

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

**Date:** Tuesday, April 11, 2023

**Kind:** Regular Planning Board Meeting

**Place:** Keene Town Hall

**Board Present:** Tom Hickey, Linda Labarge, Travis Gagnon & Ron Hall, Mike Hartson

**Board Absent:** Larry House, Brian Crowl

**Others Present:** Bob Biesemeyer, Julie Walmsley, Megan Hall, Kevin Hall, Tina Preston (planning board secretary/clerk)

**Call to Order:**  
Tom Hickey called this meeting to order at 9:01 am

**Approval of Minutes:**

A motion was made by Linda LaBarge and seconded by Ron Hall to approve the Minutes of the March 14, 2023 Planning Board Meeting as presented. Motion CARRIED – 5 Yes

**New Business:**

**K-23-7A      WALMSLEY, JULIE – SUBDIVISION**

Julie is here today with Kevin Hall to explain a 2 lot subdivision at 80 Gilmore Hill Rd, Keene, NY 12942, Tax# 44.3-1-53.000  
Julie is looking to renovate home on Lot #1, and Sell the property Lot #2 to help pay for renovation of Lot # 1. Lot # 2 is a 3 acres' lot, Lot #1 is a 7 acres. Tom Hickey has made a site visit and had no issues with anything. All board members are familiar with where the property is located. NJ letter was provided. Mike Hartson make a motion to approve the Subdivision

Travis Gagnon 2<sup>nd</sup> it. **Carried – 5-0**

**K-23-7B**

2<sup>nd</sup> part of the Subdivision – Julie is doing renovation on the current house. Tom Hickey did a walk through with Julie the floors are solid. Travis Gagnon made a motion to approve renovation and Linda LaBarge 2<sup>nd</sup> Motion **CARRIED 5 -0**  
**SEQRA TYPE -2**

**K-23-8            FUNCHION, MATT & DIANE - SFD**

Bob Biesemeyer is here today to represent his clients Matt & Diane at 68 AuSable Road, St. Hubert's, NY 12943, Tax Parcel # 72.2-1-16.000 they plan on tearing down upper of the 2 houses and building a new one in the same location.

The new one will be a larger house on the same lot, they will improve the driveway by taking out the first turn of the driveway after the gate. They are looking to tear down the existing house this fall and maybe rebuild next year. They will take necessary set back and upgrade septic in the process. Travis Gagnon asked about APA approval and Bob Biesemeyer stated that Tim Smith (Attorney) was contacted and nothing needs to be done per Mr. Smith. Motion to approve by Travis Gagnon and 2<sup>nd</sup> by Mike Hartson  
**Carried 5-0                    SEQRA TYPE 2**

**K-23-9            KEENE VALEY COUNTRY CLUB – SCOTTY  
                         McCLELLAND - GARAGE**

Scotty filed an application for a 18' X 24' Garage /Storage Shed 8 Country Club Way, Keene valley, NY 12942, Tax Map # 62.16-1-1.000. The garage will have no bathrooms, septic or water Non-Jurisdictional. Travis Gagnon made motion that this be tabled till Scotty comes with confirmation of setbacks. Scotty will need letters from adjacent property owners if closer than 15" from property line. - **Tabled**

**OLD BUSINESS**

**K-23-6**

**LANGMANN, WILL – UNATTACHED 2 CAR GARAGE**

**PREVIOUS MEETING;**

Owner would like to build an unattached 2 car garage @ 139 Hulls Falls Road, Keene, NY Tax Map # 153000 53.4-1-8.002. Tom Hickey and Larry House met with Patti Wright Caretaker. They need; 1. APA Approval or NJ Letter, 2. Property Line Distance. When Tom talked with Will on the Phone he stated that his brother owned the adjoining lot and he wanted to be closer than 15' to the property line so Tom is going to reach out to Patti Wright to follow up. Tom feels if this is the case with his brother's property then there should be survey done. Patti stated that Will Langmann owned both lots but Tom feels this is incorrect. However, this is tabled till next meeting waiting; 1. NJ or APA Letter, 2. Signed & Stamped Plan 3. Property Line Distance 4. Completed Application. **All in favor 4-0 - TABLED**

**UPDATE 4/11/23:** Tom Hickey talked with Will Langmann, they are still up in the air on where the line is going to be so Tom recommended a new survey be completed. Travis Gagnon has concerns on if Langmann will be far enough away from the cemetery which has about 20 grave sites. Also, they will need an updated APA letter as the last one was in the 1980's and the current right away with knoll property is also in question.

**Correspondence:**

**None**

**Discussion:**

Tom Hickey received a call from Jon Brown in regards to moving a camp at Putnam Camp, St. Hubert's due to drainage. This is the 2<sup>nd</sup> building that will be moved on that property.

Travis Gagnon asked if the Planning Board would ever go back to night meetings. After a brief discussion, it was discussed that they would stay the way they are.

**Adjournment:**

Motion to adjourn was offered by Tom Hickey, seconded by Ron Hall – **CARRIED, 5-0**

The meeting was adjourned at 9:30 am

Respectfully submitted,  
Tina L. Terry Preston done by a recording

Next meeting – **Tuesday, May 9th, 2023 @ Keene Town Hall**