

PLANNING BOARD TOWN OF KEENE

MONTHLY MINUTES

Date: May 13, 2025

Kind: Regular Planning Board Meeting

Place: Keene Town Hall

Board Present: Tom Hickey, Brian Crawl, Keith Wadsworth, Larry House & Linda LaBarge

Board Absent: Mike Hartson & Ron Hall

Others Present: Jon Brown, Teri Gregory, Bob Biesemeyer, Richard Pauli & Jonathan Glover

Call to Order: Tom Hickey called this meeting to order at 9:00 am

Pledge of Allegiance

Approval of Minutes:

A motion was made by Brian Crawl and seconded by Keith Wadsworth to approve the minutes of the Planning Board Meeting held on April 8th, 2025 **5-YES**

NEW BUSINESS

K-25-09 PETERSON, HADLEY & CLARK – SINGLE FAMILY DWELLING
155 ALSET HILL LANE, KEENE, NY 12942
TAX# 44.4-3-9.200

Jon Brown presented application and materials to be used for single family dwelling. There was a discussion on the lack of a culvert. The Highway Superintendent would need to be contacted to approve - **TABLED**

NEED:

1. Full Site Map
2. Site Visit – Scheduled after meeting
3. APA NJ Letter

UPDATE: County stated in a letter no culvert was needed. Tom Hickey is very uncomfortable with this decision. There will be some work done on Alstead Hill to do improvements. Board asked Jon to keep them updated on the culvert as work is being done. Motion to approve project by Keith Wadsworth 2nd by Larry House **5-YES**

CARRIED

K-25-13 MASON, DAVE – ADDITION
10 KEENE KNOLLS WAY, KEENE, NY 12942
TAX# NOT PROVIDED

Bob Biesemeyer represented for this project today. Application, plans were provided for a 300 sq. ft. addition to existing building to add master bedroom/bath using exiting septic. It was determined that this project does not need NJ letter. Motion to approve by Linda LaBarge 2nd by Brian Cowl – **5 YES – CARRIED**

K-25-14 WHITMORE, PETER – SINGLE FAMILY DWELLING
NIMROD TRAIL, KEENE VALLEY, NY 12943
TAX# 62.2-3-41.1

Jonathan Glover presented today with Application, Survey Maps, Plans, Septic Plans, Check.

Jonathan has not been to the site yet. Jonathan stated that they will be drilling a well.

NEED:

1. Site Visit
2. Septic Plans
3. APA
4. Survey Map

DECISION BY BOARD TO TABLE - PENDING

K-25-08 LOWENTHAL, PETER – LINE ADJUSTMENT
266 JOHNS BROOK LANE, KEENE VALLEY, NY 12943
TAX#62.4-1-4.100

Application was received with a small copy of survey map and scheduled A letter from Robert A. Marvin Lane Surveyor.

NEED:

1. Full Size Map
2. Check

DECISION BY BOARD TO TABLE – 6 YES

UPDATED 5/13/25 - Everything received, board had a discussion and motion to approve by Tom Hickey 2nd by Keith Wadsworth— **CARRIED— 5 YES**

K-25-12 FIALON, MATHIEU – BAKERY
188 NYS RT. 73, KEENE VALLEY, NY 12943
TAX# 62.12-5-71

The Bakery has been in business for years. However due to being closed for a couple years. The Planning Boards needs a Letter of intent from Mr. Fialon explaining when he bought it, when he opened it what type of business, list of modifications and parking compacity. Mr. Fialon also needs to fill out a planning board application. - **TABLED**

UPDATED 5/13/25 - Letter & Application were received. Motion to approve by Brian Crowl 2nd by Larry House – **CARRIED – 5 YES**

OLD BUSINESS

K-25-06 HAY, TAYLOR – GARAGE WITH APARTMENT
210 ADRIANS ACRES LANE, KEENE VALLEY, NY 12943
TAX#62.2-3-44-002

Bob Biesemeyer dropped off applications and plans prior to the meeting. The garage will be 27x32, 2 story with a 2-bedroom, 2 bathroom and an office.

NEED

1. Septic Plans or report of existing to legally tie into
2. NJ Letter
3. Staked out for site visit
4. Site map

All above information was received, site visit was done by Brian Crowl no issues. Motion to approve the project as presented by Keith Wadsworth 2nd by Tom Hickey. **CARRIED – 5 YES**

K-25-02 STRIPP, JERRY – SUBDIVISION/LOT RECONFIGURATION
3345 NYS RT. 73, KEENE, NY 12942
TAX# 53-1-11.110 & 53.1-11.210

Kevin Hall presented today with application, plans for three lot subdivision at this time.

NEED 1. APA Decision by Board – **PENDING**

K-24-18 **GREGORY, KEVIN – SFD**
10239 NYS RT. 9N KEENE, NY 12942
54.3-1-8.110

NEED

1. Septic 2. Site Visit 3. NJ Letter 4. Application 5. Building Plans - Decision by the board – **PENDING**

UPDATED 5/13/25 – All above information was provided. Motion to approve project was made by Larry House 2nd by Keith Wadsworth – **CARRIED – 5 YES**

K-24-9 **GREGOR, KEVIN – SUDIVISION**
10239 NYS RT. 9N, KEENE, NY 12942

Mr. Gregory was present today with his application for sub division 2 parcel – APA visit last week. Hand sketch was provided. APA just did a soil sample waiting on permit for 21.19 and 16 acres. Larry House filled out Local Government Form and returned to Kevin Hall for APA

NEED 1. APA Letter 2. Survey Map

PENDING

UPDATED - 12/10/24 – No New Up Dates

UPDATED – 05/13/25 – Everything Received. Motion to approve subdivision by Brian Crowl 2nd by Larry House – **CARRIED – 5 YES**

K-24-15 **PETERSON, KRISTEN – SFD**
171 O'TOOLE LANE, KEENE, NY 12942
TAX#45.3-1-14.220

Kristen Peterson presented today with a Local Government Form to be filled out for work at 171 O'Toole Lane in Keene, NY. This will be a Single-Family Dwelling 1500 sq. ft. max. no garage, wood frame with shingled roof. Need blue prints. Property staked out and site visit prior to Local Government Form being signed. Tom Hickey and Linda LaBarge will do site visit today. We have 911 address and septic plans. Pending APA Approval at this time. We will need building plans once driveway and other adjustments made for APA approval.

UPDATED 8/15/24 – Tom, Larry & Linda completed a site visit on 8/13/24

UPDATED 10/8/24 – APA Letter

NEED – BUILDING PLANS

PENDING

RED SCHOOL HOUSE – Derrick Martineau left a Stop Work Order on door June 10th requesting owners come in front of Planning Board.

UPDATED 8/13/24 - Code Enforcement Officer will proceed with Court Paperwork

UPDATED 10/8/24 - First week November Essex County Sherriff serve paperwork

UPDATED 11/12/24 – Court Date 11/25/24

UPDATED 12/10/24 – Court never received paperwork. Derrick emailed stated today and will send me a copy today to forward to the board

UPDATE 01/4/25 – Discussion was had to have Town Attorney move head with this matter. Brain Crowl will go to the Town Board meeting tonight and present this matter to them. All in Favor – 5 YESES

UPDATED 2/11/25 – Presented the board with the packet from Derrick Martineau that was sent to the lawyer. Keith Wadsworth got a text from the Little Red School House owners to plow and he has the owners phone number. Owner has a renter coming this month. Tina offered to call an get ahold of the owner and explain and see if they can get the owner to come in front of the Planning Board.

UPDATED 2/11/25 – Tina t/w owner he stated he was out of town for a month and never received any paperwork or a stop work order. He also stated that I could send anything I wanted to his Lake Placid address and he would look at it when he got back. However, all he would keep saying is the owner before me rented it so I can. I kept explaining that he needed to come in front of the Planning Board and his answer was the owner before me rented it. All this information was sent to the town Attorney Bryan "Liam" Kennelly.

UPDATED 3/11/25 – Liam Kennelly has been working on paperwork to stop advertisement on this rental on all Air bnb sites due to no application has been submitted to the Planning Board for approval.

UPDATED 4/8/25 – Mr. & Mrs. Jessen presented today with Building Application. They stated a new well was installed, addition off the back 12x20 was added. Town of Keene Code Enforcement Officer made a site visit NO violations. Planning Board agreed to make Pending information needed - **PENDING**

NEED -Application - Site Map -Site Visit anytime call 253-691-1638

UPDATED 5/13/25 – Site visited was done after meeting on 4/8/25 by Planning Board Members. Owner stated they owned lot on side of the house and Tom Hickey is questioning the driveway and would like to see a map.

NEED – APPLICATION

K-24-21 PAGE, LUKE & DISHA – SFD
LACY ROAD, KEENE, NY 12942
TAX#44.2-1-61.122

Single Family Dwelling – Current APA letter is from 2006 board would require an updated one. Need to be staked out. Linda and Brian discussed that nothing had been done on this project.

NEED 1. Septic Plans 2. Site Visit

PENDING

CORRESPONDENCE: NONE

DISCUSSION;

Holmes Garage

Joe Pete Wilson discussing the Site Plan Review Law – Planning Board and Town Board will each do review and Joe Pete asked if Board knew of a consultant to use. Brian Crowl suggested Betsy Rickard.

Adjournment: Tom Hickey made motion to adjourn 2nd by Brian Crowl all in favor -
CARRIED – 5- YES

The meeting was adjourned at 10:22 am. Respectfully submitted by,
Tina L. Terry Preston

Next meeting – Tuesday June 10th, 2025 @ Keene Town Hall

PLANNING BOARD TOWN OF KEENE

MONTHLY MINUTES

Date: June 10, 2025

Kind: Regular Planning Board Meeting

Place: Keene Town Hall

Board Present: Tom Hickey, Brian Crawl, Keith Wadsworth & Ron Hall

Board Absent: Mike Hartson, Larry House & Linda LaBarge

Others Present: Jon Zorella, Tyle Wosleger & Jonathan Glover

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 Brian Crawl and seconded by Ron Hall to approve the minutes of the Planning Board Meeting held on May 13, 2025 **4-YES**

NEW BUSINESS

K-24-11 WOSLEGER, TYLER – CHANGE IN MATERIAL
108 MOOSE HILL WAY, KEENE, NY 12942
TAX# 53.2-3-22.100

Mr. Wosleger presented to the Planning Board today to advise that he changed to go with timber frame build now. Motion to change this only and go with the original plans on everything else by Tom Hickey 2nd by Keith Wadsworth. – **CARRIED – 4 YES**

K-25-16 ZORELLA, JON – SINGLE FAMILY DWELLING
GILMORE HILL, LOT #1, KEENE, NY 12942
TAX# NOT GIVEN

Mr. Zorella presented today with an application and a set of plans. According to Mr. Zorella the set of plans he presented has a few errors in them. APA did wet land assessment. He has a 2022 NJ Letter and will get it to us.

NEED: 1. Site Visit 2. Septic Visit 3. Site Map 4. APA Letter 5. Engineer Plans

Board Decision – Pending

OLD BUSINESS

**K-25-14 WHITMORE, PETER – SINGLE FAMILY DWELLING
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TAX# 62.2-3-41.1**

Jonathan Glover presented today with Application, Survey Maps, Plans, Septic Plans, Check. Jonathan has not been to the site yet. Jonathan stated that they will be drilling a well.

NEED:

1. Site Visit - completed by Tom Hickey & Larry House
2. Septic Plans - Submitted
3. APA –
4. Survey Map - Submitted

DECISION BY BOARD TO TABLE - PENDING

UPDATE June 10th - Jonathan was here today, there is a site visit due to there is a rare flower called a Prim Rose that surrounds the town 1.5 miles radius that is to be checked out on this piece of property. APA biologist will check this flower out today if ok they will issue the APA Permit.

Tom Hickey made a motion to approve pending APA letter, upon receipt of the letter the Planning Board will issue resolution 2nd by Ron Hall – **CARRIED – 4 YES**

**K-25-02 STRIPP, JERRY – SUBDIVISION/LOT RECONFIGURATION
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NEED – APPLICATION

UPDATED 6/10/25 – The Jessen did not attend the meeting or send a representative; we are still waiting for an application. It was discussed with the Planning Board, Code Enforcement Officer and Town Supervisor to have the Town Attorney take action.

K-24-21 PAGE, LUKE & DISHA – SFD
LACY ROAD, KEENE, NY 12942
TAX#44.2-1-61.122

Single Family Dwelling – Current APA letter is from 2006 board would require an updated one. Need to be staked out. Linda and Brian discussed that nothing had been done on this project.

NEED 1. Septic Plans 2. Site Visit

PENDING

CORRESPONDENCE: NONE

DISCUSSION;

Linda Deyoe would like to apply for the position on the Planning Board to take Mike Hartson Position. Board agreed unanimously - CARRIED – sent to the Town Board for approval at their next Town Board Meeting on 6/10/25.

Adjournment: Brian Crawl made motion to adjourn 2nd by Keith Wadsworth all in favor -**CARRIED – 4- YES**

The meeting was adjourned at 9:43 am. Respectfully submitted by,
Tina L. Terry Preston

Next meeting – Tuesday July 8, 2025 @ Keene Town Hall

