

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

Date: Tuesday, September 12th, 2023

Kind: Regular Planning Board Meeting

Place: Keene Town Hall

Board Present: Tom Hickey, Larry House, Brian Crowl, Linda LaBarge, Ron Hall

Board Absent: Mike Hartson

Others Present: Jane Nigra, Jane Gallina, Keith Wadsworth, Roger Rouppe, Dereck Crowningshield, Kevin Hall & Larry Shipps (Little Peaks)

Call to Order: Tom Hickey called this meeting to order at 8:58 AM.

PLEDGE OF ALLEGIANCE: Ron Hall

Approval of Minutes:

A motion was made by Ron Hall seconded by Larry House, to approve the Minutes of the Planning Board Meeting August 8, 2023, as presented. Motion – CARRIED, 5 Yes

New Business:

K-23- NIGRA, JANE – THORNE MEADOW LLC
Jane and Daughter Jane Gallina are here today to discuss Demolishing the structure on the property at 7 Nigra way, Keene Valley NY. Tax Map# 62.59-1-7.000. Tom Hickey and Larry House have done a site visit. Jane provided a set of plans that show what her modular layout would look Like 30x56 = 1680 sq. ft. Board advised she will need a demolition Permit prior to tear down the current structure. Brain Crowl advised planning board would need a survey map showing property lines. At this time the Planning Board needs; APA Letter, Survey Map, Building, Plans & Engineered Septic Plan. Jane and her daughter will get this information and will come back to apply. Jane Gallina asked about adding a 25x25 shed which is over 500' sq. ft. She will need to fill out an application and come in

When ready. Jane filled out an APA Application and will call today and get an update.

PENDING

**K-23-25 ADIRONDACK MOUNTAIN RESERVE
SEBILLE COTTAGE RENOVATIONS**

Roger Roumpf is here today to present plans to modify the expansion of kitchen and change the roof line. Addition is less than 500' with relocations of bathroom and plumbing.

Tom Hickey and Larry House did a site visit and see no problem with project. Ron Hall made a motion to approve the project Bryan Crowl 2nd. **CARRIED**

5 YES - TYPE 2 SEQRA

K-23-26 PLUMB, ROBERT – GARAGE RENOVATION

Dereck Crowingshield, contractor for the Plumb's presented plans to demolish the current two car garage at the plumb's property at 70 Deforest Way, St. Hubert's, NY TM# 72-2-2.000. This property is on the grounds of the AuSable Club. There are water problems with the current garage foundation. They plan to replace the garage on the same footprint adding a second story with living space. Tom Hickey and Larry House did a site visit.

Motion to approve Ron Hall 2nd by Tom Hickey.

CARRIED 5 YES – TYPE 2 SEQRA

**K-23- 27 KNAPP/KONOWITZ - BOUNDARY LINE
ADJUSTMENT**

Kevin Hall present plans for a Minor subdivision/boundary adjustment on Allstead Hill Road. The subdivision will create a 8.90-acre lot from TM# 44.3-1-67.100 (Knapp) to be conveyed and merged into TM#44.3-1-19.220 (Konowitz). Creating Konowitz's lot 33.81 acres. Motion to Approve by Linda LaBarge 2nd by Larry House – Carried 5 YES - **Waiting APA Letter.**

**K-23-28 HUMMEL, MICHAEL & PAMELA
2 STORY GARAGE WITH WORKSHOP**

Keith Wadsworth is here to represent Mr. & Mrs. Hummel. They would like to build a new 24x30 – 2 story garage with 2nd floor for workshop and storage area next to their shop. Location is 13 Cavanaugh Lane, Keene, NY TM# 54.1-1-49.100.

Tom Hickey & Larry House did a site visit. Project is under 1500 sq. ft. and has no plumbing. Motion to approve Linda LaBarge 2nd Larry House – **CARRIED 5 YES – Pending APA approval letter. TYPE 2 SEQRA**

K-23- LITTLE PEAKS – SIGN

Larry Shipps from Little Peaks is here today to discuss the temporary sign that has been placed out by the road. Little Peaks has no permanent sign approved by their board. Planning Board advised that when sign is finalized it will need to meet the sign size requirements and that Little Peaks will need to meet with NYS DOT to meet their requirements for placement plans for the sign. -

Pending

Correspondence:

Keith Wadsworth submitted a letter of interest for the open seat on the planning board.

Discussion:

Adjournment:

Motion to adjourn was offered by Brian Crowl seconded by Ron Hall. Motion – CARRIED, 5 Yes.

The meeting was adjourned at 9:35 AM.

Executive Session Started 9:40Am – Ended 9:50AM

Respectfully submitted,
Tina L Terry Preston

Next meeting – **Tuesday, October 10th @ 9:00 AM,**