

**Public Hearing**  
**October 4, 2022**  
**6:00 p.m. Keene Community Center Pavilion**

**BOARD MEMBERS PRESENT:** Joseph P. Wilson, Jr., Town Supervisor, Robert Biesemeyer, Deputy Supervisor, Teresa Cheetham-Palen, Council Member, David Deyo, Council Member

**TOWN OFFICIALS PRESENT:** Dean Smith, Deputy Highway Superintendent, Kimberly Smith, Town Clerk

**MEMBERS OF THE PUBLIC PRESENT:** Donald Smith, Ellen and Michael Estes, Marcy Neville, Bruce Misarski, Annie Scavo, Susan Lacy, Jill Bassett, Ann Hough, Megan Murphy, Elizabeth Davidson

Supervisor Wilson welcomed everyone at 6:00 p.m.

The following Public Hearing notice was published on September 23rd, 24th, and 26th in the Adirondack Daily Enterprise, and also posted on the Town Clerk's sign board and the Town Website ([www.townofkeeneny.com](http://www.townofkeeneny.com)).

**NOTICE OF PUBLIC HEARING**

**Town of Keene**

INTENTION TO FILE A RESTORE NY GRANT APPLICATION for DEMOLITION AND ASBESTOS REMOVAL at 10889 NYS Route 9N, KEENE, NY 12942

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town Board of the Town of Keene, at the Keene Community Center Pavilion on Church Street, Keene, County of Essex, New York on Tuesday, October 4<sup>th</sup>, 2022, at 6:00 pm concerning proposed RESTORE NY grant application for the Demolition and Asbestos Removal at 10889 NYS Route 9N, Keene, NY 12942

TAKE FURTHER NOTICE the said grant application will be preparation for future affordable housing development at this location, more fully described on the Property Assessment List that follows this notice.

AT THE AFOREMENTIONED time and place all persons interested in the subject matter thereof will be heard concerning the same. The Letter of Intent to file the application and Property Assessment List are available for viewing at the Town Hall during regular business hours. Interested persons may submit comments in writing to Joseph P. Wilson, Supervisor, Town of Keene, PO Box 89, Keene, NY 12942.

By Order of the Town Board  
Town of Keene, New York

Kimberly E. Smith  
Town Clerk

**Property Assessment List**

*Municipal Name:* Town of Keene

*Project Name:* Both Meadow Trail Project

*Number/Site Name/Address:* #1; 10889 NYS Route 9N, Keene, NY 12942;  
2,928 Sq.Ft.; R-C (R-Residential); DM (Demolition); V (Vacant)

Supervisor Wilson opened the Public Hearing by explaining that it was to apply for Restore NY grant funding. It was not committing the town to spending any money. It was not committing to anything beyond that.

Bruce Misarski spoke and stated that the estimated amount that they would be applying for was around \$80,000 and that it would need to be prevailing wages, so they would be getting a cost estimate.

Supervisor Wilson opened the floor for any questions, concerns or comments.

Ms. Cheetham-Palen stated that she brought a copy of the project summary if anyone wanted a copy of it. (A copy of the Summary Information is attached to these minutes.) Teresa gave a brief description of the project. She stated that the subdivision had already been approved by the Planning Board for housing in front of where the Little Peaks Daycare Center was going in. There was a large house that was problematic: it had water damage, and it needed asbestos removal. They were applying for the Restore NY grant in hopes to get money to be used towards the removal of the house and prepare the site for future housing.

Supervisor Wilson stated that he had received a letter of support from Reid Jewett Smith, Director of Little Peaks, via email. The email stated:

“Little Peaks supports the Town of Keene's ESD application because of how the land has been repurposed to support early childhood education and housing development. The way that the new land will be used - for full-day childcare, preschool, and family housing - demands the safe removal and remediation of the property at 10889 NYS Route 9. The redevelopment of the land to support strategic housing and education initiatives rests on the removal of the house to move forward into a new era where the Both Meadow Way development can move the Town of Keene forward in its goal to support accessible early childhood education and affordable housing.”

Mr. Biesemeyer stated that he thought they had 100% support.

Mr. Deyo stated that the town wasn't spending any money and that they were applying for a grant. He asked to call it for a vote.

Supervisor Wilson explained that first they needed to do the Public Hearing before having a vote.

Annie Scavo, Board Chair of Little Peaks, spoke and thanked the Town for supporting them thus far with their project. She stated that they are progressing wonderfully. They have the building, insulation was blown, windows were in, the plumbing was in, their electricity was going in, the roof was done, their siding was half on. As they moved along, that building (the project removal building) coming down was very important to have done before Little Peaks opened and they were excited about the possibility of the grant. It was something that would benefit everyone. They support it 100% and she hoped that the town would support it as well.

Bruce Misarski asked to give a brief background. He explained that when they originally bought the property, they had not intended to knock the building down. They had thought about making it into some rental housing. When they looked at it, it was over one hundred years old. It contained asbestos and had major framing parts removed and the interior walls had the studs laying flat and there was water damage. When they

looked at it, it just didn't seem feasible to save it. The original bid to demo it was at about \$25,000, but then after the asbestos testing they found asbestos in the heating system and the siding. The \$25,000 knock down suddenly turned into an \$80,000 one due to the asbestos removal. If they went with prevailing wage, it would be even more. When they looked at more affordable housing lots, and they divided \$100,000 by 4, that would make their houses \$25,000 more per unit, and there was no way that was going to be affordable. So, that was the only way they were going to be able to do it and keep it at affordable housing.

Donald Smith, resident, asked what the timeline would be to get the grant.

Ms. Cheetham-Palen stated that the grant was due by October 11th and then they waited to see.

Mr. Smith asked if it would be years before they heard.

Supervisor Wilson stated that this was a brand new grant so they did not know. There was not even a track record to look at how quickly they would normally hear. He explained that the State is anxious to get the money out, but they did not have a timeframe.

Megan Murphy spoke and stated that the State has speculated that it would be the first quarter of 2023. They were asked to do a timeline in the grant and that was what they were anticipating.

Ms. Cheetham-Palen stated that there was going to be another round of this grant money as well. If for some reason they don't get it this time around, they would try to get it again.

With no further questions and all persons desiring to be heard, having been heard, the Public Hearing was terminated at 6:10 p.m. by Supervisor Wilson.

Respectfully submitted,

Kimberly Smith  
Town Clerk  
Town of Keene