

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

**Date:** Tuesday, May 9, 2023

**Kind:** Regular Planning Board Meeting

**Place:** Keene Town Hall

**Board Present:** Tom Hickey, Linda Labarge, Larry House, Brian Crowl

**Board Absent:** Travis Gagnon, Mike Hartson & Ron Hall

**Others Present:** Bob Biesemeyer, Tina Preston (planning board secretary/clerk)  
Ned Whitney, Patti Wright, Brian Cuff, Scott McClelland, Jon Brown  
Marcie Cuff

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

**Approval of Minutes:**

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to approve the Minutes of the April 11, 2023 Planning Board Meeting as presented - No Quorum to approve the minutes

**New Business:**

**K-23-10 SCOTT McCLELLAND - FENCE**

Tom Hickey & Larry House went and looked at the fence. It is already installed and they have no issues with it. Brian Crowl asked that Scotty get a letter from the neighbors that they are ok with the fence for the file. Tom Hickey made a motion to approve 2<sup>nd</sup> by Linda LaBarge – **CARRIED – 4 YES**

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

Scotty filed an application for 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 & is 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 – **UPDATE** - 14' off the property line and neighbor has no issues with it. Larry made motion to approve Brian Crowl 2<sup>nd</sup> – **CARRIED 4 YES**

**K-23-11 MARGARET & BRIAN CUFF – RELOCATE BARN**

116 Clifford falls Lane, Keene NY Tax Map # 44.3-2-1.200 Relocate big barn and make a utility shed and increase the size of it with new foundation currently 38x45 will be 38X60 In new location. Small barn is 20x30 will rotate to south side location and put a garden on the Southside of it, Goals are to restore and make more useful and they will have metal roofs and they are 120' to nearest property line. Larry and Tom have done site visit already. They will have electric for work shop. They do have a tax credit from NYS for Barn Restoration. Motion to accept by Brian Crown 2<sup>nd</sup> by Larry House. **CARRIED 4 - YES**

**K-23-12 CURTIS, WILLIAM – SIGN**

Ned Whitney here today for a sign for Maple Syrup Business. Ned will check with Reggie Whitney on setbacks for sign. location is on William Curtis Property in Keene Valley. tax map # 62.12-1-8.002. Tom Hickey made motion to accept and 2<sup>nd</sup> by Linda LaBarge **CARRIED – 4 YES**

**K-23-13 SCULLY, DAVID & LISA - FENCE**

Bob Biesemeyer is here today to represent Mr. & Mrs. Scully Bob received a call from the owners that the school had clear cut all vegetation between their house and the school. that the existing school fields were not visible. 8' Fence is needed at this time due to being wide open due to clear

cutting and Jake at school is ok with the fence because every soccer ball hit that way will be in the Scully yard. Middlebury Fence would be doing the work if approved. Property Line has already been staked out and Dan Mayberry and Jake are ok with the project. Tom stated good side of the fence has to be side toward the neighbor. Linda LaBarge & Brian Crowl agreed that a letter of acknowledgment should be in the file. Brian Crowl made motions to approve 2<sup>nd</sup> by Tom Hickey – **CARRIED 4 YES**

**K-23-14 PUTNAM CAMP –MOVE BUILDING**

4/11/23: 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.

**UPDATE 5/9/23**

John is here today with an application and plans 1196 NYS Rt. 73, Keene Valley, NY Tax Map # 72.21-9.000 The reason is this camp has a toilet however septic will be the same. The building will be moved 9' in one axis and 6' in other. The total building is less than 500 sq. feet.

Motion by approved by Larry House 2<sup>nd</sup> by Tom Hickey all in favor

**CARRIED – 4 YES**

**K-23-153 BOYTON, GREG – FENCE**

6' Pine Fence – unsure of where and kind of Fence **PENDING**

**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.

**UPDATE 5/9/23:**

Survey map was provided – Barn will be behind the cemetery. Survey show 3.5 feet from property line for the barn. Site Plan Review Law states 15' unless you have written permission from the neighbors which then is 5'. Patti stated neighbor is brother Vince and he provided the letter and is ok with 5' setback. At this time, they will need re-stake the barn to meet the 5' set back and have the planning board come and do a recheck. Patti stated they were told they did not need a APA letter due to no wetlands however, Planning Board is requiring an updated NJ Letter. **PENDING**

**K-22-30                    DICKERSON – SIGN**

**K-22-29                    MANCUSO ANDREA – SFD**

**Correspondence:**

**None**

**Discussion:**

Brian Crowl introducing two projects from **Barbra Dwyer;**

- 1) Barbara Dwyer – Lot line Adjustment - will provide survey maps at next meeting. 6ft adjustment other property owner does not want property just want to adjust line. TABLED
- 2) Garage was destroyed by snow load over the past two years now just a foundation. At this time, she wants to make a guest cottage. At this time, it is under 500 sq. feet it will have at bathroom and separate septic and already has a APA Letter. TABLED

**Adjournment:**

Motion to adjourn was offered by Tom Hickey, seconded by Brian Crowl – **CARRIED, 4-0**

The meeting was adjourned at 10:06 am  
Respectfully submitted,  
Tina L. Terry Preston done by a recording

Next meeting – **Tuesday, JUNE 13, 2023 @ Keene Town Hall**