

TOWN OF KEENE PLANNING BOARD MONTHLY MINUTES

DATE: July 14, 2026

Place: Keene Town Hall

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

Board Members Absent: Ron Hall

Others Present: Savana Li, Jim Bernard, Josh Whitney, Lisa Goldstein, Bob Biesemeyer, Tina Preston, Gordon Costin, Ben Breckenridge

Call to Order: Brian Crawl called the meeting to Order at 9:03AM

Pledge of Allegiance

Approval of Minutes From Last Meeting: A Motion was made by Linda Labarge to approve the minutes for the Planning Board Meeting of June 9, 2026.

Seconded by Keith Wadsworth

All in Favor - Yes

Motion Carried

NEW BUSINESS

K-26-16 Town of Keene Water Dept. - **Fence**

53 Trails End Way Keene Valley, NY 12943

Tax Map # 62.4-1-50.002

Savana Li submitted an application on behalf of the Keene Valley Water Department for a fence around the new water district facilities on Trails End Way. Savanna explained that new fences were required around the improved facilities. The fences will be chain-link with security barb wire on top. They will each be 6 feet tall and have a gate for access. The fences will be installed on the property for which the water district has an easement from the Keene Central School.

It was explained that there will be a long timeline for the improvements to be made and the fence to be in place. It is understood that this is not an issue and the water district does not have to come back to the planning board for any further applications. The fences may be installed after the improvements are complete.

APPLICATION STATUS - COMPLETE

ACTION - APPROVED

A Motion to Approve the Water District fence was made by Brian Crowl.

Seconded by Keith Wadsworth

All in Favor - Yes

Motion Carried

K-26-17 Lacy Family LLC - 2 Lot Subdivision

PO Box 66 Keene, NY 12942

100 Lacy Rd Keene, NY 12942

Tax Map # 44.3-1-23.110

Jim Bernard submitted an application on behalf of the Lacy Family LLC for a 2 lot subdivision to create a separate 10 acre lot on Clifford Falls Rd in Keene.

At the time of this meeting, he is waiting for a permit to be issued by the APA. The application has been tabled until the file was complete.

APPLICATION STATUS - INCOMPLETE

ACTION - TABLED

NEED - APA permit, full-size survey map showing the new lot.

K-26-18 Susan Whitney - 2 lot Subdivision

7 Adirondack St Keene Valley, NY 12943

Tax Map # 62.59-2-17.00

Josh Whitney submitted an application on behalf of Susan Whitney for a 2 lot subdivision on Adirondack Street in Keene Valley. He explained that this had been a preexisting lot in the past. It has frontage on Adirondack Street and also has a right of way from Route 73. It currently has a small garage on it. Mr. Whitney is under contract to purchase the property and is acting as a representative for the applicant. He also requested that the board provide an assurance that the new piece of property would have a 10 foot building envelope variance so that any future structures could be within 5

feet of the property line shared with the Whitney property. This 5 foot set back is in keeping with what the board has approved in the past. Because there is currently a driveway next to the property line and the person creating the new lot has agreed to the 5 foot setback no further action as needed.

It was explained to Mr. Whitney that any projects undertaken on the new piece of property such as a new single family dwelling would require him to come back with a separate application to get approval from the planning board.

APPLICATION STATUS - COMPLETE

ACTION - APPROVED

A Motion to Approve the 2 lot subdivision with a 5' setback was made by Brian Crowl.

Seconded by Linda Deyo

All in Favor - Yes

Motion Carried

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 Biesmyer submitted an application for new single-family dwelling in Keene Valley. He explained that the Stebbens camp consisted of two buildings. One of which will be removed and a new year-round single-family dwelling will be built in its place. At the time of this meeting the file was not complete and Mr. Biesmyer told the board it would not be a hardship to wait until the next meeting for approval. He will provide the information needed to make the file complete between now and then.

APPLICATION STATUS - INCOMPLETE

ACTION - TABLED

NEED - completed application, fee paid, septic design, site map, plans for new building

K-26-13 Bianca Li, Michael Sylvester - Change of Use - STR

11300 Route 9N Keene, NY 12942

Tax Map # 44.4-2-2.00

Lin Bianca submitted an application for a change of use to convert a private residence into a short term rental. The board is familiar with the residence as it was just constructed in the past few years and the project came before the board that time. There are no issues with the application for a change of use. The code enforcement officer will follow up at the time of their inspections to make sure that there is adequate parking, etc..

APPLICATION STATUS - COMPLETE

ACTION - APPROVED

A Motion to Approve the Bianca change of use was made by Brian Crowl.

Seconded by Bobby Hickey

All in Favor - Yes

Motion Carried

K-26-19 Hannah Tofilka - **Change of Use - STR**

3237 Route 73. Keene, NY 12942

Tax Map # 44.3-1-54.300

Hannah Tofilka submitted an application for a change of use to convert a private residence into a short-term rental. There are no issues with the application for a change of use. The code enforcement officer will follow up at the time of their inspections to make sure that there is adequate parking, etc..

APPLICATION STATUS - COMPLETE

ACTION - APPROVED

A Motion to Approve the Tofilka change of use was made by Brian Crowl.

Seconded by Linda Larbarger

All in Favor - Yes

Motion Carried

OLD BUSINESS

K-26-10 Lissa Goldstein - **Addition**

55 Beede Lane Keene Valley, NY 12943

Tax Map # 62.12-2-16.000

Lissa Goldstein submitted an application for an addition to their home on Beede Lane in Keene Valley at the June meeting. At that meeting the file

was deemed incomplete. Mrs. Goldstein was present today to explain that the APA had been to their property to confirm that there were no wetlands, and there is enough room between the proposed addition location and the brook to enable construction. The addition with breezeway had been staked out and board member Larry House had done a site visit. A new site map was submitted that showed dimensions of the lot, structures, Brook, etc. She also provided plans / elevations of the new structure. No septic modifications are needed.

APPLICATION STATUS - COMPLETE

ACTION - APPROVED

A Motion to approve the Goldstein Addition was made by Larry House.

Seconded by Brian Crowl

All in Favor - Yes

Motion Carried

K-26-14 Bedwell / Fosnocht - New Single Family Dwelling

43 Old Sugar way Keene Valley, NY 12943

TAX # 62.2-1-33.112

At the last meeting Brian Crowl had submitted an application on behalf of Clayton Bedwell and Emilie Fosnocht. The project is for a single-family dwelling in Keene Valley. T that time the application was not completely filled out and the fee had not been paid. The rest of the file was complete and the site visit had been performed in the fall. Both of these items have been submitted so Mr. Crowl asked the Board to vote on the project.

APPLICATION STATUS - COMPLETE

ACTION - APPROVED

A Motion to approve the Bedwell / Fosnocht was made by Keith Wadsworth.

Seconded by Linda Larbarger

All in Favor - Yes

Brian Crowl abstained from voting.

Motion Carried

K-25-31 Bronson Lawrence - New single Family Dwelling / STR

There was a brief discussion regarding the Lawrence project on Adirondack Street in Keene Valley. Bronson Lawrence had asked if they

needed to submit a separate application for a change of use. It was agreed that because the original application stated that they are creating a short term rental that no additional application or action was needed.

K-26-05 Poirier, Nic - New Single Family Dwelling
3233 NYS Route 73 Keene, NY 12942
Tax Map# 44.3-1-54.400

Nic Poirier submitted an application in February for a single-family dwelling on route 73 in Keene. At the time, the application was incomplete and was tabled. Mr. Poirier has submitted additional information and at this time the file is complete. The Board spoke to a representative of his and confirmed that the site had been staked out and they could do a site visit.

APPLICATION STATUS - COMPLETE

ACTION - APPROVED

A Motion to approve the Poirier Project pending a favorable site visit was made by Linda Labarge.

Seconded by Larry House

All in Favor - Yes

Motion Carried

Site visit was performed by several of the board members after the meeting and everything was satisfactory with the site and proposed project.

K-25-32 - Outerbridge - New SFD

There was a brief discussion about the Outerbridge project. At this time, no new information has been submitted to the file. It continues to be tabled and the town office will reach out to Mr. Outerbridge about the missing information.

A motion was made by Linda Labarge at approximately 10:35 to go into executive session.

Second by Brian Crowl

All in Favor - yes

Motion carried

Motion was made by Linda Labarge at approximately 10:55 to return to regular session.

Seconded by Linda Deyo

All in favor – yes

Motion carried

General discussion

It has come to the boards attention that the fee for a change of use application had not been added to the fee schedule. It was decided that the fee for a change of use application would be the same as the fee for a subdivision which is \$50.00.

A Motion to approve the amendment to the fee schedule was made by Keith Wadsworth.

Seconded by Larry House

All in Favor - Yes

Motion Carried

Keith Walworth asked if there had been any progress on the new site plan law book. Brian Crawl pointed out that the firm who was hired to rework the law book had sent out the first draft to all of the board members and members of the Town of Keene Board. Everyone concurred that they had seen this email, but had not yet had time to read through the new law. It was agreed that the board would take the time to work on this between now and the next meeting. Once the board had time to individually review the new draft law, they would meet as a group to discuss the proposed changes.

A motion was made by Linda Labarge 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