

**Planning Board  
Town of Keene**

**Date:** Tuesday October 8, 2024

**Kind:** Regular Planning Board Meeting

**Place:** Keene Town Hall

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

**Board Absent:** Mike Hartson

**Others Present:** Joe Pete Wilson, Tina Terry Preston, Secretary, Mrs. Segard, L. Manning, Derick Martineau, Code Officer.

**Call to Order:** Tom Hickey called this meeting to order at 9:00am

**Pledge of Allegiance**

**Approval of Minutes:**

A motion was made by Ron Hall and seconded by Linda LaBarge to approve the Minutes of the Planning Board Meeting held on September 10, 2024. **6 YES**

**New Business**

**K-24- 23    SEGARD, CHARLES – SUBDIVISION  
ACROSS AIRPORT ROAD, KEENE VALLEY, NY  
62.2-1-34**

1. 1.1 ACRES – NO WATER – NO SEWER
2. SURVEY MAP NEED – PENDING TILL RECEIVED

**PENDING**

**K-24-18 GERORGY, KEVIN – SFD  
27 HOLT ROAD, KEENE VALLEY, NY  
54.3-1-8.110**

1. SEPTIC PLANS
2. NJ LETTER
3. SITE VISIT
4. APPLICATION
5. BUILDING PLANS

**PENDING**

**K-24-24 TORRE & MERRITT - SUBDIVISION  
62 PORTER MILL WAY, KEENE VALLEY, NY  
62.2-1-27.100**

1. APPLICATION
2. SURVEY MAP
3. SITE VISIT

**PENDING**

**K-24-25 MAPLE RIDGE – SUBDIVISION  
330 ALSTEAD HILL LANE, KEENE, NY  
44.3-1-66.110**

Brian Crowl stated that they are currently working through APA

1. APPLICATION
2. SURVEY MAP
3. SITE VISIT
4. APA

**PENDING**

**K-24-17 ROBINS, JOHN & KATE – 3 CAR GARAGE  
54 ADIRONDACK STREET, KEENE VALLEY, NY  
62.59-1-5.000**

Site visit was completed by Tom Hickey and Larry House – All good. 3 Car Garage with Exercise Room, Office with Water & Sewer.

File is complete. Motion to approve by Brain Crowl 2<sup>nd</sup> Ron Hall – **6 YES - CARRIED**

**K-24-19 VAN SISE, KEITH - SFD  
44 KEENE KNOLLS WAY, KEENE, NY  
53.2-1-21.001**

File is complete was waiting on NJ Letter which has Arrived. Motion to approve Ron Hall 2<sup>nd</sup> Tom Hickey. **6 YES CARRIED**

### **OLD BUSINESS**

**K-24-15 PETERSON, KRISTEN – SFD  
171 O'TOOLE LANE, KEENE, NY  
45.3-1-14.220**

Kristen Peterson, presenting today with a Local Government Form to be filled out for work at 171 O'Toole Lane, Keene, NY 12942. This will be a Single Family Dwelling 1500 sq. ft. max, no garage, wood frame, shingled roof. Need Blue Prints, Property Staked Out and Site Visit prior to Local Government Form being signed. Tom Hickey and Linda LaBarge will do site visit today. We have 911 address, septic plans. **Pending APA Approval at this time. We will need building plans once driveway and other adjustments made for APA approval.**

**UPDATED 8/15/24 - Tom, Larry & Linda completed a site visit on 8/13/24.**

**UPDATE 10/8/24 - APA LETTER  
BUILDING PLANS**

**PENDING**

**Red School House** – Derrick Martineau Left a STOP WORK ORDER on Door June 10<sup>th</sup> requesting owners come in front of Planning Board.

**UPDATED 8/13/24** – Code Enforcement Officer will proceed with Court Paperwork.

**UPDATED 10/8/24** – First week in November Essex County Sherriff to serve paperwork.

**K-24-21 PAGE, LUKE & DISHA - SFD  
LACY ROAD, KEENE, NY  
44.2-1-61.122**

Single family dwelling – current APA letter is from 2006 board would like an updated one. Needs to be staked out. Linda and Brian discussed that nothing has been done on this project.

1. UPDATED APA LETTER - DONE
2. SITE VISIT

**PENDING**

**K-24-12 AUER, DANIEL, JR – SFD**

Daniel presented today an application for a Single Family Dwelling, 76 Hurricane Road, Keene, NY 12942. Daniel will be doing the project himself. The SFD will be 2400 sq. ft. dwelling and he does not have plans yet. Perk test has been completed, still needs to have designed & stamped engineered plans. **NEED – 1. APA Letter 2. Stamped Plans 3. Septic needs to be done with Code Enforcement Officer 4. Site Visit.**

**8/13/24 – UPDATED** - APA LETTER, STAMPED PLANS & SITE VISITS COMPLETE.

Motion to approve Tom Hickey 2<sup>nd</sup> Brian Crowl **CARRIED – 4 YES - Type 2 SEQRA**

**10/8/24 -UPDATED** – Plans arrived – Motion to approve completed project Motion by Ron Hall 2<sup>nd</sup> by Keith Wadsworth – **6 YES - CARRIED**

**K-24-20**      **VILKOFF, VICTORIA**  
**365 HURICAN ROAD, KEENE, NY**  
**54.1-1-51.3**

Site visit was completed by Ron Hall, Brain Crowl and Larry House – **Project Complete**

**Tom Hickey disapproved driveway and would like hump in road removed for visibility at top of hill.**

**UPADTE - Road was corrected**

**PENDING POSTIVE SITE VISIT**

**K-24-9**      **GREGORY, KEVIN – SUBDIVISION**  
**10239 NYS RT 9N, KEENE, NY 12942**

Mr. Gregory was present today with his application for sub-division 2 parcels – APA visit last week. Hand sketch was provided. APA just did a soil sample waiting on permit.21.19 and 16 acres. Larry House filled out local government notice form and returned to Kevin for APA. - **PENDING SURVEY MAP**

### **FRENCHMAN'S BAKERY**

- 1. CHANGE OF USE NEEDED**
- 2. SIGN APPLICATION NEEDED**

**He will be in the week of 11/11/24 to start paperwork for next year.**

**BRAIN CROWL – Garage on hill Derrick will call on the paperwork.**

***Larry House Motioned to move into Executive Session 2<sup>ND</sup>***  
***Brian Crowl***

**EXECUTIVE SESSION 9:45**

**OUT OF EXECUTIVE 9:50**

**Correspondence:**

**NONE**

**Discussion:**

**Adjournment:** Tom Hickey made motion to adjourn, 2<sup>nd</sup> by Linda LaBarge all in favor  
**Carried – 6 yes**

The meeting was adjourned at 9:55 AM.

Respectfully submitted,

**Tina L. Terry Preston**

**Next meeting – Tuesday, November 12, 2024 @ Keene Town Hall**