

TOWN OF KEENE PLANNING BOARD MONTHLY MINUTES

DATE: August 11, 2026

Place: Keene Town Hall

Board Members Present: Brian Crawl, Bobby Hickey, Larry House, Linda LaBarge, Keith Wadsworth, Ron Hall

Board Members Absent: Linda Deyo

Others Present: Mark Hall, Tina Preston, Gordon Costin, Ben Breckenridge

Call to Order: Brian Crawl called the meeting to Order at 9:00AM

Pledge of Allegiance

Approval of Minutes From Last Meeting: A Motion was made by Ron Hall to approve the minutes for the Planning Board Meeting of July 14, 2026.

Seconded by Keith Wadsworth

All in Favor - Yes

Motion Carried

NEW BUSINESS

K-26-20 Timothy and Caroline Fritzinger - **New Single Family Dwelling**
501 Hurricane Road Keene, NY 12942
Tax Map # 54.1-1-57.100

Mark Hall from the Hall design group submitted an application on behalf of Timothy and Caroline Fritzinger. Mr. Hall explained that this location previously had an older farmhouse that was removed by the previous owner. The current plan is to construct a new single-family dwelling, located slightly downhill from the original structure. When the property was subdivided, an APA permit was issued and outlined any future

development. Mr. Hall said he will provide that original permit as well as any current jurisdiction the APA may have over the project.

He explained that it is a walkout basement construction, and that the overall height of the building will be lower than APA requirements. A new septic system will be designed to service the new structure. Everyone on the board is familiar with the location and the surroundings. So a formal site visit is not needed. Brian Crawl stated that he drives by there frequently and will stop in to see the building footprint that was staked out, etc.

Mr. Hall said he would try to have the items requested by the next monthly meeting.

APPLICATION STATUS - INCOMPLETE

ACTION - TABLED

NEED - septic design, original APA permit that was issued at the time of the subdivision, current Letter of jurisdiction from the APA

OLD BUSINESS

K-26-15 James Stebbens - New Single Family Dwelling

Beers Bridge Way Keene Valley, NY 12943

Tax Map #72.8-1-14.000 / 72.8-1-15.000 / 72.8-1-16.000

Bob Biesmeyer submitted an application for new single-family dwelling in Keene Valley at the July meeting. On August 7th Keith Wadsworth, Larry House and Brian Crawl did a site visit which was favorable. However, the application file is still incomplete at this time.

APPLICATION STATUS - INCOMPLETE

ACTION - TABLED

NEED - septic design, site map, plans for new building

K-25-32 - Outerbridge -New Single Family Dwelling

There was a brief discussion about the Outerbridge project on Styles Brook Road. The application is now complete as the Septic plan and new site map have been received. Also received was the updated APA letter of Non-jurisdiction.

APPLICATION STATUS - COMPLETE

A Motion was made by Linda LaBarge to approve the Outerbridge Project.

Seconded by Bobby Hickey

All in Favor - Yes

Motion Carried

A motion was made by Brian Crawl at approximately 9:25 am to go into executive session.

Second by Linda Labarge

All in Favor - yes

Motion carried

Motion was made by Brian Crawl at approximately 9:44 am to return to regular session.

Seconded by Ron Hall

All in favor – yes

Motion carried

Gordon Costin and Ben Breckenridge presented a document from the lawyer representing Charles and Karlan Jessen, owners of the property located at 10131 RTE 9N in Keene, NY. The document outlines all of the conditions that the Town of Keene Coded office plans on enforcing to bring the property into compliance in addition to the fines that need to be paid. In exchange for the Jensen's agreeing to these terms the document asked that the planning board provide pre-approval for a fence on the back of the property that will separate the short term rental from the adjacent property owner. The Town of Keene Lawyer has reviewed this and is in agreement. The planning board agrees to this settlement. The matter has now been turned over to the town of Keene Code Enforcement Office to follow up on all items requested, and the inspections needed to bring the property into compliance with Town and State laws.

A Motion was made by Ron Hall to except the Terms of Settlement outlined in the document and provide the Jessens' with pre-approval for the stockade fence outlined in the document.

Seconded by Keith Wadsworth

All in Favor - Yes

Motion Carried

ALL PROJECTS REVIEWED AND APPROVED AT THIS TOWN OF KEENE
PLANNING BOARD MEETING WERE CLASSIFIED AS TYPE II SEQR AND
DO NOT NEED FURTHER REVIEW UNDER NYS ENVIRONMENTAL
CONSERVATION LAW

General discussion

NONE

A motion was made by Ron Hall to adjourn the meeting.
Second by Brian Crawl
All in favor - yes
Motion carried

Meeting adjourned.

Respectfully submitted,
Brian Crawl
Co-chair, Town of Keene Planning Board