

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

**Date:** Tuesday, June 13, 2023

**Kind:** Regular Planning Board Meeting

**Place:** Keene Town Hall

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

**Board Absent:** Travis Gagnon & Mike Hartson

**Others Present:** Travis Moulton, Edward Keenon, Patti Wright, Greg Boynton, Teri Goodenbour, Greg Goodenbour, Todd Townsend

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

**PLEDGE OF ALLEGIANCE**

**Approval of Minutes:**

A motion was made by Tom Hickey and seconded by Ron Hall to approve the Minutes of the April 11, 2023 & May 9<sup>th</sup>, 2023 Planning Board Meeting as presented - **Approved 5 YES**

**New Business:**

**K-23-6            LANGMANN, WILL – UNATTACHED  
GARAGE**

**PREVIOUS MEETING: 3/14/23**

Owner would like to build an unattached 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 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 of way 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**

**UPDATE 6/13/23:**

Patti Wright presented for Mr. Langmann. Town Board will consider a resolution giving permission to work up to a 5ft set back from Cemetery. Approval pending Town Board resolution. Motion made by Larry House, 2<sup>nd</sup> Ron Hall  
**CARRIED – 5 YES – SEQURA 2**

**6/13/23 TOWN BOARD MEETING** – Resolution Passed for 5' setback from Cemetery.

**K-23- 15      BOYNTON, GREGG – 6’ FENCE**

Mr. Boynton filed an application for 6’ Fence @ 10782 NYS Rt. 9N, Keene, NY tax Map # 53.2-3-40.002. Larry House & Tom Hickey have completed a site visit. We received a letter from the neighbor in agreement to the fence. Motion to approve by Tom Hickey 2<sup>nd</sup> by Brian Crowl – **CARRIED 5 YES – SEQURA 2**

**K-23-16      KEENAN, EDWARD – CHANGE OF USE**

Mr. Keenan is here today to change use of space at 3034 NYS Rt. 73, Keene, NY, from housing rental space to a commercial Gallery Space. This would be a housing rental to retail commercial use change. Motion to approve by Linda Linda LaBarge, 2<sup>nd</sup> by Brian Crowl - **CARRIED 5 YES SEQURA 2**

**K-23-17      TOWNSEND, TODD – SFD**

Mr. Townsend is here today with application and plans from engineer Mr. LaBombard. Property located at 39 Fairview Lane, Keene, NY 12942. Tax Map # 53.2-1-11.311. Mr. Townsend needs to stake out the house site for the planning board to complete a site visit. Brian Crowl motioned to approve pending site visit, updated site map & APA NJ Letter 2<sup>nd</sup> by Larry House – **CARRIED 5 YES SEQURA 2**

**K-23- 18      MOULTON, TRAVIS & RUTH – RAISE HOUSE AND ADD FENCE**

Mr. Moulton is here today to see if he needs the planning board approval to raise his house up to prevent flood damage. After speaking with his insurance company, it was determined he is in a low to moderate risk category. It was determined that this does not require planning board approval. However, when he decides to do the fence he will need to file application and come in front of the planning board.

**K-23-19      GOODBOUR, GREG & TERI – GARAGE WITH WORKSHOP**

Mr. & Mrs. Goodbour are here today to apply for a

detached garage with a workshop/studio upstairs.  
Larry House & Tom Hickey have completed site visit. Property located at 379 Lacy Road, Keene, NY 12942. Tax Map # 44.2-1-47.002. Larry House made a motion to Approve pending APA NJ letter 2<sup>nd</sup> by Linda LaBarge – **CARRIED – 5 YES SEQURA 2**

## **OLD BUSINESS**

### **A. DICKERSON – SIGN**

### **B. MANCUSO ANDREA – SFD**

#### **Discussion:**

- A. Cemetery Map – Does Planning Board have Jurisdiction?**  
Larry House made motion Brain Crowl  
2<sup>nd</sup> that planning board had reviewed plans and no issues, so town board had authority – **CARRIED 5 YES**

### **B. BRIAN CROWL – STR**

Brain attend the recent STR meeting at the Pavilion.  
He explained that there is already a law requiring change of use from residential to commercial.

#### **Adjournment:**

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

The meeting was adjourned at 9:50 am

Respectfully submitted,

**Tina L. Terry Preston** done from notes by Joe Pete Wilson

Next meeting – **Tuesday, JULY 11, 2023 @ Keene Town Hall**

