

PUTNAM PLANNING BOARD

JUNE 12, 2019

The Putnam Planning Board met on June 12th. at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Allen Moore, Richard Beebe, Wayne Busby, Richard Malaney and Jim Hock. Darrell Wilson, Kim Seerup, Cee McKenzie, Tom Ulasewicz, Lori Florian, Tom & Joan Jenkin, Teresa & Don Devlin, Joan Jenkin, Margaret & Eric Webb, Chris Navitsky, Joseph Vilardo, Anthony DeFranco, Dennis MacElroy, Nancy Wolf-Fisher, Kevin Wood, Chris Navitsky, Bonnie Barnhart, Jeff Anthony, Bert Windle, Chris Mallon, Robert & Renee Torre, Wm & Angela Brown, Laurie & David Batchelder, Mr. & Mrs. Bob Bondenock, and 2 names I could not read were also present as guests.

PUBLIC HEARING – TERESA & DON DEVLIN

Att. Tom Ulasewicz made an introduction of the people involved with the Devlin proposal to construct a home on a difficult environmental site located at 2520 Indian Point Way. The application was filed in June 2018; The APA determined in May 2018 no variance for the shoreline lot width requirement was needed. The LGPC determined the stormwater management requirements were satisfied on March 2019. Chris Navitsky as a licensed professional engineer volunteered for the Planning Board to assess the mitigation measures of the development and made recommendations to reduce negative impact in April 2019. Tony DeFranco, the project engineer went over the site plan in entirety. He made some changes to his plan from Chris's recommendations. Joseph Vilardo, the house architect, went over the house plans, He showed the downgrade in size, needing less blasting, and the location changes to satisfy the neighbors concerns. Laurie Batchelder, neighbor of the project proposal, spoke about being opposed to blasting of any kind. The ledge that is being proposed for blasting is the same ledge as her house sits. Jeff Anthony spoke about and provided a picture of the visual aspects of the project from the lake. Using cad technology the view showed what would be visible from the lake winter and summer. Lori Florian of Alpha Drilling & Blasting explained the blasting plan. She said the pre-blast survey will be provided, if the Devlins approve a post-blast survey they will provide that as well. The board asked how long the insurance would cover the blasting effects. Lori will get back to us with the answer. Robert & Renee Torre, adjoining neighbor, have deep concerns of the blasting as well. Asked how deep the holes would be. Lori stated they would be at least 10' deep or more it depends on the site. Tom Jenkin, father of Teresa Devlin, spoke about being in favor of the project. Bert Windle spoke as a concerned taxpayer and citizen of Putnam that the Batchelders stated the Planning Board would be held liable if there was an issue with the project. Chris Navitsky, Lk George Waterkeeper, stated he was asked by the board on a volunteer basis to provide his input on the stormwater of this project. He was pleased with the changes Defranco made. He feels the site is difficult and would have liked to see the house in another area. He asked Jeff Anthony if the trees on the simulation would be some of the trees that will be removed. Jeff stated they were not. The trees seen on the simulation will remain. No other comments from the audience or the board. Public Hearing closed at 8:07pm.

Resolution #38 – A motion was made by Jim Hock to approve May's minutes. Seconded by Wayne Busby and passed unanimously.

Teresa & Don Devlin – Beebe asked: how much of blasted rock will be removed from the site? Galen asked: Where will the rock that is blasted be placed after blasting. The 650-700 cubic yards of rock will be placed at the sand pit that is owned by Tom Jenkin. Some of the rock material will be re-purposed back onto the project site. The remainder will stay at the pit. Galen asked to have the sand pit site revegetated. Defranco said he will use silt fencing around the debris rock and he will re-seed the area. Galen would like an answer re: the statue of limitations for length of time the blasting insurance is good for.

Resolution #39 – A motion was made by Robert Rudt that the Devlin site plan has a negative declaration regarding SEQR. Seconded by Wayne Busby. Motion was passed unanimously.

Resolution #40 – A motion was made by Jim Hock to approve the Devlin project, map by Anthony Defranco approved 6/12/19, with the following conditions; Blasting Insurance Certificate with statute of limitations is on file; Pre and Post blasting survey is offered to adjoining neighbors and is completed at the standard protocol of time and at the applicants expense; The sandpit on the Jenkin property is re-mediated to original condition within 1 year. Seconded by Robert Rudt and passed 6 yes 1 no. Galen opposed – felt the project overstepped engineering bounds.

Bonnie Barnhart – Bonnie presented a pic of the sign she had previously presented to the board. The sign will be 77' from the white line of St Rt 22.

Resolution #41 – A motion was made by Allen Moore to approve the Barnhart sign & location. Seconded by Wayne Busby and passed unanimously.

John Neggia – John MacElroy is the representative in a site plan proposal to construct an 1100 sq. ft. house on 6007 Donat Turnpike Way. John presented the stormwater plan. Joe Thouin from the LGPC sent an email today stating “the general site layout & stormwater plan are acceptable”. There will be a rain garden on each side of the house. The APA determined the project non-jurisdictional.

Resolution #42 – A motion was made by Richard Malaney to accept the Neggia proposal and set the Public Hearing for July 10th. Seconded by Robert Rudt and passed unanimously.

Margaret & Eric Webb – Kevin Wood, engineer, presented and explained the stormwater plan for the house on 61 Mott Lane. The project will need an APA permit. The APA is currently working on it.

Resolution #43 – A motion was made by Richard Beebe the Webb proposal is a Type 1. Seconded by Jim Hock and passed unanimously.

Resolution #44 – A motion was made by Allen Moore that the Webb site plan has a negative declaration regarding SEQR. Seconded by Wayne Busby. Motion was passed unanimously.

Resolution #45 – A motion was made by Richard Beebe to approve the Webb plan (map dated 5-27-19) and waive the Public Hearing pending APA approval. Seconded by Richard Malaney and passed unanimously.

Wm & Angela Brown – They presented a plan to construct a 12'x18' sunroom off of the existing footprint. The room is less than 25% of the existing footprint so therefore the board determined no site plan approval is needed.

Resolution #46 – A motion was made by Robert Rudt that the Brown proposal is not of efficient scope therefore no site plan needed. Seconded by Richard Malaney and passed unanimously.

Bert Windle said there is an excavator and a pile of trash on the end of the Sagamore Road. We let him know he will need to contact the County Code Enforcement Officer. Also he could ask the Town Board how to handle.

General PPB Topics

Galen said he received notification that the County has filed the Fat Bag LLC subdivision. He also signed the LRCC1 for the Karson Barn Building on State Rt 22. He also signed Margaret Webb's APA application. Reminder we have a workshop with the Town Board to finalize the Site Plan Regulations on June 26th at 6:30.

Resolution #47 – A motion was made by Robert Rudt to adjourn this month’s meeting. Seconded by Wayne Busby and passed unanimously.

Respectfully Submitted,

Paula Wilson
Planning Board Clerk

*Next Planning Board Meeting July 10, 2019
Minutes subject to approval*