

PUTNAM PLANNING BOARD

August 8, 2018

The Putnam Planning Board met on August 8th. 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, Bob Torre, John Hurson, Stephen Adler, Jeff Anthony, Teresa Devlin, Joe Vilardo, Cee McKenzie, Kim Seerup, Anthony DeFranco, Nancy Wolf-Fisher, Robin & Linda Rapaport, Tom Jenkin, Tim Johnson, Marta Kolman, Weilacher, Darrell & Jeanene Wilson, Joe & Pat Zelanis, Cindy & Stephen Hughes, Margaret Bolon, Larry Walsh, Doren Rockhill and Sarg Condit were also present as guests.

PUBLIC HEARING – DON & TERESA DEVLIN

Anthony DeFranco and Joe Vilardo went over the plans to construct a 2 story 3 bedroom house with an attached garage on 2520 Indian Pt. Way. This is an environmentally sensitive area but with the engineered plans and design of the stormwater they feel the lot is buildable and the proposal can work. The APA has determined the project non-jurisdictional. The mean high-water line was measured at 319.35' the correct elevation should have been at 320.2'. The shoreline line of approx. 85.74' was recalculated and on May 25, 2018 the APA determined it fell below the APA threshold so no variance was needed because it was within + or - 2'. Dan Wheeler was the surveyor. The LGPC approved the project pending our approval. The septic will be a pure flow peat system. Total disturbance is 5900 sq. ft. Total new impervious area is 1625 sq. ft. Total project disturbance is 10478 sq. ft. including the waste water system. They will be using a low visibility color scheme on the house with non-reflective glass windows. Jeff Anthony presented a visual plan and the house is nearly non-visible from the lake. A vegetative planting plan was presented using native plants. Neighbor, Bob Torre spoke regarding concerns. He presented a letter from his attorney, Whitney Singleton. He spoke to Surveyor John Grady and they say the APA survey of the high-water mark is an incorrect survey. He is asking for an accurate survey. He is very concerned this project and the blasting will have a huge impact on his property. The APA has approved the ALPHA blasting plan. Chris Natvitsky spoke of his concerns; he would like them to consider house re-location. He has an issue with the stormwater basin being blasted and also the retaining wall. He questioned the grinder pumping up to the septic tank. A letter from Laura Bacheldor was read aloud- she has concerns of the blasting that will take place near her property. Vilardo responded by saying the blasting is done very sensitively and only 6" of stone will be blasted at a time. The firm ALPHA hired to do the blasting is professionals. Upon the advice from our Town Attorney it was suggested we table this project till the APA has a chance to respond regarding the shoreline measurement. Closed Public Hearing at 7:57

Resolution #48 – A motion was made by Wayne Busby to approve July's minutes. Seconded by Jim Hock and passed unanimously.

Resolution #49 – A motion was made by Robert Rudt to table the Devlin proposal until the question of the footage of the waterfront tie line can be resolved. The APA determined a variance wasn't needed due to the tie line being under the threshold. The APA needs to re-endorse their approval. Seconded by Richard Beebe and passed.

Tim Johnson – Tim Johnson and Marta Kolman presented emails from members of the Royal Anchorage Association in favor of abandoning the private gravel road that runs through Tim's property. Over 80% of the members responded – all in favor. The APA sent a clarification letter regarding the subdivision map titled "Map of a Survey of Lands to be conveyed to Robert W. Sinnott to be known as The Royal Anchorage Estates" dated 8/31/81. The map shows a road entering Lot 12 but not traversing or dividing that parcel. The agency stands on their approval to construct a dwelling on the location of the site plan for Lot 12. The Zelanis's still oppose abandoning the road. Patricia wrote Public safety is the reason the road should not be closed. Linda Rapaport spoke about a new proposed road that would run along Lot 12. This concern is not related to the

existing private road on the property. She would like the board to be aware of the future proposal. Burt Windle asked what the local fire department felt re: the road. The fire department will not take on the liability. Linda Barber spoke and she stated the previous owner since 2005 had put a utility trailer across the road in question every season to block access. She stated all Royal Anchorage roads are paved. This is not a Royal Anchorage Road, hence it is not paved.. She said there is an alternate route for the fire trucks to take if needed. Cindy & Stephen Hughes asked do public road applications apply to private road applications? Since this subdivision was created prior to our subdivision regulations we can't hold it to our current public road standards. This board is concerned with the safety, health and welfare of the town and will take that into effect with this proposal.

Motion – Jim Hoke made a motion to contact County Emergency Services for their opinion on the road. No second – Motion Voided.

Resolution #50 – A motion was made by Robert Rudt to contact our Attorney and ask his opinion regarding the liability of abandoning the road. Give him the response from the local fire chief, neighbor responses and the statement from the APA. Is this sufficient information? Extend the decision to Sept 12th meeting. Seconded by Richard Beebe. **2 No** votes and **4 Yes** votes - passed.

David Rayno – Stephen Adler is the representative in a site plan proposal to demolish an existing camp and construct a single family dwelling on 2324 Black Point Road. The board had previous concerns about a private boat launch ramp that was constructed on that property with no planning board approval. Apparently the DEC permitted this project. Galen had written a letter to Mr. Rayno in May with no response. The board asked Mr. Adler to discuss this with his client and come back to the board.

George Story – Fat Bag LLC – Shane Porter is the representative in a 3 lot subdivision off of the Gull Bay Road and Little Harris Road. Lot #1 = 35.9 acres, Lot #2 = 18.74 acres and Lot #3 = 12.36 acres. \$50 fee was received. All lots show a proposed house site, well & septic. All lots have road frontage. All neighbors have been notified. The board asked for a herpetology (snake) study. The APA jurisdictional inquiry was submitted no response to date. They will need a LGPC permit as well.

Patricia Maletta – Doren Rockhill is the representative in a Boundary Line Adjustment proposal. The Malettas own 2 lots in Glenburnie. The LG Land Conservancy owns a sliver of land bordering the Maletta property. The Land Conservancy agrees to give this sliver of land to the Malettas. We will need this in writing. A site map was presented showing the proposal. This boundary line adjustment will not create any new building lots.

Resolution #51 – A motion was made by Allen Moore for the Malettas or their representative to bring a Boundary Line Adjustment document signed by both parties Malletta & LG Land Conservancy that meets all the APA terms with the notation “no additional building lots to be created” to Galen. The Board grants Galen the authority to sign the Mylar map. Seconded by Jim Hock and passed unanimously.

John Hurson – John & Tom Jarrett explained a proposal to construct a single family dwelling on 6609 Royal Anchorage Way. They propose to construct a 2 car parking area. The driveway will be crushed stone. The lot is tight. The board would like to see a turnaround. The house is the minimum of 50' from the lake. The height of the house is 38'. A visual impact study was requested by the board. Gutters and eve trench will be routed into a cistern then released by a trickle line into a rain garden to the west of the house. The well will be located on the lake side (north side) of the property approx. 3 to 4' from the property line. Our regulations require 10' from property line and 25' from the edge of a driving surface, open ditch, or highway. A variance will be needed for the well set back. The LGPC has determined the project non-jurisdictional. There will be no blasting. Zelanis has concerns of ingress and egress, especially during construction. Zelanis states the survey map is inaccurate. He requested the board ask for a new site map with proper measurements. They asked if there would be any blasting – no blasting planned. It was brought up that the parking area is over the Royal

Anchorage sewer line. Galen asked to have the sewer line placed on the site map. Burt Windle mentioned the well location and the possible parking or driving over the sewer line is a concern of his.

Field Trip To Royal Anchorage – Allen Moore would like the board members to get together and visit the Royal Anchorage properties to get a visual. Galen will plan a date.

Webb Property on Mott Road – Galen spoke to Washington County Code Enforcement and they said they must come in for site plan approval. Galen told enforcement we have notified them with no response. Code Enforcement has recently notified them.

Purpose of the Planning Board - Galen mentioned that Bob Rudt told the Town Board at their monthly meeting that the Planning Board has lost their purpose. Galen handed out pages directly from our Site Plan Review Law “Intent & Purpose of the Law”. He suggested all members read this. The object of the Law is to protect the people of Putnam with a clean, wholesome, attractive environment, as directed by the Town Board. Galen also mentioned that the planning board members are obligated to take courses every year to and log their hours to keep up on the ever changing planning laws.

Resolution #52– A motion was made by Wayne Busby to adjourn this month’s meeting. Seconded by Jim Hoke and passed unanimously.

Respectfully Submitted,

Paula Wilson
Planning Board Clerk

*Next Planning Board Meeting September 12, 2018
Minutes subject to approval*