

PUTNAM PLANNING BOARD

September 12, 2018

The Putnam Planning Board met on September 12th. at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Jim Hock, Wayne Busby, Allen Moore, Richard Malaney and Richard Beebe. Shane Porter, Bert Windle, Barb Connor, Harold & Sara Sammis, Ray & Sally Freud, Margaret & Eric Webb, John DellaRatta, Tom Jarrett, Mark Karlson, Dave Rayno, Chris Navitsky, Sid & Bonnie Barnhart, John Hurson, Stephen Adler, Cee McKenzie, Kim Seerup, Nancy Wolf-Fisher, Tim Johnson, Marta Kolman, Darrell Wilson, Joe & Pat Zelanis, Stephen Hughes, Margaret Bolon, and Larry Walsh, were also present as guests.

Resolution #53 – A motion was made by Wayne Busby to approve August’s minutes. Seconded by Richard Beebe and passed unanimously.

Will Becchina - Will has worked on the 58 issues the LGPC had on his site plan project on 4400 Link Way. He changed his plan to meet their requirements. He still has 38 issues to address. His new plan consists of the house being 1800 sq ft on the ground floor with 3 bedrooms. The total impermeable area is 3143 sq. ft. They still have work to do. He went over a hydrology report for the stormwater. Joe Thouin sent an email 8/28/18 with his findings attached stating “the overall site plan looks ok and I don’t foresee it changing substantially based on commission review”. Board members had visited the site. \$25 fee was paid.

Resolution #54– A motion was made by Allen Moore to accept the Becchina application and schedule the Public Hearing Oct 10th. Seconded by Richard Beebe and passed. 4 yes & 1 no vote – Rudt & Busby recused.

Margaret & Eric Webb – The Webb’s were issued an “Order to Remedy Violation” from the Washington County Code Officer, James Buxton. The camper trailer with the additions on 61 Mott Lane never obtained a building permit. They would like to build a home in the future and remove the trailer. They were seeking septic approval only. An engineered septic plan was submitted – Galen let them know they will need to go to the county for that permit. The plan submitted needs work. The board requested a full site plan on a survey map be developed with contour lines, house location, a septic, well and a stormwater plan. This project can not be piece mealed. We need to see a complete plan. The problem also is the trailer needs to be removed. The applicant now understands.

Dawn & Mark Karlson – Tom Jarrett explained a site plan project to construct a barn and driveway on NYS Rt 22. Just south of the NYS pull off, on the west side of the road. Mark was also present. Down the road they would like to build a house. The property is 50 acres. The APA permit has been filed. There will be no living in the barn and no septic. The barn will be 30x 36’. Stormwater was reviewed. A DOT permit was applied for the driveway. \$25 fee was received.

Resolution #55– A motion was made by Wayne Busby the Karlson project is a Type 1. Seconded by Jim Hoke and passed unanimously.

Resolution #56– A motion was made by Richard Malaney to waive the Public Hearing for the Karlson project. Robert Rudt seconded and passed unanimously.

Resolution #57– A motion was made by Richard Beebe there is a negative declaration regarding SEQR on the Karlson project. Seconded by Wayne Busby and passed unanimously.

Resolution #58– A motion was made by Wayne Busby to approve the site plan for the Karlson barn and driveway. Seconded by Robert Rudt and passed unanimously.

Tim Johnson – Att. Breitenbach suggested we get a Title Search of the property so we could determine what role the road has on the property. They had the Title Search but didn't want to give us the original. Marta said she would get a copy to our Attorney. Galen questioned the flags on the property. Are these flags marking a new road that was previously discussed? Tim Johnson stated no they are property markers and no new road is being developed. The potential road in question is not being added to the plan per Tim. The adjoining neighbors Pat & Joe Zelanis have wrote a letter still opposing the abandonment of the road.

Resolution #59– A motion was made by Richard Beebe to have our Attorney review the Title Search of the Johnson property. Marta to deliver him a copy. Seconded by Jim Hoke and passed unanimously.

David Rayno – Steve from the Doc Drs was present to go over the work that was done on the waterfront. He presented pictures of before and after. There was concrete before and replaced exactly as was. All permits were received. This board is now satisfied with that previous project. Stephen Adler presented a site plan to demolish an existing camp and construct a new 2 bedroom home. This plan is located on 2324 Black Point Road. The APA determined the project non-jurisdictional. The LGPC sent an email 6/26/18 stating "The Commission's technical comments regarding the stormwater plan have been satisfied and the permit is pending local review and approval from the Putnam Planning Board". Trench drains will be placed across the driveway and swales will be implemented. The house will be a 1600 sq ft footprint. The height will be 39'10". They will use the existing well. The sewer will be the same but relocating the grinder pump.

Resolution #60– A motion was made by Wayne Busby to deem the Rayno project a Type 1. Seconded by Richard Beebe and passed unanimously.

Resolution #61– A motion was made by Richard Beebe there is a negative declaration regarding SEQR on the Rayno project. Seconded by Allen Moore and passed unanimously.

Resolution #62– A motion was made by Allen Moore to accept the Site Plan and schedule the Public Hearing October 10th. Seconded by Richard Malaney and passed unanimously.

George Story – Fat Bag LLC – Shane Porter is the representative in a 3 lot subdivision off of the Gull Bay Road and Liddle Harris Road. Lot #1= 35.9 acres, Lot #2 = 18.74 acres and Lot #3 = 12.36 acres. He is currently working on a herpetology study with the Natural Heritage. The DEC sent him a map of approximate den locations. The house locations should be noted on each parcel of property so the study can determine the location won't interfere with the den.

John Hurson – Site plan to build a home located on 16013 Royal Anchorage. This is a very tight lot. Tom Jarrett and John presented 2 options for turnarounds as requested. Each turnaround is at least partially on adjoining property owners. They will have a deeded use. The well location will be determined by which turnaround site is used. The sewage line will be 5' below the surface along the road way – no issue driving on per the engineer. The stormwater was reviewed by the board. This plan is non-jurisdictional with the LGPC since it is less than 1000 sq. ft. This board will have jurisdiction over the stormwater. The visual impact study was presented by John. \$25 fee received. Neighbor Zelanis voiced his concerns regarding the stormwater entering their property. Also they discussed concerns of ingress and egress during construction.

Resolution #63– A motion was made by Allen Moore to hire a 2nd engineer to review the Hurson stormwater plan. Seconded by Wayne Busby and passed unanimously.

Resolution #64 – A motion was made by Jim Hoke to use the Johnson property deeded turnaround location for the Hurson project. Seconded by Allen Moore and passed. 2 no votes – 4 yes passed.

John DellaRatta – John presented a site plan to construct a home under 1500 sq ft. on Lot #15 Royal Anchorage Way. The LGPC is non-jurisdictional due to the project being under their threshold. A stormwater plan was submitted. The APA approved the project. He will need to provide the \$25 fee.

Resolution #65– A motion was made by Richard Beebe to hire a 2nd engineer to review the DellaRatta stormwater plan. Seconded by Richard Malaney and passed unanimously.

Barbara Connor – Barbara was here in June. She received an approval to upgrade driveway. She would now like to pave the hillside of the drive. It was previously paved prior to the new upgrade. She has a stormwater plan. The LGPC consider this non-jurisdictional.

Resolution #66– A motion was made by Robert Rudt that we have no jurisdiction over the paving of Barb Connor’s driveway since it was paved previously and she had site plan approval for the upgrade. Seconded by Richard Malaney. 5 yes votes – 1 no vote passed.

Harold & Sara Sammis – Harold & Sara presented a site plan to re-build a 40x26 barn on an existing foundation on their lot on Charter Brook Lane. The footprint and style of barn will be the same.

Resolution #67– A motion was made by Allen Moore we have no jurisdiction over replacing the Sammis barn. Seconded by Richard Malaney. 5 yes votes – 1 no vote passed.

Discussions:

Galen got a call from the Flood Plain Mgmt. and he advised Galen he shouldn’t be signing the LCCR1 forms without knowing if they are in the flood plain or not. Galen talked to Joe Thouin and no one in the Lk George basin would be affected by this that he is aware of. Galen is awaiting the flood plain maps.

Robert Rudt discussed the liability of the Planning Board members if a law suit were to occur. He brought this concern to the Town Board. We are covered under an Insurance Policy that covers us and the Town Board. The Insurance agent will be at our November meeting to go over this topic.

Robert Rudt also found out from the Town Board “Code Enforcement Progression” This has to do with any violation in town and how the procedure of handling will take place.

CODE ENFORCEMENT PROGRESSION

1. **A Notice will be given** – *questions were asked from whom?*
2. **Appearance Ticket** – To appear before the judge & the assistant district attorney. Failure to appear will result in a bench warrant.
3. **The assistant district attorney will handle the enforcement from this point forward**

There was discussion as to what Code Enforcement Officer Jim Buxton will enforce. Galen understands that he is only enforcing building and fire & safety codes. He will not be enforcing our Town Regulations. We continue to try to resolve this situation. This goes on and on with no resolution. The Planning Board would like the Town Board to ask Mr. Buxton if he will enforce our Town Regulations. We hope to finalize this soon. The board asked Councilman Darrell Wilson to bring this question to the Town Board and try to get an answer.

The question of the finalization of the Site Plan Review Law came up again. It is in the hands of our town attorney. We can’t use the new regulations without the new plan being in place. Burt Windle asked Darrell to take this back to the Town Board to get this finalized. It has been a very long time in our attorney’s hands.

We discussed applicants that aren't approved and files that are hanging around. Should these files be shredded or given back to the applicants after 60 days of no activity? The clerk will discuss procedure with the Town Clerk.

Resolution #68– A motion was made by Allen Moore to send the file back to the applicant if no activity after 60 days. Seconded by Wayne Busby and passed unanimously.

Resolution #69– A motion was made by Jim Hoke to adjourn this month's meeting. Seconded by Wayne Busby and passed unanimously.

Respectfully Submitted,

Paula Wilson
Planning Board Clerk

*Next Planning Board Meeting October 10, 2018
Minutes subject to approval*