have done a**

site visit prior to this meeting. 2<sup>nd</sup> Driveway has been put in. Linda LaBarge asked about boundaries line adjustment and Mike stated that Kevin Hall did a rough draft that is attached to the application that was submitted. Final architecture drawing will be completed when final approval is given from the board to move ahead. Linda LaBarge asked about the height of the Garage, Mike stated it is lower than the house which will be 1.5 stories. Motion was made by Tom Hickey 2<sup>nd</sup> by Brian Crowl. carried 5-0 Mike abstained.

**K-22- 18                    Chuck Boyd – Single Family Dwelling with Shed**

Mr. & Mrs. Boyd are applying for Single Family Dwelling with Shed. Tom Hickey wants to do a site visit prior to approval of Sub-division 114 Hurricane Road, Keene NY Lot # 54.3-1-38.000. Property was sub-divided at one time and paperwork was not completed. Brian Crowl abstained from approval of sub-division pending site visit. Larry House, Tom Hickey, Linda LaBarge will do a site visit after the meeting today. Brian Crowl explained that they will need to come back to the Planning Board after the final plans are done for septic for final building approval. Motion by Tom Hickey 2<sup>nd</sup> by Linda LaBarge to approve pending site visit and Final Plans. Carried 5-1 Brian Crowl Abstained

**K-22 –19                    Lisa Livingstone – 400’ Home with Basement**

Sean Torrance provided plans for a 400’ Home with basement = 800 sq. foot total with small kitchen and bathroom, metal roof. Located @ 103 Moose Hill off Jackson in Keene, NY Lot # 53.2-3-24.100. Linda LaBarge asked if this was the only structure going on this property and Sean Torrance stated yes. Brian Crowl asked about the APA where sub-division 2019 for 7 lot each lot maybe approved with one single dwelling. Brian Crowl has been to the property, Larry House & Tom Hickey would like to do a site visit they are planning to do a site visit with Sean Torrance after the meeting today. Motion to approval pending more recent APA paperwork and site visit. Motion by Tom Hickey 2<sup>nd</sup> Ron Hall Carried 6-0 - Site visit completed all ok!

**K-22- 20                    David & Cheryl Fries – Single Family Dwelling**

Application presented for a Single Family dwelling with unfinished crawl space basement. Application has Architectural Plan attached. Location is 21 pitch off way, Keene NY. Tax Map# 53.6-1-13.000. Tom Hickey stated that a site visit needs to be done and a septic review needs to be completed. Project was tabled at this time awaiting Survey, APA and site visit.

**K-22- 21**

**James & Nancy Freeman – Set Backs for New Structure**

Individuals are here today seeking information for property located at 60 Market Street, Keene Valley, Tax ID# 625.T 109315/15300062.59-2-45000. Applicants are looking for new setbacks for new structure. Average width of the property is 48.55' West Side and 43.14' East Side. Jessica Hoffman prepared plans to address some of the issues at hand. Larry House asked if the lot was big enough for 15' setbacks from property line with a modify letter from other property owners? Mr. Freeman stated setbacks with written permission from abiding neighbors are 5'. Brain Crowl told Mr. Freeman to talk with the Highway department to make sure you're not in right away if septic is moved to the front of the house. Tom Hickey advised to check with Derrick Martineau on septic. Jim Freeman stated that Perk test was completed by Tom LaBombard. Ron Hall stated that Tom LaBombard did not have positive information on how to move septic. 5' deep to top of dry well 1200 gallon that was put in by Ray Manley. Brian Crowl advised – They have clean water grants that are being given to upgrade sewer systems – advised them to check out this with the Clean Water Association.

**K-22-22**

**Charles Segard – Garage**

Mr. Segard is applying to put up a 16x22 300sq ft. Garage – Brain Crowl stated that this is a Non-Jurisdictional, however unsure if there will be water. If Water DEC will require 50' permit for 50' from brooks any banks of water, lean to, garage, shed, home or anything. Documentation needed from DEC pending confirmation of water? At which time will determine if DEC permit needed.

**K-22-23**

**Wessman-Moody**

Applicants have 2 lots with one house built on the property line on Rt. 9n, Keene, NY Lot # 44.2-1-21.210 & 44.2-1-11.000– all they are looking for is a boundary adjustment. APA letter dated 06.15.2022 stating no APA permit required. Linda LaBarge motioned to approved boundary adjustment. Larry House wanted to see what the setbacks were? Brain Crowl wanted to see a full size map of the property. Tom Hickey called Bill Tansey (Lawyer) and left a message on voice mail. Brain Crowl Motion approval pending a full map provided, confirmation of setbacks of property line. 2<sup>nd</sup> by Linda LaBarge Bill Tansey called back – Property Line

**Old Business:**

**K-22-16**

**Brunell –Haight**

38-40 Nordic Run Way, Keene NY, we received an email that APA application was deemed complete awaiting comment period. A street address was also assigned to the property. An easement with the county to run our electricity from the pole. – Pending

Brain Crowl asked Joe Pete Wilson what is going on, on Stiles Brook Road @ Old School House Cabin. Will check with Derrick not sure if he is aware of what is being done.

Next Meeting- Tuesday August 9th, 2022

Adjournment motion made by Ron Hall 2<sup>nd</sup> by Brain Crowl all in Favor carried 6-0

The Meeting was adjourned at 10:05

Respectfully submitted,

Tina L. Terry Preston, Clerk

Planning Secretary