

Regular Town Board Meeting
August 13, 2024 5:30 pm
Town Hall
Joseph P. Wilson Jr, Supervisor

Call to order

Approve Minutes: July 9, Regular Board meeting

Privilege of the Floor:

Town Operations

Town Clerk:

Highway Department:

Water Department: Introduce revised water law and set public hearing

Discussion of Old Business

- Au Sable River Association Project scope presentation & Funding request
- Cemeteries consulting contract
- Capital projects: town hall, facilities building,
- Composting at transfer station
- Review Farmers Market Agreement for use of Marcy Field
- Approve CDL training for general laborer
- Approve new position in highway dept.: General Laborer/MEO CDL trainee

New Business:

- Budget Calendar for 2025 & Updated meeting schedule
- CEF funding request
- Conference travel approval: Library & Assessor
- Relocate porta potties from Public parking lot to Rooster Comb lot
- Stone planter repair

Ongoing Local Law Process:

- Draft Local Law on STRs is on hold while NYS considers a state law.

Executive Session: Personnel

Budget Resolutions

Resolution to transfer funds:

Resolution to amend the 2024 budget:

Supervisor's Report:

Audit Bills:

Resolution to pay online bills

Resolution to audit Vouchers #2024- through #2024-

MEMORANDUM

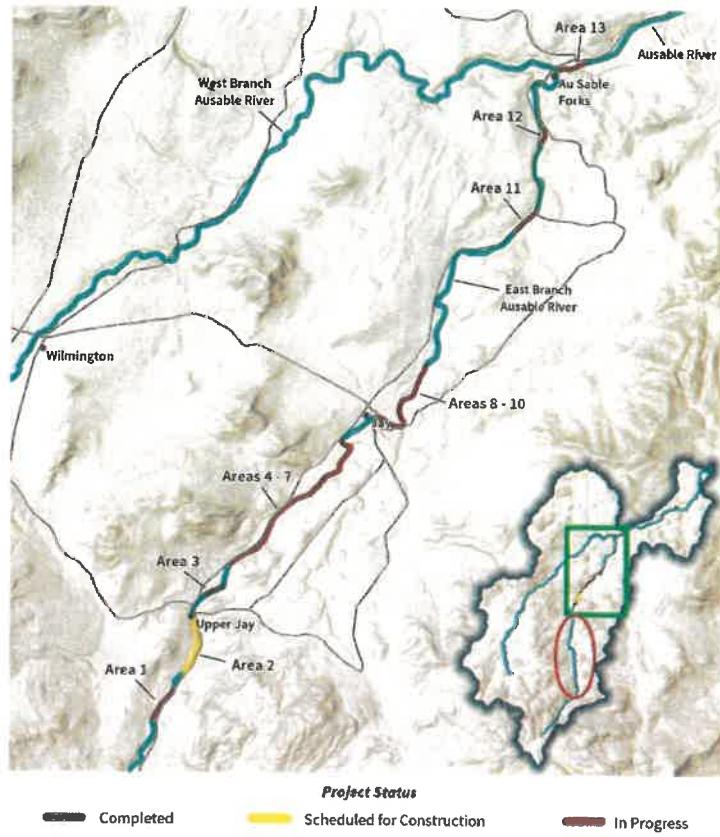
Date: 08/06/2024
To: Town of Keene – Town Board
From: Gary L. Henry, PG – Stream Restoration Manager, Ausable Freshwater Center (AFC)
RE: East Branch Restoration Program – Phase 2, Town of Keene

Background

The East Branch Restoration Program is a comprehensive strategy for protecting the East Branch Ausable River while creating flood resilience for the communities alongside it. The restoration program was developed in response to Tropical Storm Irene, which devastated the region in 2011. In the first phase of planning within the Town of Jay, a team of experts identified and developed conceptual designs for 13 stream restoration projects along the East Branch in the Town of Jay. Supervised by the US Fish and Wildlife Service (USFWS) and AFC, the first two projects were completed in 2021 and 2023 in Upper Jay.

What's Next?

In 2024, AFC will begin collecting field data as we expand our planning efforts to the 12 miles of river channel within the Town of Keene. Field data will include geomorphic assessment of the channel bed and banks to identify and prioritize areas that might benefit from restoration work.



Map (above): The East Branch Restoration Program identifies 13 areas in the Town of Jay in need of restoration to improve flood resilience, protect communities and infrastructure, and restore habitat for the food web that supports our native brook trout. AFC is expanding the restoration program through the Town of Keene in 2024 (red oval on lower right inset map).

As we prepare to start this work in August 2024, we would love to hear from the town board and the residents of Keene to help inform our scope of work.

AUSABLE

Freshwater Center

14 June 2024

Dear Town of Keene Board Members,

Please accept this request for funding to advance the East Branch Restoration Plan in the Town of Keene. In 2023, the then Ausable River Association (our name changed this June), received Congressionally Directed Funds to address river resilience in the Town of Jay. As a part of that opportunity, we requested additional funds to support the Town of Keene by pursuing a geomorphic assessment and development of a plan compatible to the Town of Jay effort developed with Irene storm recovery funds.

We have set aside \$269,848 of Congressional funds to advance our effort in Keene which we estimate to cost \$280,000 over 2 to 3 years (2024-2026). We are requesting \$10,000 to make up our anticipated gap and to provide cash for our work on the front end of the project (all our funding is reimbursement based).

Our goal is to comprehensively assess and create an actionable plan for the upper East Branch Ausable system in the Town of Keene as has been done for the lower 12 river miles of the East Branch Ausable River in the Town of Jay. Improving upstream conditions is essential to the success of existing projects in the Town of Jay downstream and extends this valuable knowledge and planning resource to the Town of Keene. We will reconvene an Upper East Branch Restoration Technical Advisory Committee, reach out to community members and local officials, and create community defined goals to enhance the scientific assessment. We will refine the existing outline for data collection, pursue comprehensive hydrologic, hydraulic, and geomorphic assessment of the upper East Branch (some data will be developed in partnership with Resilient New York), identify project sites, prioritize these and create actionable plans/conceptual designs for priority projects. As in our assessment in the Town of Jay, our goal is to move beyond spot repairs (an eroding bank) to address systemic causes of erosion and create self-sustaining natural channel structure and function by identifying further stream restoration needs that improve flood resilience and public safety, protect infrastructure, enhance the functional integrity of large and small streams, and expand riparian habitat. With the final report in hand, long term planning, efforts to fund identified projects, and emergency preparation and response becomes more feasible.

Please don't hesitate to reach out to us if you have questions regarding our work or this request.

We deeply appreciate the strong partnership we've built with the Town of Keene over the years and look forward to building a resilient freshwater future with your help.

Regards,



Kelley Tucker
Executive Director

July 23, 2024

Hon. Joseph P. Wilson, Jr., Supervisor
Town of Keene
10892 NYS Route 9N
Keene, NY 12942

Dear Supervisor Wilson:

Our office were recently contacted by the Town of Keene in relation to representation requirements related to cemetery management and operations. Featherstonhaugh, Clyne & McCardle is pleased to provide the Town of Keene with general consulting and legal services related to general cemetery operations for the municipality. We wish to reach an agreement with you in advance as to the conditions and guidelines that will govern our relationship, consistent, of course, with the rules of professional responsibility.

First, we believe there are no potential conflicts of interest with either present or former clients related to this project. However, we will inform you of any potential conflicts we may discover. Moreover, during the course of providing services to you, if our firm becomes aware of other potential conflicts of interest that may arise, we will immediately provide you with all necessary information.

The services we provide will be in accordance with the following terms and conditions:

- A. Professional Fees – Our fees will be based upon the reasonable value of our services as determined in accordance with the American Bar Association Model Code of Professional Responsibility and the New York State Code of Professional Responsibility. Our fee will be based on the hourly rate of the individual performing the services. My hourly rate in this matter, along with the attorneys of the firm, is \$350. We will have primary responsibility for the firm's service. Any paralegal or clerk time, if required, will be billed at a rate of \$100 per hour.
- B. Costs and Expenses - In the course of our representation, it may be necessary for us to incur certain costs or expenses. You will reimburse us for the costs or expenses actually incurred and reasonably necessary for completing the assigned matter, as long as our charges for costs and expenses are competitive with other sources of the same products or services. More particularly, we will be reimbursed in accordance with the following guidelines:

- (1) Computer-Related Expenses – The Firm will be reimbursed for computerized research and research services and such computer services as may be necessary for the coding of documents which enable us to more efficiently manage this matter.
 - (2) Travel – The Firm will be reimbursed for expenses in connection with out-of-town travel at the business class rate, and, where necessary, for the reasonable cost of a rental car, and any other related travel expenses such as lodging and meals, which must be reasonable under the circumstances. We will advance all such travel expenses and submit bills for reimbursement.
 - (3) Photocopying and Digital Reproduction - You will reimburse the Firm at a maximum of \$.10 per page for normal photocopying. Expedited photocopying, color printing or oversized document photocopying may be reimbursed at a higher rate.
 - (4) Postage/Courier - You will reimburse the Firm at our actual cost for the expenses of overnight courier or by hand courier.
 - (5) Printing - You will reimburse the Firm for the costs of printing, if necessary.
- C. Billing - We will bill you monthly and all bills will include a summary of the kinds of services rendered during the relevant period. Reimbursable expenses included on each bill will also be broken down by category, and we will maintain back-up documentation for all expenses for your review as may be necessary. In the event that we forward invoices for expenses to be paid directly by you, these invoices will be accompanied by any additional back-up documentation and a letter explaining the purpose of the expense.
- D. Termination - You have the right to terminate this agreement by written notice at any time, and our Firm has the same right, subject to our obligation to give you reasonable notice to permit you to obtain alternative representation or services, and subject to applicable ethical provisions. Of course, we will provide reasonable assistance in effecting the transfer of responsibilities to the new firm.
- E. Client Documents – We will maintain all documents you furnish us in our client files for the matter. At the conclusion of the matter (or earlier if appropriate) you should advise us (and we will contact you for this purpose) as to which, if any of the documents to the extent we believe advisable for our records. We will retain any remaining documents in our files for a certain period of time and then dispose of them according to our record retention program schedule then in effect.

Hon. Joseph P. Wilson, Jr.

July 23, 2024

Page 3

F. Disputes – The laws of the State of New York shall govern the interpretation of this agreement, including all rules or codes of ethics which apply to the provision of services. In the event that a dispute arises between us relating to our fees, you may have the right to arbitration of the dispute pursuant to Part 137 of the Rules of the Chief Administrator of the Courts, a copy of which will be provided to you upon your request.

Please review this proposal; if you have any questions concerning it, do not hesitate to contact me. If it is acceptable to you, please acknowledge that you have reviewed it, understand it, and desire to have our Firm represent you under the terms of this letter by signing and returning the enclosed copy to me. I recommend you keep a copy of this letter in your file.

Thank you.

Very truly yours,

Featherstonhaugh, Clyne & McCardle, LLP



David F. Fleming, Jr.

Accepted and Agreed to by:

Dated: _____



KEENE STORAGE BARN

KEENE, NEW YORK

TOWN OF KEENE

TOWN OF KEENE

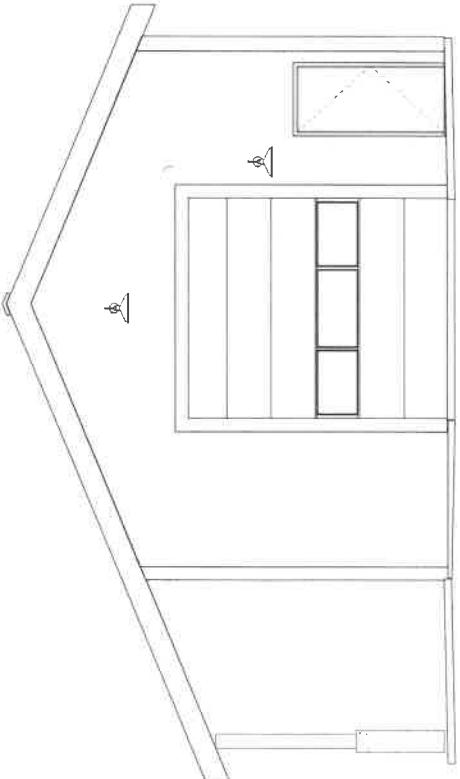
KEENE, NEW YORK

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, & VIOLENCE OF CONSTRUCTION, & ALL SAFETY & SECURITY AT THE PROJECT SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL LANDWORK AT THE SITE & FIELD VERIFYING ALL DIMENSIONS, OFFICIAL SURVEYS, MEASUREMENTS, NOTIFY THE ARCHITECT/ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
3. THE OWNER IS RESPONSIBLE FOR PROVIDE FOR LAND SURVEYORS, SURVEYORS, BOUNDARY & PROPERTY SURVEYS. THE OWNER IS RESPONSIBLE FOR PROVIDE A SWIMMING POOL & SPA FOR PERSONNEL DURING CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR PROVIDE FOR BUILDING PERMIT, ELECTRICAL, PLUMBING, AND HEATING, AIR CONDITIONING, ROOFING, AND OTHER CONTRACTORS FOR PROJECT REQUIREMENTS AS REQUESTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDE FOR THESE CONTRACTORS IN ACCORDANCE WITH THE CONTRACTOR'S AGREEMENTS.
5. THESE DRAWINGS ARE SUPPLEMENTED TO SEPARATE STANDARD SPECIFICATIONS IN THE PROJECT MANUAL WHICH ETABLISH THE MINIMUM STANDARD OF MATERIALS & WORKMANSHIP. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDE FOR THE CONTRACTOR'S AGREEMENTS.
6. REMOVE OR RELOCATE ANY CONSTRUCTION MATERIALS EQUIPMENT, & OTHERS REQUESTED BY OWNER.
7. DISCONNECT & PROPERLY TERMINATE ALL PLUMBING, MECHANICAL & ELECTRICAL SYSTEMS IN STRUCTURE TO BE DEMOLISHED.
8. PROVIDE TEMPORARY SHADING OF ALL STRUCTURES PRIOR TO DEMOLITION.
9. MAINTAIN STRUCTURE IN INVENTERIAL CONDITION AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATE WITH ALL SUBCONTRACTORS, SUPPLIERS & VENDORS, AS WELL AS REMOVAL, CLEANING & HANDLING OF ALL BUILDING COMPONENTS (ALSO SEE 4 & ABOVE).
11. REMOVE & PROPERLY DISPOSE OF DESIGNATED FLOORING COMPONENTS.
12. THE OWNER IS RESPONSIBLE FOR THE DISCOVERY & DISCLOSURE OF HAZARDOUS MATERIALS PRESENT IN THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, RELOCATION, OR DISPOSAL OF HAZARDOUS MATERIALS PRESENT IN THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF HAZARDOUS MATERIALS PRESENT IN THE PROPERTY.
13. ALL DIMENSIONS OF EXTERIOR WALLS ON PLANS ARE BASED UPON FACE OF FOUNDATION WALL, CHA/P OF STLD, IND/FRTS, SOD/LS, ETC.
14. ALL CONSTRUCTION MATERIALS & PRODUCTS SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
15. CONTRACTOR SHALL VERIFY ALL LOAD BEARING WALLS, POSTS, BEAMS, ETC. & NOTIFY ARCHITECT IMMEDIATELY OF ANY DEFECTS. CONTRACTOR SHALL NOT MAKE ANY REINFORCING OR BRACING TO THE EXISTING STRUCTURE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
16. NEW YORK STATE LAWS & REGULATIONS INDICATE THAT CONTRACTOR SHALL NOT REMOVE THE EXISTING ROOFING OR SHEATHING UNLESS A CERTIFIED ASBESTOS INSPECTOR HAS SWAPED & TEST ALL BUILDING CONSTRUCTION FOR ASBESTOS & DETERMINE THAT NO ASBESTOS IS PRESENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDE A REPORT OF THE ASBESTOS CONTAMINATION FINDINGS TO THE OWNER. THE OWNER IS RESPONSIBLE FOR PROVIDE A COPY OF THE REPORT TO THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDE A COPY OF THE REPORT TO THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDE A COPY OF THE REPORT TO THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDE A COPY OF THE REPORT TO THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDE A COPY OF THE REPORT TO THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDE A COPY OF THE REPORT TO THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDE A COPY OF THE REPORT TO THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDE A COPY OF THE REPORT TO THE ARCHITECT.

DRAWING LIST TABLE

Drawing Number	Drawing Title
0. DRAWINGS	
0.1	SITE PLAN
0.2	COVER SHEET
0.3	CROSS REVIEW
0.4	GENERAL NOTES
0.5	CA-01 SITE PLAN
1. BUILDINGS	
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1.0.2	GENERAL NOTES
1.0.3	FOUNDATION PLAN
1.0.4	ROOF PAVING PLAN
1.0.5	EXTERIOR WALLS
1.0.6	STRUCTURAL DETAILS
1.0.7	ROOFING
1.0.8	MECHANICAL
1.0.9	ELECTRICAL
1.0.10	STRUCTURAL
1.0.11	MECHANICAL
1.0.12	STRUCTURAL
1.0.13	EXTERIOR ELEVATIONS
1.0.14	SECTIONS AND TYPICAL WALL SECTIONS
1.0.15	DETAILS



OWNER
TOWN OF KEENE
10892 2100 ROUTE 5N
KEENE, NEW YORK 12942
PHONE: 518.276.4444
WWW.TOWNOFKEENE.NY.COM

STRUCTURAL ENGINEER

MECHANICAL ENGINEER
AES NORTHEAST
74 SOUTH PLATT STREET
PLATTSBURGH, NEW YORK 12901
PHONE: 518.561.1598
WWW.AENORTH EAST.COM

ELECTRICAL ENGINEER
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PLATTSBURGH, NEW YORK 12901
PHONE: 518.561.1598
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CIVIL ENGINEER
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**PROJECT LOCATION
NOT TO SCALE**

COVER SHEET
SHEET NO.
G-001

PRINTING DATE
10-20-2022

DESIGNER
DATE

REVIEWER
DATE

APPROVING
SIGNATURE

REVISIONS
SHEET NUMBER



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Architecture, Engineering, and
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24 Second Street, Potsdam, NY 13676

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Subdivision Plat



KEENE STORAGE BARN

TOWN OF KEENE

KEENE, NEW YORK

ARCHITECT & ENGINEER

DEPARTMENT OF

DESIGN

DATE

ISSUE

DESCRIPTION

DRAWING TITLE

SITE PLAN

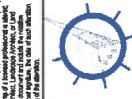
C-001

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KEENE STORAGE BARN

KEENE, NEW YORK

STRUCTURAL DRAWING LEGEND	
DATA OF CONSTRUCTION	
Structural	Brick Masonry
Concrete	Light Steel Frame
Wood	Wood Frame
Metal	Pre-
	Cast
Steel	Structural Steel
Wood Deck	Wood Deck
Lvs. 6	Total 6

STRUCTURAL DRAWING LEGEND	
DATA OF CONSTRUCTION	
STRUCTURE	SEE STRUCTURE
STRUCTURAL FILL	CRUSHED STONE
CONCRETE BLOCK	OCEANIC MASONRY
CAST IN PLACE CONCRETE	COLD FORGED STEEL TUBULAR, ALUMINUM
EARTH - GENERAL	STAINLESS STEEL TUBULAR, ALUMINUM, AND VARIOUS BARRIER SPECIFICATION FOR AGGREGATE SPECIES
CAST IN PLACE CONCRETE	STRUCTURE
EARTH - GENERAL	STRUCTURE
FLOOR DECK	STRUCTURE
CAST-IN-PLACE TURBED	STRUCTURE
FOOT MARK	STRUCTURE
FOOT FLOOR ELEVATION	STRUCTURE
WALL FLOOR MARK	STRUCTURE
TOP FLOOR ELEVATION	STRUCTURE
PER FLOOR ELEVATION	STRUCTURE
BASE PLATE TAG	STRUCTURE
EMBODIED PLATE MARK	STRUCTURE
RIB ON GRAD TAQ	STRUCTURE
SLAB ON DECK MARK	STRUCTURE
ROOF TRUSS TAQ	STRUCTURE
RAIL FRAME TAQ	STRUCTURE
ROOF DECK TAG	STRUCTURE
FOUNDATION WALL TAG	STRUCTURE
BEARING WALL TAG	STRUCTURE
SHEAR WALL TAG	STRUCTURE
HEADER TAG	STRUCTURE
SUL JOINT	STRUCTURE
EXISTING	STRUCTURE
DO	STRUCTURE
BOF	STRUCTURE
CENTRELINE	STRUCTURE
CLEAR	STRUCTURE
EDGE OF DECK	STRUCTURE
FLOOR GRAN	STRUCTURE
MAINS OPENING	STRUCTURE
NOT TO SCALE	STRUCTURE
OVERHEAD DOOR	STRUCTURE
PES FROM DOOR	STRUCTURE
ROOF DEAR	STRUCTURE
ROUGH OPENING	STRUCTURE
TOP OF CONCRETE	STRUCTURE
TOP OF FOOTING	STRUCTURE
FACE OF FOUNDATION	STRUCTURE
TOP OF STEEL	STRUCTURE
TOW	STRUCTURE
UNLESS NOTED OTHERWISE	STRUCTURE
VERB Y FIELD	STRUCTURE
WFN FLOOR ELEVATION	STRUCTURE
FOUNDATION WALL CRACK CONTROL JOINT	STRUCTURE
WALL STEP	STRUCTURE
FLOORING STEP	STRUCTURE
WOOD	STRUCTURE
TOP & BOTTOM	STRUCTURE
ON CENTER	STRUCTURE
EACH WAY	STRUCTURE
SPF	STRUCTURE
STP	STRUCTURE
ROOF SAWN	STRUCTURE
CFSF	STRUCTURE
TOP CHORD EXTENSION	STRUCTURE
BOTTOM CHORD EXTENSION	STRUCTURE

STRUCTURAL DESIGN PARAMETERS	
CODE:	2006 BUILDING CODE OF NEW YORK STATE
ZONING:	SENECA, NY
CONSTRUCTION TYPE:	STRUCTURE
NLR CATEGORY AND IMPORTANCE FACTORS:	II
ASCE 7-16:	1.0
ASCE 7-16: WEATHERING IRON SHEDS:	1.0
ASCE 7-16: WIND, N. SEISMIC, I _o	1.0
THE EXTERIOR LOAD IS LABOR ON GRADES:	100 Psf
SOIL LOAD: GROUNDSWELL DAMPED; BTZ 48; SOIL LOAD ALLOWANCE: TCL-3	20 Psf
BUILDING: TCL-3; BC-3;	10 Psf
DOOR/BASEMENT; DOOR/FLOOR; DOOR/CEILING	8 Psf
WIND LOAD: ULTIMATE DESIGN WIND SPEED (V _A): NOMINAL DESIGN WIND SPEED (V _n): EXPOSURE CATEGORY:	115 MPH 80 MPH C
COMPONENT L AND CLADDING: STRUCTURAL SHEAR WALLS	SEE GRAPHIC
SEISMIC LOAD, MAPD SPECTRAL RESPONSE COEFICIENTS:	G _s = 0.355, S ₁ = 0.0205 C R _f = 0.20, R _b = 0.040
SEISMIC DESIGN CATEGORIES: SEISMIC FORCE RESTING SYSTEM:	B V-CW
DESIGN BASE BEARING:	D
RESPONSE MODIFICATION COEFICIENT:	6
SEISMIC RESPONSE COEFICIENTS:	R = 6.5 0.076
ANALYSIS PROCEDURE:	EC0
GEOTECHNICAL: DESIGN SOIL BEARING CAPACITY:	2,000 PSF
DESIGN METHODOLOGY:	ALLOWABLE STRESS DESIGN

SOIL, CHAPTER 11, 11.3	TYPE	CONTINUOUS PERIODIC SPECIAL SPECIAL INSPECTION	CONTINUOUS PERIODIC SPECIAL SPECIAL INSPECTION
1. VERIFY MATERIAL BELOW SHALLOW FOUNDATIONS AND FOUNDATION TO ACHIEVE THE DESIRED SWAY CAPACITY	✓	✓	✓
2. VERIFY CALCULATIONS ARE EXTRACTED TO PROPER DEPTH AND HAVE SEATED PROPER MATERIAL.	✓	✓	✓
3. PERFORM CALCULATIONS AND TESTS OF CONCRETE, REBAR, AND OTHER MATERIALS TO CONFIRM DESIGN FOR NEW PLACEMENT AND COMPLIANCE WITH NEW REQUIREMENTS.	✓	✓	✓
4. PERFORM TO ACCURATELY COMPUTE CAPITAL LETTERS TO BE USED IN PLACEMENT AND COMPLIANCE WITH NEW REQUIREMENTS.	✓	✓	✓
5. PERFORM TO ACCURATELY COMPUTE CAPITAL LETTERS TO BE USED IN PLACEMENT AND COMPLIANCE WITH NEW REQUIREMENTS.	✓	✓	✓
6. PERFORM TO ACCURATELY COMPUTE CAPITAL LETTERS TO BE USED IN PLACEMENT AND COMPLIANCE WITH NEW REQUIREMENTS.	✓	✓	✓
7. PERFORM TO ACCURATELY COMPUTE CAPITAL LETTERS TO BE USED IN PLACEMENT AND COMPLIANCE WITH NEW REQUIREMENTS.	✓	✓	✓
8. PERFORM TO ACCURATELY COMPUTE CAPITAL LETTERS TO BE USED IN PLACEMENT AND COMPLIANCE WITH NEW REQUIREMENTS.	✓	✓	✓

STRUCTURAL SECTION	Sheet Number	1 of 2
Page	Page No.	1 of 2
Structural Depth	Date	10/02/2016
	DESIGNED BY:	ADRI
	DRAWN BY:	JAN
	DATE:	10/02/2016
	DESIGNER:	
	DRAWN TITLE:	
	SHEET NO.:	S 0.1
	General Notes	

AES

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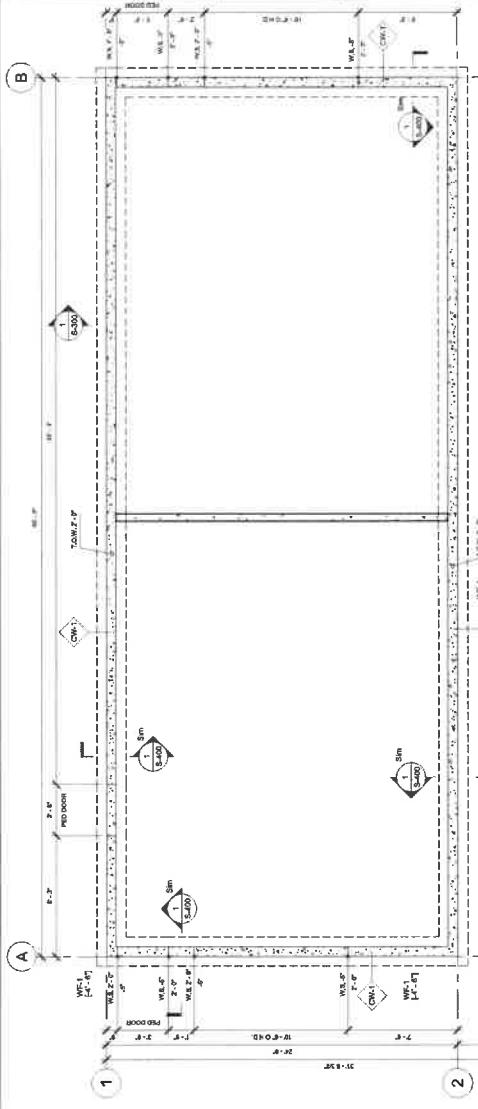
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KEENE STORAGE BARN

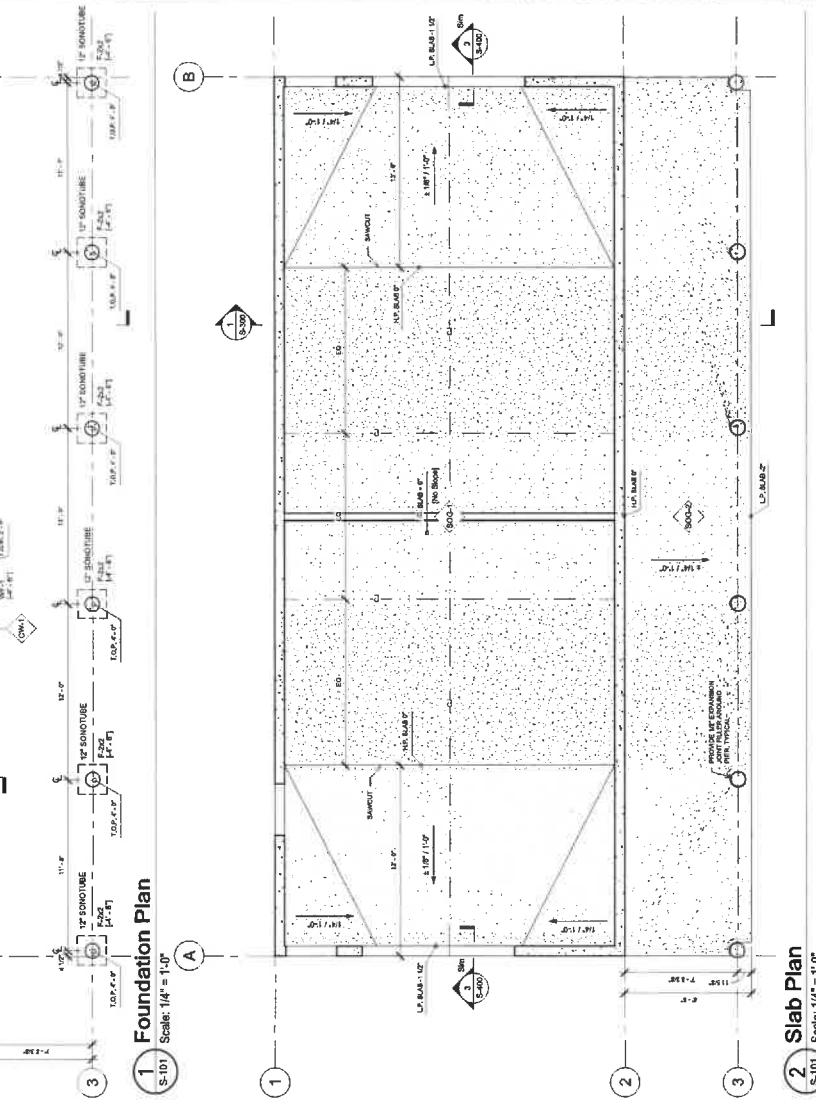
TOWN OF KEENE

KEENE, NEW YORK



1 Foundation Plan

S.01
Scale: 1/4" = 10'

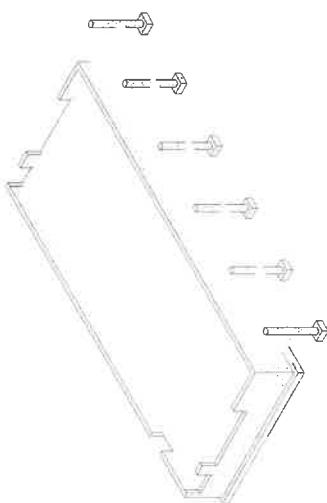


2 Slab Plan

S.01
Scale: 1/4" = 10'

FOUNDATION WALL REQUIREMENTS					
#	CONC. SPEC.	WALL THICKNESS	REINFORCEMENT	LOCATION	TYPICAL
CW-1	CONCRETE STRENGTH TESTED	8"			WALL CONSTRUCTION DEPTH: 8' WALL CONTROL JOINTS: 2'-0" SLAB JOINTS: 2'-0" EXPOSED CONCRETE WALL FINISH: 2'-0"
CW-2	CONCRETE STRENGTH TESTED	8"			

# 1A CONCRETE PILE POLE					
ITEM	PILE DIAMETER	PILE LENGTH	PILE TYPE	PILE CAPACITY	PILE NOTES
PDO-1	4"	400 ft	STEEL REINFORCED	1000 kip	REAR TO REAR 1000 kip 1000 kip 1000 kip STRUCTURAL RIGID
PDO-2	4"	400 ft	STEEL REINFORCED	1000 kip	1000 kip 1000 kip 1000 kip STRUCTURAL RIGID



Spanning Title _____
Drawing No. 2408 Date _____
Designed by: ADOD
Sheet No. _____
Description _____
Date _____

Foundation Plan

S-101



Northeast

Architecture, Engineering, and
Land Surveying Northeast, PLLC

74 South Park Street, Pittsburgh, PA 15222

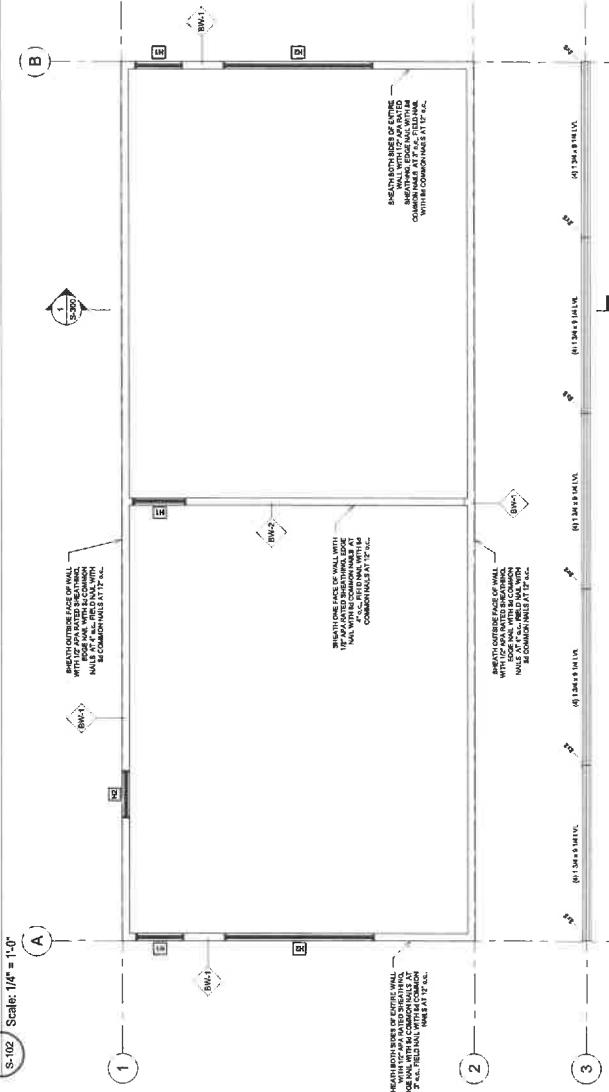
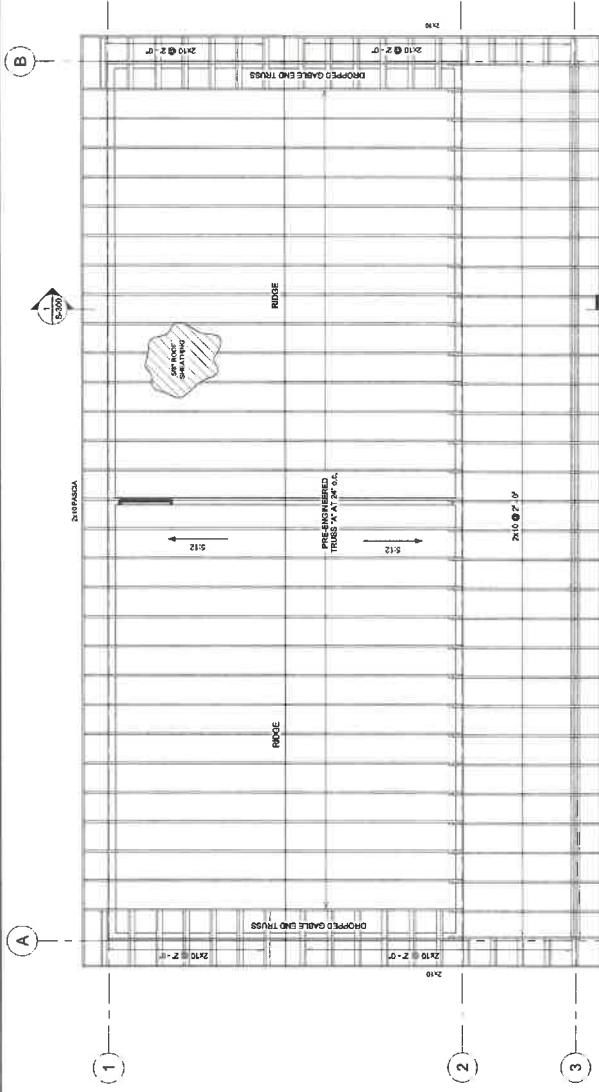
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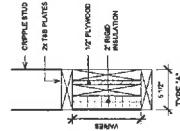
KEENE STORAGE BARN

TOWN OF KEENE

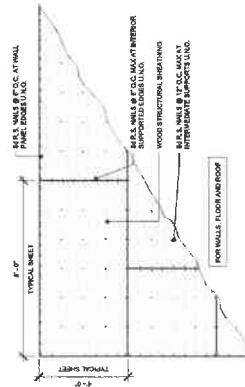
KEENE, NEW YORK



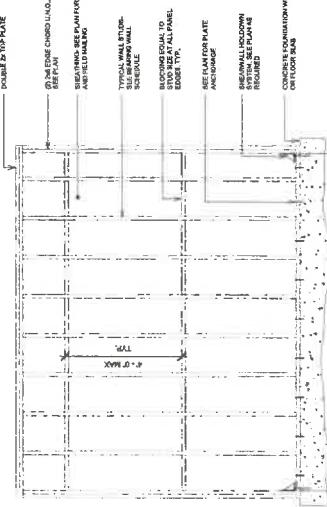
HEADER CONSTRUCTION	
• DRY FUSED SAWN TIMBER, 4x6 INCHES AND UP	SEE WOOD HEADER DETAILS
JACK LUMBER	TYPE X
HEADER RIBS	WALL PLATE
(2) 2x6 VERTICAL, SAWN IN	TYPE X
(1) 2x6 HORIZONTAL, COOLED IN TS.	TYPE X

**3 Wood Header Details**

S-102 / Scale: 1 1/2" = 1'-0"

**4 Sheathing Nailing Pattern**

S-102 / Scale: 3/8" = 1'-0"

**5 Wood Shearwall Detail**

S-102 / Scale: 1/2" = 1'-0"

1 Roof Framing Plan
S-102 / Scale: 1/4" = 1'-0"

2 Roof Support Plan
S-102 / Scale: 1/4" = 1'-0"

AS DRAWN /	AS BUILT /	DETAILED BY:	DATE:
DESIGNER:	OWNER:		
GRADE:	GRADE:		
STRUCTURE:	STRUCTURE:		
CONTRACTOR:	CONTRACTOR:		
DRAWING TIME:			
ROOF FRAMING PLAN			
SHEET NO:			

AES**Northeast**

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**KEENE STORAGE BARN**

TOWN OF KEENE

KEENE, NEW YORK

AES PROJ # 2008 DRAWING: A200

ISSUE: DATE:

DESCRIPTION:

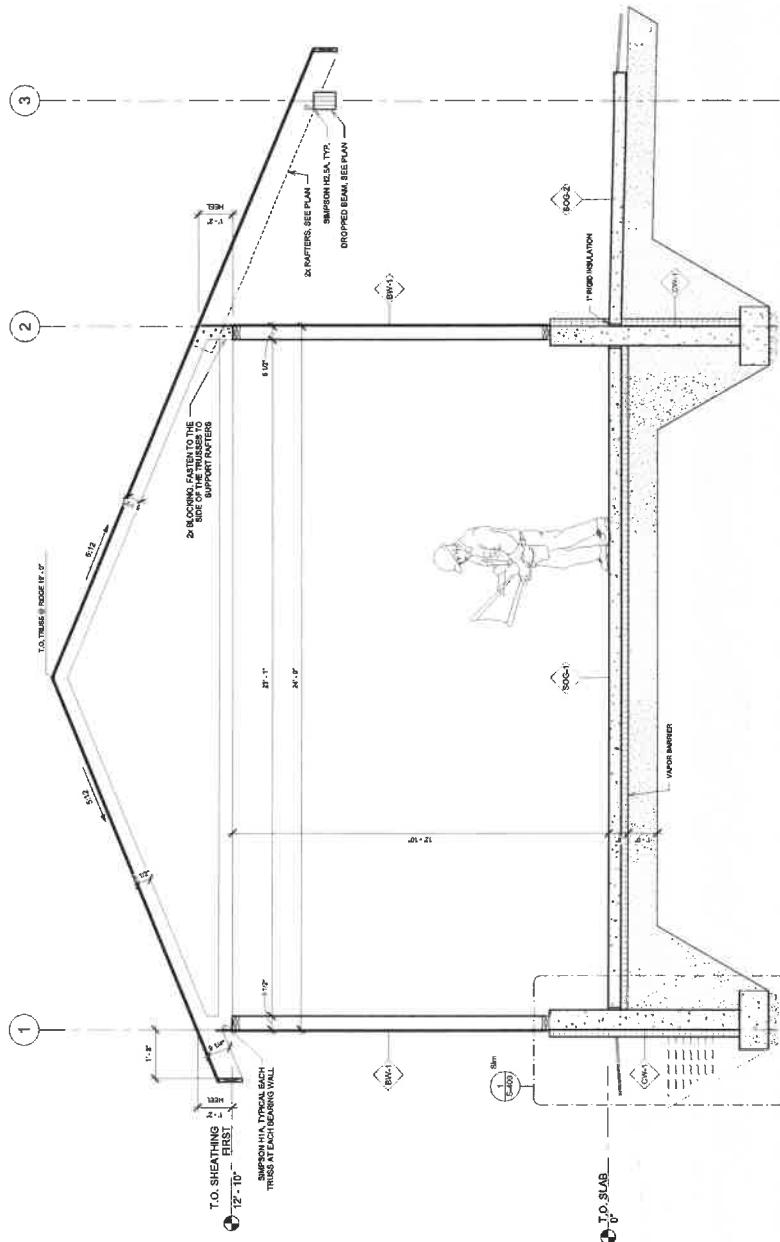
DRAWING TITLE:

SECTION:

Sections

SHEET NO.

S-300



1 Typical Section
S-300 Scale: 1/2" = 1'-0"



Northeast

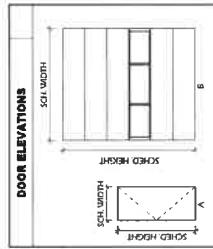
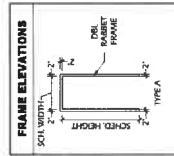
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24 Span Main Street, Peterboro, NY 14535
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KEENE STORAGE BARN

TOWN OF KEENE

KEENE, NEW YORK



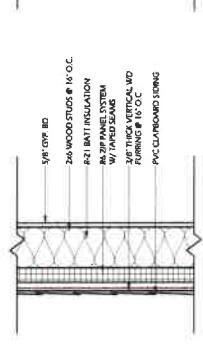
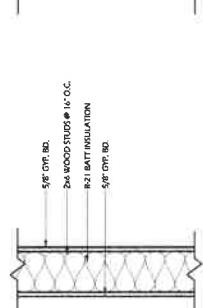
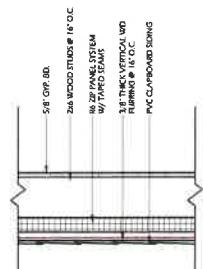
ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE
	GFP
	LIGHT SWITCH - SINGLE POLE

DOOR SCHEDULE		HARDWARE SCHEDULE IX - REQUIRED									
DOOR NO.	DOOR INFORMATION	SIZE	DOOR	FRAME	FINISH	MATERIAL	GLAZING	CLOSER	THRESHOLD	SWEEP & SAIL	LOCKSET / LATCH SET
001	NAME: DOOR	WIDTH: 12'-0"	HEIGHT: 8'-0"	TYPE: B	FINISH: H.W.	MATERIAL: W.O.	GLAZING: NONE	TYPE: FF	FINISH: X	TYPE: SWEEP	TYPE: X
002	NAME: DOOR	WIDTH: 12'-0"	HEIGHT: 8'-0"	TYPE: B	FINISH: H.W.	MATERIAL: W.O.	GLAZING: NONE	TYPE: FF	FINISH: X	TYPE: SWEEP	TYPE: X
003	NAME: DOOR	WIDTH: 12'-0"	HEIGHT: 8'-0"	TYPE: A	FINISH: H.W.	MATERIAL: W.O.	GLAZING: NONE	TYPE: FF	FINISH: X	TYPE: SWEEP	TYPE: X
004	NAME: DOOR	WIDTH: 12'-0"	HEIGHT: 8'-0"	TYPE: A	FINISH: H.W.	MATERIAL: W.O.	GLAZING: NONE	TYPE: FF	FINISH: X	TYPE: SWEEP	TYPE: X
005	NAME: DOOR	WIDTH: 12'-0"	HEIGHT: 8'-0"	TYPE: A	FINISH: H.W.	MATERIAL: W.O.	GLAZING: NONE	TYPE: FF	FINISH: X	TYPE: SWEEP	TYPE: X
006	NAME: DOOR	WIDTH: 12'-0"	HEIGHT: 8'-0"	TYPE: A	FINISH: H.W.	MATERIAL: W.O.	GLAZING: NONE	TYPE: FF	FINISH: X	TYPE: SWEEP	TYPE: X

DOOR & FRAME REMAINDERS											
001	NAME: DOOR	WIDTH: 12'-0"	HEIGHT: 8'-0"	TYPE: B	FINISH: H.W.	MATERIAL: W.O.	GLAZING: NONE	TYPE: FF	FINISH: X	TYPE: SWEEP	TYPE: X

FINISH SCHEDULE											
WALLS		DOOR		BASE		SUBSTRATE		MATERIAL FINISH		CEILING FINISH	
ROOM	ROOM NAME	WIDTH	HEIGHT	DOOR THICKNESS	ELB	FINISH	SUB.	FIN.	SUB.	FIN.	REMARKS
001	TEMPERED STORAGE ROOM	12'-0"	8'-0"	1'-0"	B	H.W.	GR. BD.	GR. BD.	GR. BD.	GR. BD.	5'-0" O.C.
002	STORAGE ROOM	12'-0"	8'-0"	1'-0"	A	H.W.	GR. BD.	GR. BD.	GR. BD.	GR. BD.	5'-0" O.C.



② TYP. WALL TYPE C

③ TYP. WALL TYPE B

④ TYP. WALL TYPE A

⑤ TYP. WALL TYPE D

⑥ TYP. WALL TYPE E

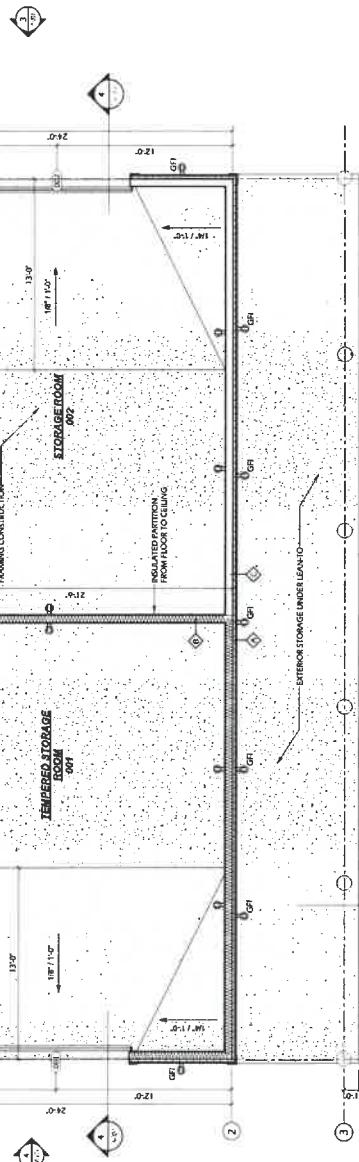
⑦ TYP. WALL TYPE F

⑧ TYP. WALL TYPE G

⑨ TYP. WALL TYPE H

KEENE, NEW YORK

AE PROJ. # 0000 DRAWN BY: J. Depp
DATE: 08/01/2011 DESIGNED BY: J. Depp
SHEET NO. A-101 DRAWING TITLE: SCHEDULES AND FLOOR PLAN



FLOOR PLAN

SCALE: 1/4" = 1'-0"



Northeast

Architecture, Engineering, and
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27 Main Street, Putney, VT 05366

www.northeastvt.com

STATE OF VERMONT
DEPARTMENT OF PLANNING
Division of Statewide Planning
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http://stateplanning.vermont.gov
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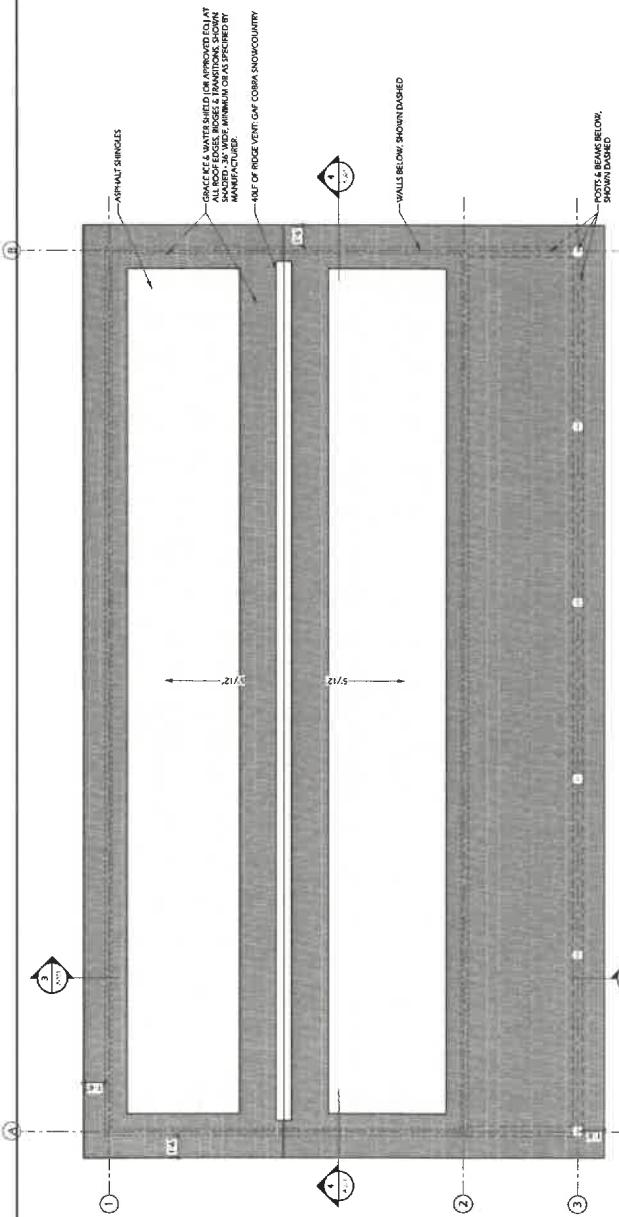
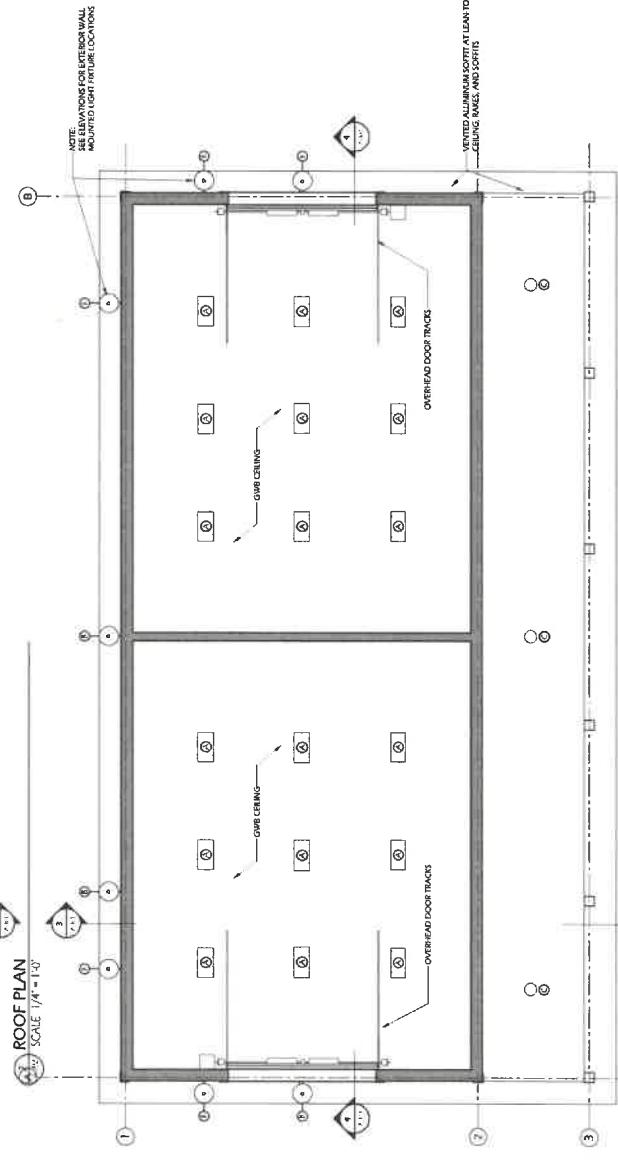
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KEENE STORAGE BARN

TOWN OF KEENE

KEENE, NEW YORK

ROOF PLAN
SCALE 1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE		
TYPE	DESCRIPTION	IMAGE
A	1x2FT LED DAYLIGHT - 18W	
B	12" WIDE OUTDOOR WALL SCOLNE	
C	11" WIDE LED FLUSHMOUNT CEILING FIXTURE	

REFLECTED CEILING AND LIGHTING PLAN

1/4" SCALE

REFLECTED CEILING AND LIGHTING PLAN

A-102



Northeast

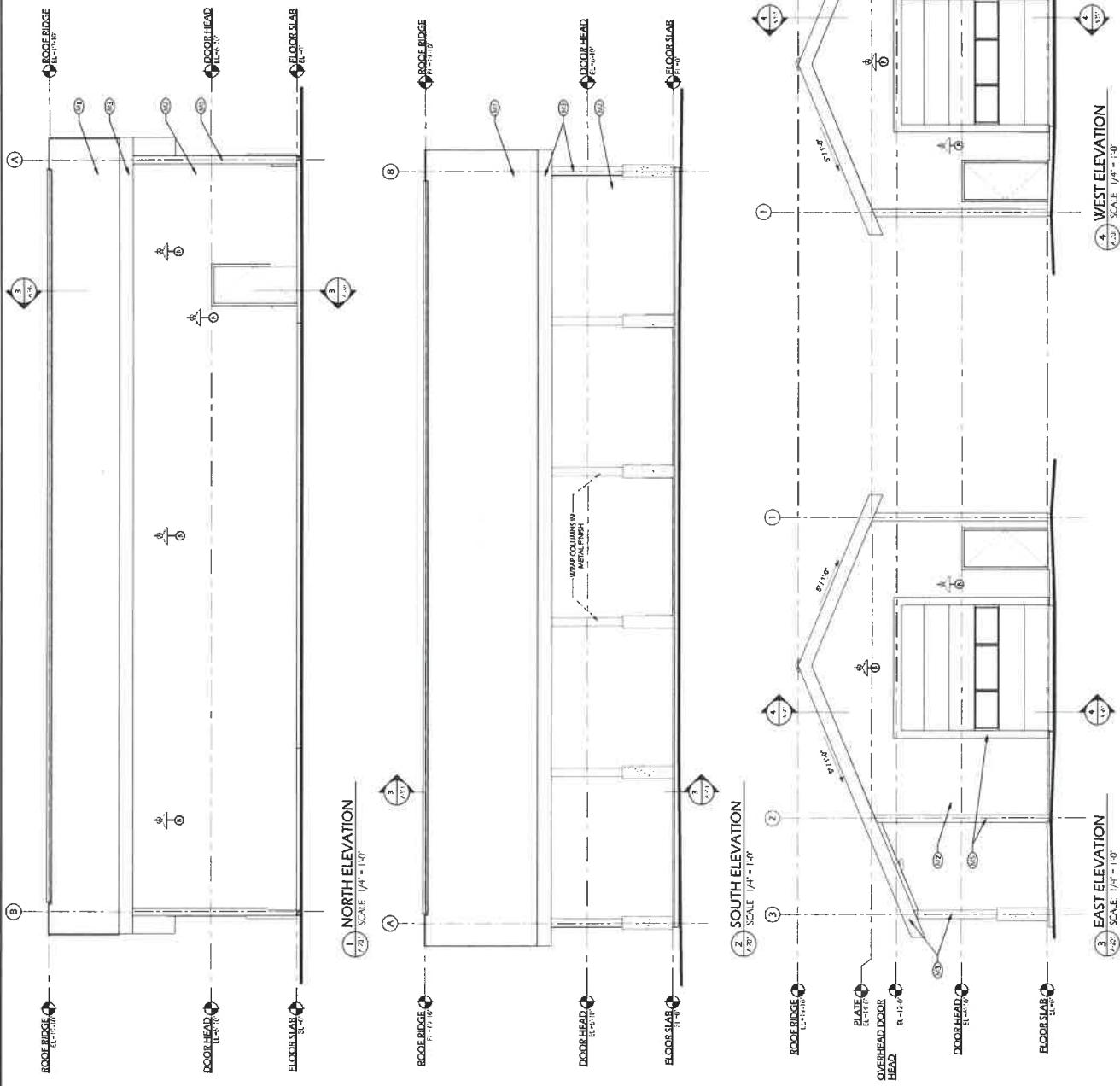
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SUSANNAH L. HARRIS, ESQ.

KEENE STORAGE BARN

TOWN OF KEENE

KEENE, NEW YORK

EXTERIOR MATERIALS SCHEDULE	
MATERIAL	DESCRIPTION
M01	ASPHALT ROOFING SHINGLES
M02	PVC CLAPBOARD SIDING
M03	FACTORY FINISHED ALUMINUM
M04	ENGINEERED WOOD SIDING
M05	& PVC TRIM



A-201



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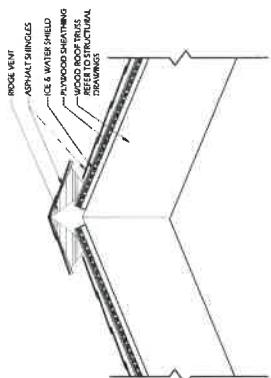
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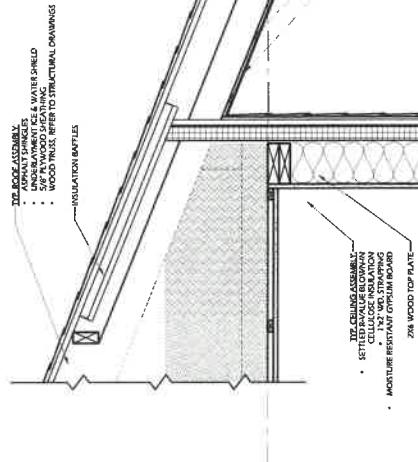
KEENE STORAGE BARN

TOWN OF KEENE

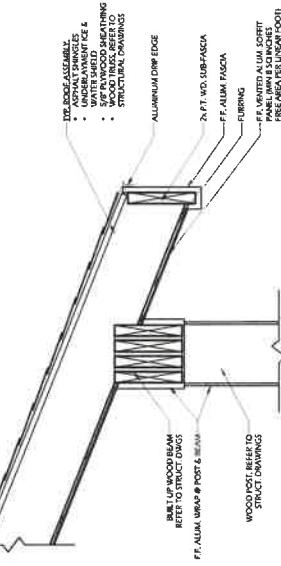
KEENE, NEW YORK



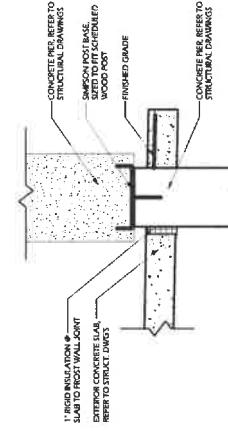
1 RIDGE DETAIL
SCALE: 1/2" = 1'-0"



2 INTERIOR/EXTERIOR TRANSITION
SCALE: 1/2" = 1'-0"



3 EAVE DETAIL OVER POSTS
SCALE: 1/2" = 1'-0"



4 CROSS SECTION - DETAIL
SCALE: 1/2" = 1'-0"

2024 Updated Town Board Meeting Schedule:

Tuesday, September 10th @ 5:30 p.m. Budget Workshop

Tuesday, September 10th Regular Board Meeting Immediately following

Tuesday, September 24th @ 5:30 p.m. Budget Workshop

Tuesday, September 24th Bi-Monthly Meeting Immediately following

Tuesday, October 1st @ 5:30 p.m. **Special Meeting** to submit the Tentative
Budget to the Town Board

Tuesday, October 8th @ 5:30 p.m. Budget Workshop

Tuesday, October 8th Regular Town Board Meeting Immediately following

Tuesday, October 22nd @ 5:30 p.m. Bi-Monthly Town Board Meeting

******Date Changed from the 29th******

Thursday, November 7th @ 5:30 p.m. **Public Hearing** on the Budget

Tuesday, November 12th @ 5:30 Regular Board (Adopt Budget)

Tuesday, November 26th @ 5:30 p.m. Bi-Monthly Town Board Meeting

Tuesday, December 10th @ 5:30 p.m. Regular Town Board Meeting

Tuesday, December 19th @ 5:30 p.m. Bi-Monthly Town Board Meeting
(end of year meeting)

**Community Enhancement Fund
Summer Session 2024
Town of Keene, NY**

Submitted for consideration by Little Peaks Preschool & Early Childhood Center

Project Description

Little Peaks Preschool & Early Childhood Center respectfully requests funding to support two integral roles for our preschool program during the 2024 - 2025 school year:

1. Spanish Enrichment Program, Linnae D'Auria (\$4,305)
2. Dance Enrichment Program, Ellen Fisher (\$1,000)

TOTAL ASK = \$5,305

The Spanish Enrichment Program at Little Peaks typically includes one immersive day per week during the UPK-supported program (8:00 - 1:00pm). We have been extremely fortunate to have had Maestra Peg Wilson as our Spanish language and culture teacher for the past six years, a position she took on after her 17-year career as the Elementary Spanish Teacher at Keene Central School (KCS). Given that KCS is reinstating their Elementary Spanish program after last year's hiatus, we are especially thrilled to be able to continue our own Preschool Spanish program at Little Peaks with Maestra Linnae D'Auria as the teacher.

Linnae is an Infant/Toddler Assistant Teacher at Little Peaks. She has been working with us since September 2023 and will expand her current role to include Spanish language and culture education for the preschoolers. Born, raised and educated in Keene, Linnae attended College of the Atlantic in Bar Harbor, Maine, where she gained an undergraduate degree in human ecology with a focus on holistic education, writing and the arts. She is fluent in Spanish and has been helpful communicating with our Spanish-speaking Little Peaks' families.

Peg has generously volunteered to mentor Linnae during her first year taking over the Preschool Spanish program. This program integrates Spanish through games, songs, stories, counting, colors, and simple commands. This program not only teaches the children and their families; it also teaches the other teachers (many of whom took French in school). The non-Spanish teachers are able to learn so much that they are able to reinforce the teachings on the days when Spanish is not a specific focus.

With continued funding, and now settled in our new Center at 32 Both Meadow Trail, we plan to expand our Spanish Enrichment Program through a series of monthly guests—local people who can share their Spanish language and culture with the children and their families. We plan to bring in native speakers who can share music, dance, food, stories, etc., and to bring in non-native, Spanish-loving people to share their talents. Our children need to see that our community is composed of people of many different colors, accents, experiences, and interests.

The Dance Enrichment Program at Little Peaks is led by dance, movement and performance professional (and Keene resident) Ellen Fisher. Ellen integrates world music and dance, bringing exposure to other cultures to the children of Little Peaks and their families. We propose to have her repeat the successful five-month dance program she created last year for us, coming twice a month, February through June, for a total of 10 visits.

Ellen has taught dance and creative movement for over 40 years. She enjoys encouraging students of all ages to tap into their imaginations and visual storytelling through dance and music. Ellen's performance work and teaching is informed by ethnographic studies in South Asian culture and world dance. She has received funding through NEA, NYFA, NYSCA, Jerome Foundation, and Art Matters for her performances. She is a Fulbright Scholar and continues her research on Sri Lankan Dance rituals, and is a member of the Meredith Monk ensemble. She finds working with children to be especially engaging and fulfilling.

Ellen goes beyond merely teaching a dance. She opens up the creativity in even our shyest children. Amazed parents tell us that their children are bursting to show them the dances they learn from Ellen.

BUDGET			
	Lead	Time	Cost
Spanish Enrichment Program	Linnae D'Auria	1x/wk @ 5 hrs for 41 weeks (\$21/hr)	\$4,305
Dance Enrichment Program	Ellen Fisher	2x/mo @ 1 hr/day for 5 mo's (\$100/day)	\$1,000
		TOTAL	\$5,305