

PLANNING BOARD TOWN OF KEENE MONTHLY MINUTES

DATE: June 9, 2026

Place: Keene Town Hall

Board Members Present: Brian Crawl, Bobby Hickey, Larry House, Linda LaBarge, Ron Hall, Keith Wadsworth (K.W. left meeting early)

Board Members Absent: Linda Deyo

Others Present: Bronson Lawrence, Brian Knapp, Kevin Hall, Chris White, Bob Biesemeyer, 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 Brian Crawl to approve the minutes of the Planning Board Meeting of May 12, 2026. Seconded by Ron Hall.

All in Favor - Yes

Motion Carried

NEW BUSINESS

K-26-13 Bellows, Story K. **Addition**
65 Market St. Keene Valley, NY 12943
Tax Map # 62.59-3-3.000

Chris White submitted an application on behalf of Story Bellows. He provided information for a 720 square-foot addition to be built on the rear of an existing single-family dwelling. The board decided to wave the need for a site visit as all members were familiar with the property and the location of the addition. Based on the site map provided there is adequate room for the addition in relationship to the property lines.

APPLICATION STATUS - COMPLETE

A Motion to Approve the Bellows Project was made by Ron Hall. Seconded by Larry House
All in Favor - Yes
Motion Carried

K-26-11 Robbins, John and Kate. **SFD**
54 Adirondack St. Keene Valley, NY 12943
Tax Map # 62.59-1-5.000

An application was submitted by Matt Hune for the construction of a 2,900 sq ft single family dwelling. The project includes the demolition of the existing house, and new onsite waste water system. A site visit was performed by Bobby Hickey and Brian Cowl on June 4th, 2026 along with Matt Hune, the builder / designer. The site visit presented no issues with the project.

APPLICATION STATUS - NOT COMPLETE
ACTION: TABLED

NEED: **APA Letter of non-jurisdiction**
Completed application- submitted 6-9-26 after meeting adjourned
Copy of property deed - submitted 6-9-26 after meeting adjourned

K-26-12 Maple Ridge Subdivision
Brian Knapp
330 Alstead Hill Lane Keene, NY 12942
Tax Map # 44.3-1-68.100

Kevin Hall (surveyor) and Brian Knapp (landowner) submitted an application for phase 2 of the Maple Ridge subdivision. The planning board had previously approved phase one of the subdivision in 2025 after the application was complete and the APA permit was submitted. The planning board is being asked to approve phase 2 which is outlined in the file.

APPLICATION STATUS - COMPLETE

A motion to approve the Phase II of the Maple Ridge Subdivision was made by Brian Cowl.

Seconded by Larry House.
All in Favor - Yes
Motion carried

K-26-10 Goldstein, Lissa **ADDITION**
55 Beede Lane Keene Valley, NY 12943
Tax Map # 62.12-2-16.000

An application was submitted by Lisa Goldstein for a 24' x 26' connected to the existing house with a small breezeway.

APPLICATION STATUS - NOT COMPLETE
ACTION: TABLED

NEED: Signed application
Letter of NJ from APA
Sitemap with dimensions to brook and property lines etc
Elevations of proposed addition

OLD BUSINESS

K-26-09 MEARS, ALEXANDER - **SFD**
218 GRISTMILL RD. KEENE, NY 12942
TAX # 53.2-1-46.005

Bob Biesemeyer was present to follow up on the construction of a single-family dwelling that was applied for at the last meeting. The project had been tabled pending receipt of more information. Mr. Biesemeyer provided the Deed to the property and the APA letter of Non Jurisdiction.

APPLICATION STATUS - COMPLETE

A motion to approve the Mears Project was made by Ron Hall.
Seconded by Linda Labarge.
All in Favor - Yes
Motion Carried

K-25-31 Bronson Lawrence / Molly Lawrence **SFD**

12 Adirondack St. Keene Valley, NY 12943
TAX # 62.59-1-21.000

Bronson Lawrence submitted an application for a 728 sq ft house on Market Street in Keene Valley. A surveyor marked the boundary lines of the property and had staked out the new single-family dwelling with septic and there is room for everything to be constructed. After the meeting a site visit was made by Brian Crowl, Ron Hall, Linda Labarge, and Larry House. There were no issues with the site visit.

APPLICATION STATUS - COMPLETE

A motion to approve the Lawrence Project was made by Linda LaBarge. Seconded by Keith Wadsworth.
All in Favor - Yes
Motion Carried

K-26-14 Bedwell / Fosnocht **SFD**
43 Old Sugar way Keene Valley, NY 12943
TAX # 62.2-1-33.112

Brian Crowl submitted an application for a single-family dwelling to be built by Clayton Bedwell and Emily Fosnocht on Old Sugar Way. The house will be approx. 2,400 sq ft with a porch and detached one car garage. New onsite septic system and new drilled well. This project was discussed in the fall of 2025. A site visit had been performed by Ron Hall, Tom Hickey, Larry House, and Keith Wadsworth in October of 2025 after the site had been staked out. There were no issues with the site visit.

APPLICATION STATUS - NOT COMPLETE

NEED: **Completed Application** - Complete application submitted 6-9-26
Pay application Fee - application fee submitted 6-9-26

9:56 AM - Brian Crowl makes a motion to go into executive session.
Seconded by Larry House
All in favor - yes

10:10 AM Ron Hall makes a motion to return to regular meeting session.
Seconded by Brian Crawl
All in favor- Yes

All applications for new projects received at this meeting were **Type II SEQR** according to the New York State DEC guidelines.

GENERAL DISCUSSION

- The board briefly discussed an upcoming sexual harassment training that will be held at the Town Hall on June 17, at 10 AM.

A motion was made by Linda LaBarge to adjourn the meeting.
Seconded by Brian Crawl
All in Favor - Yes
Meeting Adjourned

RESPECTFULLY SUBMITTED 6-10-26
Brian Crawl