

TOWN OF KEENE PLANNING BOARD MONTHLY MINUTES

DATE: October 13, 2026

Place: Keene Town Hall

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

Board Members Absent: Ron Hall

Others Present: Tina Preston, Ben Breckenridge, Kevin Hall, Bob Biesmeyer, Allison Rooney, Roger Roumpf, Will Mayo

Call to Order: Brian Crawl called the meeting to Order at

9:05AM **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 September 8, 2026.

Seconded by Keith Wadsworth

All in Favor - Yes

Motion Carried

NEW BUSINESS

K-26-26 Rooney, Alison - **NEW PRIVACY FENCE**

3166 Route 73 Keene, NY 12942

Tax Map #44.19-1-7.000

Allison Rooney submitted an application for a privacy fence. The fence will be 6 feet tall and constructed out of wood. She has contacted the New York State DOT and staked out the fence at a location that is over 37 feet away from the centerline of Route 73. The fence will provide privacy and also limit headlights shining into her house as cars come up Route 73. The fence will run along the property line of Route 73 and stop short of

neighboring properties by approximately 20 feet. All of the board members are familiar with the location and the need for a site visit has been waived.

APPLICATION STATUS - Complete

A Motion was made by Linda LaBarge to approve the Rooney Fence.
Seconded by Bobby Hickey
All in Favor - Yes
Motion Carried

K-26-25 Schedler, Sally - **23' x 35' CARPORT**
41 Airport Rd Keen Valley , NY 12943
Tax Map #62.2-1-30.02

Sally Schedler submitted an application for a new 23' x 35' timber frame carport. The structure will be enclosed on three sides with board and battern siding. Roger Roumpf was present to act as the representative for the project. He informed the board of the location of the new carport and shared photographs of the site as well as maps of where it will be located. The board is familiar with the site and a new carport will not be visible from Airport Road. A formal site visit was waived because of this. Mr. Roumpf stated that they have submitted an application to the APA to receive a letter of non-jurisdiction. They are currently waiting for this final document. The board informed him that they would table the application until the APA letter was received and reviewed. Mr. Roumpf stated this was fine and they would provide the APA letter as soon as they received it.

APPLICATION STATUS - Incomplete
ACTION - Tabled
NEED - APA Letter Of Non-Jurisdiction

K-26-24 Joselito's LLC - **CHANGE USE / NEW SIGN**
10918 NYS Route 9N Keene, NY 12942
Tax Map # 53.26-3-2-001

Will Mayo submitted an application for a change of use as well as a new sign. Mr. Mayo explained that he has purchased the building known as the

castle along Main Street in Keene. He will be installing a new 3' x 3' sign where previous signs have been located in the past. There is already a place to mount the sign and lighting for the sign that is downward pointing. He provided information as well as images of the new sign. Mr. Mayo also applied for a change of use for the building. Joselito's LLC's will be operating out of the building. Mr. Mayo explained that this will be a multi-function endeavor. One part of it will eventually be the office for scenic flights and the other part could be an Airbnb at the building. It was noted that the building has previously been used for these kinds of uses. However, the board pointed out at any time a use is discontinued a new application must be submitted and approved for new business operations. Mr. Mayo was instructed to follow up with both the town and the county regarding any inspections/regulations for the eventual use of an Airbnb space.

APPLICATION STATUS - Complete

A Motion was made by Brian Crawl to approve Joselito's Application for a sign and change of use.

Seconded by Linda Labarge

All in Favor - Yes

Motion Carried

K-26-27 DeBusk /Tollison, Jillian / Andrew - NEW SINGLE FAMILY DWELLING

231 Levi Lamb Way Keene Valley, NY 12943

Tax Map # 63-2-74.000

An application for a new single family dwelling was submitted by Jillian DeBusk and Andrew Tollison. The property owners and the listed representative were not present at today's meeting. A letter of non jurisdiction from the APA, as well as the application and a few other documents were submitted. At this time the application is not complete. The board decided to table until further information was received, and somebody was present to explain the overall project to the board members.

APPLICATION STATUS - Incomplete

ACTION - Tabled

NEED - Site Map, Complete plans for SFD, Septic Design, Site staked out and site visit performed.

UPDATE : on Thursday, October 15, Brian Crawl, Linda Labarge, and Larry House visited the proposed site of a single-family dwelling at 231 Levi Lamb Way. The contractor/representative for the project was present and had the site staked out. They explained that they are not looking to begin building this year but would like to get started with some of the site preparation. They pointed out the location of the house, the location of the well, and the location of the proposed septic system which has yet to be designed. During this phase of work, they will be removing some trees that were marked between the building site and the road. They will also be doing some excavation to prepare the site for the coming foundation work next year. The three board members found this to be a favorable site visit and gave the applicants permission to begin doing the site work that was explained. The representatives understood that the application would need to be completed and approved at a future meeting before any more work could be undertaken.

OLD BUSINESS

K-26-22 Garland, Charles and Hilary Garland - **NEW DETACHED GARAGE**

21 DeForest Way, St Huberts NY, 12943

Tax Map # 72-2-2.000 (ADK Mountain Reserve)

The requested letter from the APA was submitted for the Garland project. The project is not jurisdictional and the application is now complete.

K-26-20 Fritzinger ,Timothy and Caroline - **NEW SINGLE FAMILY DWELLING**

501 Hurricane Road Keene, NY 12942

Tax Map # 54.1-1-57.100

A revised APA letter of non jurisdiction was submitted. The design of the new driveway required the removal of at least one tree that was in the no cut zone between the building site and the road. The owners submitted to the APA to confirm that this was acceptable and the APA approved this change.

Still waiting on final septic plans to be submitted.

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

Kevin Hall was present to represent the Lacy Family LLC application for a two lot subdivision in Keene. He provided full-size updated maps. He reviewed the parameters of the subdivision and the application is now complete. Mr. Hall also provided several copies of maps for the interested parties and the county which were signed before he left the town hall.

APPLICATION STATUS - Complete

A Motion was made by Brian Crowl to approve the Lacy Family Application for a two lot Subdivision.

Seconded by Larry House

All in Favor - Yes

Motion Carried

K-26-15 Stebbens, James - 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 was present to represent the Stebbens project. He submitted all of the information that had been requested, and the application is now complete.

A Motion was made by Brian Crowl to approve the Stebbens Application for a new single family dwelling.

Seconded by Larry House

All in Favor - Yes

Motion Carried

K-25-22 Aylward, Philip & Kathleen - **SUBDIVISION**
NYS RTE 73 Keene, NY 12942
Tax Map # 53-1-3.111

An updated permit from the APA was submitted concerning this project. When the board members had done a site visit and the project was approved, Joe Garso explained that they were going to make an amendment to the permit so that the road going into the subdivision would be a separate lot. Nothing concerning the project has been changed or modified. No further action as required.

K-25-17 Segard, Charlie - **GARAGE WITH APARTMENT**
(Solar Pines LLC)
NYS RTE 73 & Airport Rd Keene Valley, NY 12943
Tax Map # 62.2-1-34-100

Charlie Segard dropped off new blueprints for the solar Pines LLC project at the end of Airport Road in Keene Valley. He stated that he believed the footprint of the new structure was smaller than the original proposed structure. He asked that the planning board submit these into the existing file. After reviewing the plans and comparing them to the original plans, it was discovered that the new structure is approximately 700 ft.² larger than the proposed structure. The planning board does not feel that this dramatically changes the scope of the project but has asked Solar Pines LLC to submit an updated letter of non-jurisdiction from the APA for this project due to the increase in the size of the building.

**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

One of the board members asked if the town had taken any action or if there was any information about data centers and how they would be handled. This has been a topic of conversation in other towns around the state and country, but nothing has come before the board and there is currently no provisions in this site plan reviewed law to address projects of this nature. Any project of this nature that came before the planning board would simply be reviewed under the current site plan review law. It was agreed that the board would continue to discuss this and possibly include provisions for handling these types of projects in the new site plan review law that is currently being revised. Ben Breckenridge stated that he would forward the board members information from the town of Essex moratoriums on large solar projects and other things of this nature so that the planning board could see how things of this nature were being handled in other municipalities, even if there is no protocol in the site plan review law.

The board discussed the new site plan review law. There is currently a draft edition of this that all of the members are reviewing and will eventually comment on. It was agreed that in the coming months, the board would provide feedback after carefully reading over the entire draft of the revised site plan review law.

Brian Crawl suggested that moving forward the planning board requires either the property owner who was undertaking a project or the representative listed on the application be present at the meetings. There continue to be too many projects that come before the board where nobody is present to explain the overall scope of the project and answer questions that the board may have. Other municipalities do not take action on any given application unless somebody is present to represent the project. The board agreed that this has been an ongoing problem over the years and that perhaps they should be a little more strict about this issue. Mr. Crawl said he would follow up with the town supervisor about adopting this going forward. The board agreed that perhaps this would go into effect in January 2027 so that there is time to include this requirement for

new applicants.

A motion was made by Brian Crawl to adjourn the meeting at
10:46AM Second by Keith Wadsworth

All in favor - yes

Motion carried

The meeting adjourned.

Respectfully submitted,

Brian Crawl

Co-chair, Town of Keene Planning Board