

**Planning Board
Town of Keene**

Date: Tuesday May 14, 2024

Kind: Regular Planning Board Meeting

Place: Keene Town Hall

Board Present: Tom Hickey, Larry House, Brian Crowl, Keith Wadsworth & Linda LaBarge

Board Absent: Mike Hartson, Ron Hall

Others Present: Derrick Crowningshield, Lance LaRose, Derrick Martineau

Call to Order: Tom Hickey called this meeting to order at 9:03am

Pledge of Allegiance

Approval of Minutes:

A motion was made by Tom Hickey and seconded by Brian Crowl to approve the Minutes of the Planning Board Meeting held Tuesday, April 9, 2024 as presented. Motion **CARRIED – 5 Yes**

New Business:

**K-24-5 PELL, ANTHONY, C/O PELL FAMILY TRUST
923 HURRICAN ROAD, KEENE, NY 12942**

Derrick Crowningshield is here today representing the Pell Family Trust Tax map # 45.3-1-34.100 for an addition on the existing home 374 sq. ft. 17' x 22' with updated state of the art pump system to replace existing propane and fuel tanks. Brian Crowl ask for letter from DOH for the file which Derrick will provide. Larry House Made a motion to approve 2nd by Linda LaBarge – **5 YES - CARRIED
TYPE 2 SEQRA**

**K-24-6 YELLEN, JOHN - SFD
ADRAINS ACRES EAST, KEENE VALLEY, NY 12943**

Derrick Crowningsheild is present today representing the client to build a single-family dwelling, Tax map# 63-2-71.100 Application, APA Letter and plans submitted. Engineered Septic plans by Marc Buckley. The well is over 100' from septic uphill from house. Motion to approve Brian Crowl 2nd by Larry House – 5 - YES – CARRIED TYPE 2 SEQRA

**K-24-7 URSIN, JOHN – ADDITION
154 ROUND TOP WAY, KEENE, NY 12942**

Lance LaRose is present today representing the client to build an addition on to the existing structure. Tax map# 54.3-2-11.000. Plans & Deed were presented. Lance will stake out the property to have a surveyor come. Marc McAbee out of Peru Surveyor is coming out and will get stamped plans done. Brian Crowl is the neighbor and feels if the addition is staked out and the board will go out, they will see it meets the 15' setback. Lance stated there is 450' from well to property line. Application was completed today. **PENDING - SITE MAP & SITE VISIT, NJ LETTER & STAMPED PLANS.**

Commented [C1]

**K-24-8 SCHLENKER, MICHAEL
520 HURRICAN ROAD, KEENE, NY 12942**

Brian Crowl is here today representing the client for a 30'x30' Garage with storage area above. Building will have water with no restroom. Tax Map# 54.1-1-6.100. This will be a separate building with a driveway connecting. Motion to approve by Tom Hickey 2nd by Keith Wadsworth – 4 YES – CARRIED – TYPE 2 SEQRA Brian Crowl abstained

OLDBUSSINESS

Self-Storage Units – Nothing New Coming up with them – looks like possible for sale sign on the property.

Hurricane Road – House is being demolished Derrick is meeting with the new owner. It has been hard to catch them they are working nights and weekend on the project.

William Curtis - Brain Crowl was wondering if the APA letter was received. Tina will put a call into William.

Correspondence:

NONE

Discussion:

Brian Crowl has two items he would like to discuss;

1. Construction at the red school house at the top of Spruce Hill with projects like this what is the Planning Boards Authority? Derrick Martineau stated you are allowed to stop and ask if they have a planning board application on file. Derrick stated he will check with his contact and get this information in writing for the board. He also stated that when he is in the field and someone tells him as the Code Enforcement Officers to leave the property he has to.
2. In the back of the Planning Board Law book, it states that you can charge a fee for Planning Board Applications. Brain is willing to go to the Town Board with this if this is something the Planning board wants to follow up on

Linda LaBarge asked Derrick Martineau if he was the Flood Planning Manager for us and he is.

Brain Crowl - Is concerned that things are getting approved with conditions and they are not followed up and are falling through the cracks.

Adjournment: Linda LaBarge made motion to adjourn, 2nd by Tom Hickey all in favor
Carried – 5 yes

The meeting was adjourned at 9:55 AM.
Respectfully submitted,
Tina L. Terry Preston

Next meeting – Tuesday, June 11, 2024 @ Keene Town Hall

Update: 6/4/24 Need permission to go on personal property!

Derrick working on William Curtis for other reasons and will try and get APA Letter