

**PLANNING BOARD TOWN OF KEENE  
MONTHLY MINUTES**

**Date:** February 10, 2026

**Kind:** Regular Planning Board Meeting

**Place:** Keene Town Hall

**Board Present:** Brian Crawl, Linda LaBarge, Larry House, Keith Wadsworth

**Board Absent:** Ron Hall, Bob Hickey & Linda Deyo

**Others Present:** Robert Biesemeyer, Roger Allen, Gordon Costin & Joe Pete Wilson

**Pledge of Allegiance**

**Call to Order:** Brian Crawl called the meeting to order at 9:06 am

**Approval of Minutes:**

A motion was made by Brian Crawl and 2<sup>nd</sup> by Keith Wadsworth to approve the minutes of the Planning Board Meeting December 10, 2025 - **CARRIED**

**NEW BUSINESS**

**K-26-02 BIESEMEYER, ROBERT – 2 CAR GARAGE WITH OFFICE  
908 HURRICANE ROAD, KEENE, NY 12942  
TAX# 43.3-1-30.032**

Mr. Biesemeyer presented today for 2 car garage with office. Mr. Mark Buckley the Engineer was contacted by the Codes Enforcement Officer and septic is sufficient is for this project also covers if Mr. Biesemeyer adds a bedroom in the future. Motion was made by Linda LaBarge to approve this project pending approval of JIF from AAP 2<sup>nd</sup> by Keith Wadsworth. – **CARRIED**

**K-26-03 BIESEMEYER, ROBERT – SFD  
2846 CASCADE ROAD, KEENE, NY 12942  
TAX# 44.19-1-28-100**

Mr. Biesemeyer presented today with plans to build a 2500 sq. ft. Single Family Spec home on 3 acres. Motion to approve was made by Brian Crowl 2<sup>nd</sup> by Keith Wadsworth – **CARRIED**

**K-26-04 MCATHUR, LAURN – LOT BUILDING APPROVAL**  
**11 HEDGE HOG WAY, KEENE, NY 12942**  
**53-1-14.000**

Roger Allen presented today to represent the owner of the properties at 84 Nordic Run Way & 11 Hedge Hog Way. Currently both of these properties are on the market for sale with Mr. Allen as the realtor. Mr. Allen is looking to see if the owners can get a letter from the Planning Board stating that 11 Hedgehog is a buildable lot.

Larry House stated yes, they can say it is a buildable lot and Brian stated that they need to make sure that it is stated somewhere that new land owners need to submit an application to the planning board before they can build on said lot.

Joe Pete Wilson stated that this type of situation has come up a lot and he tells individuals that they need to get a Non-Jurisdictional Letter from the Adirondack Park Agency and gives them a copy of the Town of Keene's Site Plan Review Law.

It was discussed and Larry, Brian & Linda decided to do a site visit after the meeting today with Roger Allen and Brian will write a letter for the buildable lot and get it to Roger Allen for the sale of the property. - **CARRIED**

**K-26-05 POIRIER, NIC – SINGLE FAMILY DWELLING**  
**3233 NYS ROUTE 73, KEENE, NY 12942**  
**TAX # 44.3-1-54.400**

Stephen Jung, the Architect sent in the application & drawings for this project. After board review and discussion, they still need to see a site map for the boundary line for the distant from the well. - **TABLED**

**NEED:**

- 1. SITE MAP**
- 2. SITE VISIT – WILL NEED TO WAIT TILL SPRING**

Brain Crowl made a motion to move into Executive Session  
2<sup>nd</sup> by Larry House at 9:56 am.

Motion by Brain Crowl to come out of Executive Session 2<sup>nd</sup> by Linda LaBarge  
At 10:35 am.

## OLD BUSINESS

**K-25-39**     **BERGH, COLTER – 2 STORY GARAGE W/APT**  
**1039 HURRICANE ROAD, KEENE, NY 12942**  
**44.4-2-12.000**

Application and check received; file was reviewed by the Planning Board.

### NEED:

1. Site Map
2. Stake out site
3. APA Letter

### DISCUSSION – Board made decision to table

01/12/26 - Discussion to have Gordon reach out due to no response from letter sent in December 2025.

1/12/26 – Tina Preston called Colter Bergh he did not receive letter it was sent to Keene, NY address. Mr. Bergh stated as for staking out it is already built. He will send me the plans and I emailed him the APA form.

2/10/26 - Mr. Bergh filed the LGF with APA 2 weeks ago just awaiting response.

**K-25-32**     **OUTERBRIDGE, ANDREW - SFD**  
**302 STYLES BROOK ROAD, KEENE, NY 12942**  
**TAX# 36.2-1-000**

Andrew presented today with his application and full set of plans. Andrew explained he has APA approval in 2012 and was told by APA that a 2<sup>nd</sup> unit cannot be put on the property in the future. Overall size of the residence with garage will be 4800 sq. ft. Home is currently staked out a site visit. Septic plans are in the process. – **PENDING**

**12/10/25 – Reviewed file still need**

### NEED

1. Septic Plans
2. Full Size Map

**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 with 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: Board agreed to Table– PENDING – 5 YES**

Joe Garso, Mr. & Mrs. Aylward an 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 2<sup>nd</sup> by Keith Wadsworth – 5YES**

**UPDATE 2/10/26**

Talked with Joseph Garso of North Woods engineering, PLLC over the phone in Regards to updated information needed on the project.

- 1. FULL SITE MAP RECEIVED**
- 2. APA PERMIT RECEIVED**

**NEED:**

- 1. SITE VISIT**
- 2. LOTS LAYED OUT**
- 3. DOT COMMERCIAL DRIVEWAY PERMIT**
- 4. SEQER FORM COMPLETE - NY 10NY CRR PART 97**

**DISCUSSION – TABLE**

Motion to adjourn Brian Crowl 2<sup>nd</sup> Linda Labarge

The meeting was adjourned at 11:05 am. Respectfully submitted by,  
Tina L. Terry Preston

**Next meeting – Tuesday March 10, 2026 @ Keene Town Hall**