

TOWN OF KEENE PLANNING BOARD MONTHLY MINUTES

DATE: September 8, 2026

Place: Keene Town Hall

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

Board Members Absent: Linda Deyo, Bobby Hickey

Others Present: Mark Hall, Stephen Kurczy, 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 August 11, 2026.

Seconded by Keith Wadsworth

All in Favor - Yes

Motion Carried

NEW BUSINESS

K-26-22 - Charles and Hilary Garland - **New detached garage**

21 DeForest Way, St Huberts NY, 12943

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

Mark Hall from the Hall design group submitted an application on behalf of Charles and Hilary Garland for a detached garage with a small office space / bathroom above. Mr. Hall explained that they plan on using the existing septic system to service the bathroom. After the existing septic system is inspected they will follow up with the town of Keene Coded office if any expansion is needed. Ron Hall and Larry House are both familiar with the property and the location of the new garage so the need for a site visit visit

has been waived. Information has been submitted to the APA for a letter of Non- Jurisdiction.

APPLICATION STATUS - Complete except for APA NJ

A Motion was made by Brian Crowl to approve the Garland Project

PENDING receipt of the APA Letter of Non Jurisdiction

Seconded by Linda LaBarge

All in Favor - Yes

Motion Carried

K-26-23 - Stephen Kurczy - **Privacy Fence**

32 Market St Keene valley, NY 12942

Tax Map # 62.59-2-33.000

Mr. Kurczy submitted an application for a 6' tall privacy fence on 3 sides of his property on Adirondack St. He provided an image of the fence to be installed. He stated it would be pressure treated wood with the nice side of the fence facing outward. The property lines have been marked by a surveyor. He had a letter from one adjacent property owner who abuts two sides of his lot which stated they are aware of the proposed fence and have no issues with it. He will provide a letter from the other property owner before the fence is installed.

APPLICATION STATUS - Complete

A Motion was made by Linda LaBarge to approve the Kurczy fence

PENDING receipt of the letter from the adjoining land owner.

Seconded by Ron Hall

All in Favor - Yes

Motion Carried

OLD 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 provided the APA letter of Non Jurisdiction. He also informed the Board that a test pit had been dug and perk tests performed for a new septic system. All of the information has been submitted to the engineer and he is just waiting for the final Septic plan to be produced. Brian Crowl and Larry House both visited the site and saw no issues.

A Motion was made by Ron Hall to approve the Fritzinger single family dwelling **PENDING** receipt of the final septic plans.

Seconded by Brian Crowl

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

A permit from APA for the Lacy Family subdivision had been submitted.

APPLICATION STATUS - INCOMPLETE

ACTION - TABLED

NEED - full-size survey map showing the new lot.

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 at

9:30AM Second by Brian Crowl

All in favor - yes

Motion carried

The meeting adjourned.

Respectfully submitted,

Brian Crowl

Co-chair, Town of Keene Planning Board