

**Planning Board  
Town of Keene  
Keene, New York 12942**

**Date:** Tuesday, August 9, 2022

**Kind:** Regular Planning Board Meeting

**Place:** Keene Fire house

**Board Present:** Larry House, Linda LaBarge, Brian Crowl, Mike Hartson, Ron Hall, Travis Gagnon

**Board Absent:** Tom Hickey

**Others Present:** Lance Leclair, Suzy Doolittle, Kevin Hall, Tina Preston (clerk), Joe Pete Wilson (Supervisor)

**Call to Order:**  
Larry House called this meeting to order at 9:08am

**PLEDGE OF ALLEGIANCE:** Ron Hall

**Approval of Minutes:**

A motion was made by Ron Hall, seconded by Linda LaBarge, to approve the Minutes of the Planning Board Meeting held Tuesday, July 12, 2022, as presented. Motion – CARRIED, 6 Yes

**New Business:**

**K-22-24 LeClair, Lance – Single Family Dwelling**  
Lance presented the board with Application, plans for Single Family Dwelling for property located at 58 Old Sugar Way, Keene Valley, NY @ tax map # 62.2-1-43.100. This is a replacement home for one that previously burnt. This new home is 12' longer has a second floor with dormers with same foot print. Lance provided the board with a set of plans that will be stamped by the company after the planning board approves the project. Travis Gagnon made a motion to approve the replacement home 2<sup>nd</sup> by Ron Hall. Carried 6-0 – Pending receipt of stamped plans

### **Segard, Charles, Garage**

16X22 Garage to be built on Stiles Brook Road for his Sisters car who is coming from Florida. This building is 352 sq. ft. Linda LaBarge asked about the setbacks from the brook Charles explained that there was no water or sewer in the building. Planning Board determined that this is non-jurisdictional

### **K-22-25 Killmer & Hirschfeld – Minor Sub-Division**

Kevin Hall presented for Lands of Knapp property located at 330 Alstead Hill Lane, Keene, NY lot# 44.3-1-32.111 & 44.3-1-44.100. The minor subdivision/boundary line adjustment is to create the 26.1 acres being part of the Knapp Lands of TM#44.3-1-32.111 to be conveyed and merged into other lands of Killmer & Hirschfeld Lands currently consisting of the following three parcel: TM# 44.3-1-44.100 (99 acres, 44.3-1-44.200 8.5 acres and 44.3-1-64.000 1.4 acres. Lands of Knapp will be 96.4 acres with the existing "Knapp Farm House" is the remaining lands of Knapp. Ideally Killmer & Hirschfeld would like to merge their three existing tax map parcel and the 26.1 acres to be acquired from Knapp Lands into one lot being 135 acres. Local Government Form needs to be signed by Derrick Martineau and he handed that in today Joe Pete Wilson will get to Derrick for signature. Linda LaBarge ask if this was Jurisdictional? Knapp Farm is Rural Use 8.5 acres and over the years they created the limit of non-Jurisdictional properties you can have 4 lots. 5<sup>th</sup> lot regardless of the size and this is why APA is involved, the APA has come out and required a test pit be done on the 26 acres to verify there is soil suitable for septic and that information is located at the end of the map. Kevin Hall provided copies of the two deeds and Tax Map. Larry House did not see any problems with the project. Kevin asked how many dwellings you can have on a tax map parcel? and was looking for future reference. Planning board was not aware of any limit on number of dwellings only the setbacks.

Motion to approval minor subdivision/boundary line adjustment was made by Ron Hall 2<sup>nd</sup> by Larry House Carried 6-0

- Kevin will catch up with Larry House to get final maps signed

### **Doolittle, Suzie – Porch into a Closet**

Located in Keene Valley

60 square foot of front porch into a closet not changing foot print, just changing glass. Non-Jurisdictional just needs to see Derrick Martineau

**K-22-20 Fries, David & Cheryl**

Applicants sent in paperwork showing that they received APA Jurisdictional Determination Letter for new construction at 21 Pitch off Way. Survey Map still needed - Site review was done as a drive by with Tom Hickey and Larry House. Septic review still needs to be done by Derrick Martineau. Pending

**K-22-26 Nason, Phillip & Lisa – Single Family Dwelling**

This is Single Family Dwelling located at 67 Hurricane Road, Keene, NY. Tax Map # 54.3-1-43.220. Applications was provided with stamped engineered plans, septic plans, 3500sq ft. 2 story farm house. NJ letter from 2020. Motion to approved made by Travis Gagnon 2<sup>nd</sup> by Mike Hartson Carried 6-0

**TRAINING**

Town of Webb – Training for Planning & Zoning on 9/29/22 – All Declined

**OLD BUSINESS**

**K-22-23 Wessman/Moody – Boundary Adjustment**

Lot Line Adjustment. Bill Tansey – was at the meeting to straighten out things out. Property was all owned my Moody and Wessman purchased the two lots along the River and then a piece was gifted to Deb Moody. Then in 1973 APA bowed out and Moody wanted to build a dwelling and Wessman gave them a lot to the South/East. But when the house was build and burnt down and rebuilt it shadows the property line and a septic. They need a property line adjustment (due to Wessman selling) the property to a young couple. Motion to approve by Linda LaBarge 2<sup>nd</sup> by Larry House Carried 6-0 Larry will sign Maps after the meeting.

**K-22 Freeman, James & Nancy – Single Family**  
Market Street in Keene Valley, the house is two big of a house for lot size. James was concerned on how close he could put a to the road. Larry advised him to talk to the highway department but our requirements are 5' from right away from structure. Brian asked if a survey was done and it looks like he has had one. Bryan stated someone should tell him to put some stakes or flag in where survey was done. Joe Pete stated he has not contacted Reggie Whitney yet He And Reggie have been doing side walk work and it is 25.9' From the center of the road.

**Correspondence:**

None

**Discussion:**

**Larry House** told Joe Pete Wilson that Tom Hickey has a concern with the people across from the Town Hall on Hurricane Road side with the Art Work. Joe Pete stated he talked with them and that they are not running a commercial business. They have previously put in an application for a business and needed parking and then withdrew the application.

**Brian Crowl – Stiles Brook Road – The old cabin (yellow Cabin)** Derrick Martineau stated was ruined by the flood and this was non-juridical and it's being replaced in same foot print. The builder of the project is the owner of the property.

**Adjournment:**

Motion to adjourn was offered by Ron Hall, seconded by Brian Crowl Motion – CARRIED, 6

The meeting was adjourned at 9:50 AM.

Respectfully submitted,  
Tina L. Terry Preston

Next meeting – **Tuesday, September 13<sup>th</sup>, Keene Town Hall**