

PUTNAM PLANNING BOARD

AUGUST 11, 2021

The Putnam Planning Board met on August 11th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Wayne Busby, Chris Edwards, Richard Malaney and Jim Hock were present. Robert Rudt was absent. Art Sheeley, Merritt Duffy, Larry Shiell, Matthew Huntington, Chris Navitsky, Ken & Beth Koornneef, Andy Aulson, Richard Trudeau, Dave Thompson, Gloria Koch, Tyler Condit, Sarge Condit and Tom Jarrett were also present as guests.

Public Hearing for Ken & Beth Koornneef opened at 7:00 pm.

Ken and Beth propose to build a garage (barn) and house in a 2 phase project located on 443 County Route 1. Ken explained the garage will be built 1st and a 4 bedroom house to potentially follow. There is a 5 bedroom septic system already approved for this site. The driveway is a shared driveway with the Moscows' and the Glenburnie Club. The board had previously determined 280A is not an issue here. Ken had submitted a map showing the driveway and details that conform to NYS Fire & Safety Code Section 511. Fire Chief Doug Thatcher had visited the site and stated trucks would have no issue accessing the property. Galen mentioned he wanted to see the deed restriction noted on the map itself not just referenced, before the map is filed with the county. Some minor revisions were addressed from Chris Navitsky's requests last month. The APA has determined the project non-jurisdictional and the LGPC will issue their permit pending our decision. Chris Navitsky appreciated the applicant addressing the issues he mentioned. He wanted to see storm water for the driveway also addressed. Also he questioned if there was a landscaping plan. Ken stated the project has handled the storm water for the driveway and the plan is oversized for the 2 phase project. Their intention is to plant grass only with loam seed on the disturbed area. Ken understands if the house isn't built within 2 years of today he will need to come back for a new review for that part of the project. No comments from the audience. Public Hearing closed at 7:14.

Resolution #34 – A motion was made by Richard Malaney to approve the July's minutes. Seconded by Wayne Busby and passed unanimously.

Resolution #35 – A motion was made by Wayne Busby that the Koornneef proposal is complete with the specification that the deed restriction details be printed on the map and the applicant will plant loam seed on the disturbed area as he indicated. Seconded by Richard Malaney and passed unanimously.

Resolution #36 – A motion was made by Jim Hock that the Koornneef proposal is deemed a minor site plan. Seconded by Wayne Busby and passed unanimously.

Resolution #37 – A motion was made by Jim Hock the Koornneef project has a negative declaration regarding SEQR. Seconded by Wayne Busby and passed unanimously.

Resolution #38 – A motion was made by Richard Malaney to approve the Koornneef project. Seconded by Jim Hock and passed unanimously.

James & Merritt Duffy – Matthew Huntington is the representative in this proposal to renovate and expand the existing home on 3029 Lake George Way. There will be no increase in bedrooms. The APA has determined the project non-jurisdictional and the LGPC is approving pending our decision. Washington County issued a sewage disposal permit for a 5 bedroom construction. The plan consists of an existing 1400 sq. ft. residence and an addition. The total new impervious surface is approx. 1600 sq. ft. includes driveway and sidewalk and addition. It was noted that the garage was removed without a demolition permit. Applicant is proposing 2 infiltration basins. They will receive all the storm water runoff from both sides of the site. The waste water system plan has been updated using 2 fields. The house sits 65' from the lake. Chris Navitsky spoke and is disappointed with the Washington County waivers for septic. This type of development is not good for the lake. He states the system is next to a stream and a revegetation plan is needed. Trees have been removed already and more to come. He feels the plan is pushing the limits. Matt indicated all storm water

will be directed towards the infiltration systems not the brook. Merritt handed in a typed revegetation plan – no map presented. Galen asked for a visual impact study with a revegetation plan on a map. Galen also mentioned disturbance of the area and demolition of the garage prior to coming to the planning board was poor planning.

Glenburnie Club – Rich Trudeau is the representative in a proposal to set a 12'x18' pre-fabricated storage shed on an existing gravel lot. The site location is 3028 Lake George Way. The gravel will be rejuvenated from its existing site. They will be using stone under the eaves to control the storm water. Still waiting on the APA & LGPC responses. \$25 fee paid.

Resolution #39 – A motion was made by Wayne Busby the Glenburnie club proposal is a Minor project. Seconded by Jim Hock and passed unanimously.

Resolution #40 – A motion was made by Jim Hock the Glenburnie Club project has a negative declaration regarding SEQR. Seconded by Wayne Busby and passed unanimously.

Resolution #41 – A motion was made by Wayne Busby to approve the Glenburnie Club proposal pending upon receiving APA and LGPC certifications. Galen can sign the LRCC1 once they are submitted. Seconded by Richard Malaney and passed unanimously.

James Coffman – Richard Trudeau is the representative in a proposal to construct a main house approx. 1376 sq. ft. and a guest house 1500 sq. ft. on 488 Gull Bay Rd. The septic system will be across the road. This is a pre-conference for the site plan. The APA is non-jurisdictional. The roadway has a steep slope approx. 80 to 90' long. It has an 18 to 20% slope. This will be a major project for storm water. Dave Thompson has concerns with the storm water, steep driveway and the visual impact – will the house fit in with the neighborhood. He asked how many more trees would be removed? Gloria Koch also spoke she has concerns about the amount of vegetation and trees that have been removed. She stated they expanded their patio and cemented it as well. It's frustrating and she would like them to become more educated on preserving the lake for the future.

Tyler Condit – Turnpike Mtn Sports, Michael S. Heald is the owner of the property currently. Tyler is purchasing the property. Property location is Mosswood Way. There is an Agent Designation form signed by Mr. Heald and notarized. Tom Jarrett is representing Tyler in a proposal to construct a 1300 sq. ft. single family dwelling with a detached garage. The lot size is 90' by 200' and steep. They will be proposing a serpentine driveway. No trees will be removed to create the driveway. The LGPC has not returned their determination as of date. The APA is non-jurisdictional. The \$25 fee has been paid.

Resolution #42 – A motion was made by Chris Edwards to schedule the Public Hearing for the Condit proposal on September 8, 2021. Seconded by Jim Hock and passed unanimously.

Galen signed the following this month:

- LRCC1 Jason Fleury – Storage Shed 342 Peterson Road
- LRCC2 Lynn Stewart for Apex Solar Power 761 Gull Bay Road
- LRCC1 Wayne Busby/ Karlson – woodstove 2388 Black Point Road
- Local Gov. Notice Form APA – Verizon Wireless Brimstone Hill site – Peterson Rd

Resolution #43 – A motion was made by Wayne Busby to adjourn this month's meeting. Seconded by Chris Edwards and passed unanimously.

Respectfully Submitted,

Paula Wilson
Planning Board Clerk

Next Planning Board Meeting August 11, 2021 at the Putnam Town Hall - Minutes subject to approval