

**PLANNING BOARD TOWN OF KEENE
MONTHLY MINUTES**

Date: September 10, 2025

Kind: Regular Planning Board Meeting

Place: Keene Town Hall

Board Present: Brian Crowl, Linda LaBarge, Ron Hall, & Larry House & Keith Wadsworth

Board Absent: Tom Hickey, Linda Deyo

Others Present: Mike Sheridan, Karlan Jessen, John Aylward, Kathleen Aylward, Philip Aylward, Shane Brunel, Joe Garso, Riley Gillis, Roger Allen, Chuck Boyd, Linda Boyd, Rick Simon, Cynthia Johnson, Bob Biesemeyer and Chris Daily

PUBLIC HEARING – EASEMENT AGREEMENT BETWEEN TOWN OF KEENE & KEENE CENTRAL SCHOOL

CALL TO ORDER: 9:01

Pledge of Allegiance

Joe Pete Wilson read the proposed agreement for the easement.

NO PUBLIC COMMENT

ADJOURNED: 9:02

CALLED TO ORDER SPECIAL HEARING 9:03

Joe Pete asked for a resolution from the Town Board Members to approve the Easement Agreement. Motion was made by Chris Daly and 2nd by Bob Biesemeyer. **CARRIED**

Motion for Adjourn by Bob Biesemeyer 2nd Chris Daily all in favor – **CARRIED**

Call to Order: Larry House called this meeting to order at 9:05 am

Approval of Minutes:

A motion was made by Ron Hall and seconded by Larry House to approve the minutes of the Planning Board Meeting August 13, 2025 **5-YES**

NEW BUSINESS

K-25-25 MIKE SHERIDAN AUSABLE CLUB – ADDITION
137 AUSABLE ROAD, ST. HUBERTS, NY 12943
TAX# 72.2-1-474.000

Mike Sheridan presented applications and plans for a 10x20 addition on the Win Wang Cottage at the AuSable Club. Larry House and Tom Hickey have already completed the site visit.

DECISION WAS MADE BY THE BOARD- Motion to approve by Linda LaBarge 2nd by Ron Hall – CARRIED – 5 YES

K-25-26 EUY MYOUNG JEONG – CASCADE CABINS
3259 NYS RT. 73, KEENE, NY 12943
TAX# - NONE GIVEN

the property from a Kitchen/Restaurant to STR. Also new Sign and Fence. Need to add Short Term Rental to application already given to Planning Board. Owner was unable to be here today was available by phone. This is change of use so application needs to be updated.

NEED: Change of Use added to Application

DISCUSS – Motions to table by Keith Wadsworth 2nd Brian Crowl _ TABLED 5 YES

K-25-27 BURNELL, SHANE
38-42 NORDIC RUN WAY, KEENE, NY 12942
TAX# 10.51.1.10.000

Shane is here today to present they were here in 2022 and all they needed was APA Approval to complete their application packet for the Planning Board. They got The APA approval, they were looking for 2 Cabins and APA stated they would Allow up to 6 primary buildings. They showed Plans, Colors discussed setbacks with Planning Board and were told they needed APA approval which they got. They then proceeded to come see Derrick Martineau the Codes Enforcement Officer and got a Building Permit from him and built the two cabins without approval from the Planning Board. 3rd cabin has been approved by the APA however he now realizes he needs Planning Board Approval. Each Cabin with own septic it is located on the engineered plans he has with him today.

Brain Crowl feel due to moving ahead with the project without the Planning Board approval he would like to discuss with the Town Board and Town Attorney before moving forward an approval. Site visit will be done today with Brain Crowl & Larry Hall

MOTION by Brian Crowl and 2nd Ron Hall to table this application until site visit is perform and board Confer with Town Board and Town Council.

NEED: Site Visit

K-25-28 BOYD, CHARLES & LINDA - SFD
90 Hurricane Road, Keene, NY 12942
Tax#54.3-1-38.200

Mr. & Mrs. Boyd presented today for a Single-Family Dwelling. Motion was made by Ron Hall to Approve by Ron Hall 2nd by Keith Wadsworth – **CARRIED – 5 YES**

K-25-29 SIMMONS, RICK
104 GIOMORE ROAD, KEENE, NY 12942
44.3.-1-53.200

Mr. Simmons is here today looking to build a small cabin with plumbing to live in while he starts to build in the next couple to years. There will be two septic's with one leech field. Brian & Larry will do site visit today. Linda LaBarge made a motion to approve this project and he will need to come back for main house 2nd by Ron Hall. **CARRIED – 5 YES**

K-25-30 FRASIE, KARI- SFD
70 LESLIE GAY LANE, KEENE, NY 12942
TAX# 45.3-1-39.100

Kevin Hall emailed over all the enclosed information. Motion was made by Ron Hall and 2nd by Keith Wadsworth on the receipt that information was received. – **5 YES**

K-25-22 AYLWARD, PHILIP & KATHLEEN – SUBDIVISION
NYS 73 73, KEENE, NY 12942
TAX# 53-1.3.111

7 Lot Subdivision with 20' wide access road, onsite wastewater treatment system individual water supplies to each lot. There will be not visual change from Rt. 73 aside from the drive entrance.

NEED:

- 1. FULL SURVEY MAP**
- 2. APA PERMIT**
- 3. SITE VISIT**
- 4. LOTS LAYED OUT**

BOARD DECISION: PENDING

Joe Garso, Mr. & Mrs. Aylward and sons were present today and provided, Items 1-4 from above. Six lots will be sold and Owners will keep one lot for themselves. Septic is 100' from wetlands. LGF was submitted. Subdivision stakes out will not take place till approval is done per Joe Garso. There is a log road if Planning Board wants to go up prior to being staked out. Each individual lot will need individual approval from the planning prior to building including the owners.

NEED: APA PERMIT, DOT PERMIT & DOH

DECUSSION: Motion to table by Brian Crowl 2nd by Keith Wadsworth – 5YES

**K-25-17 SEGARD, CHARLES – GARAGE WITH APARTMENT, SOLAR PINES, INC
NYS ROUTE 73 & AIRPORT ROAD, KEENEVALLEY, NY 12943
TAX MAP # 62.2-1-34.100**

Charles presented application with sketch drawing and map for a Garage with apartment above. Perk test has been completed by APA and copy was provided with the application.

NEED: 1. APA LETTER

DECISION BY THE BOARD TO TABLE - PENDING

8/13/25 DECISION BY THE BOARD TO TABLE - PENDING APA LETTER

OLD BUSINESS

**K-25-19 ROSE, PAUL – GARAGE WITH APARTMENT
182 HURRICAN ROAD, KEENE, NY 12942
TAX#54.3-1-20.000**

Mr. Rose presented today with application for an 800 sq. ft. garage with an apartment over the top. Application, septic plans, plans & APA letter were presented at the time of the meeting.

NEED: 1. Site Visit 2. Stamped Plans

DESCISION BY THE BOARD – Motion to approve by Tom Hickey 2nd by Ron Hall when Final Plans are received.

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 THE BOARD TO TABLE – PENDING

RED SCHOOL HOUSE/MR. & MRS. JESSEN – 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 ahead with this matter. Brain Crawl 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: 1. Application 2. Site Map 3. 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 1. 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.

UPDATED 7/8/25 – Per Brian Kennelly as presented by Joe Pete we should appoint the Town Attorney as Administrative Officer this way gives him authority to take it to court. It was discussed they were removed from Air B&B for 60 days. Tom Hickey made the motion to move forward with Brian Kennelly as Administrative Officer and Linda Deyo 2nd – CARRIED 5 -YES

UPDATED 8/13/25 – Mr. & Mrs. Jessen along with Mr. Bob Marvin (Surveyor) were in attendance today. They were here to discuss a variance. Town Attorney was called on phone to discuss the process going forward it was determined after discussing with the Owners, Planning Board & Attorney that the Owners contact the adjacent home owners and get a letter from them. Our Site Plan Review does not have this in writing it was discussed if they take issue with this process, they should take it up with the Town Board & The Town Attorney due to this is the way this is how the town has run for many years and a president has been set.

Bob Marvin reviewed the letter that was sent to Mr. & Mrs. Jessen listing items to be completed and stated nowhere did it list that they needed to contact the adjacent land owners. Mr. Kennelly explained that these items were to keep it from further court proceeding. Mr. Kennelly also reminded them once again that they did not at any time during this whole process ever get a building permit for all of the construction that took place at this property. If that had of happen when drilling a well, installing a bathroom this would have automatically brought you in front of the Planning Board with you would have been notified of the 15' setbacks.

During the process the Mr. Joe Pete Wilson, Supervisor did intervein asking Mr. & Mrs. Jessen if they understood that the planning board was trying to follow proper guide lines of the Site Plan Review Law.

Per Bob Marvin there is a Utility Easement as well and Larry House does not think that this will not be an issue.

**DECISION BY THE BOARD & TOWN ATTORNEY – NOTIFY THE ADJACENT OWNERS AN
GET A LETTER OR PUT THEM ON NOTICE OF NEXT MEETING. – PENDING**

UPDATED 9/10/25 – Mrs. Jessen is here today for the Variance she applied for. Mrs. Kathleen Purdy had submitted a letter to the Planning Board and Larry House explained that Mrs. Purdy is not granting approval due to the addition on the back is within 1'ft from her property line.

Larry House stated that his understanding is without the adjacent property owner approval of this variance the board cannot grant a variance. Brian Crowl stated that in the law book it does not state that the Planning Board needs approval from adjacent property owners to grant variances. Brian states the Planning Board has the power to grant or deny and feels they should make a motion to do that.

Brian Kennelly Town Attorney requested that the Planning Board go into Executive Session for legal advice.

9:18AM Brian Crowl made a motion to go into Executive Session 2nd by Ron Hall

9:26AM Brian Crowl made a motion to come out of Executive Session 2nd by Keith Wadsworth.

Brian made a Motion to approve the Variance 2nd by Linda LaBarge – **CARRIED – 5 YES**

Discussion - None

ROLL CALL

Bryan Crowl – NO

Ron Hall – NO

Larry House – NO

Linda LaBarge – NO

Keith Wadsworth – NO

5 NO – on granting the variance