

PUTNAM PLANNING BOARD

JULY 10, 2024

The Putnam Planning Board met on July 10th at the Putnam Town Hall. The following board members were present: Chairman Bill Brown, Mark Karlson, Galen Seerup, Wayne Busby, Richard Malaney, Jim Hock and Art Sheeley. May Drinkwine Shiell, Doren Rockhill, Stephanie Wagoner, Jim Kloiber, Timothy Dorian, Rich Nolan, Melissa Biren, Rob Agree and Chris Navitsky were present as guests. Zoom attendees were Will Becchina and another who would not verbally identify themselves.

Resolution #32– A motion was made by Galen Seerup to approve June’s minutes. Seconded by Wayne Busby and passed unanimously.

Robert Agree – Rich Nolan is the engineer and agent representing the Agrees. He explained that the survey did show the new retaining wall was partially on the neighbor’s property. They propose to remove the wall and angle it so that it is 100% on the Agrees property. Chairman Brown asked if an engineering report was done. He felt that the report submitted was not adequate. It was more of an engineering opinion. Rich stated he would provide a more detailed report. Mark Karlson felt the report should include all phases of construction done on the property. Mark asked for a vegetation plan for how they will repair the neighbor’s property. Engineer Nolan stated he would take care of this. He will include a stormwater plan. We will need LGPC documentation. He stated he would copy us with the LGPC information provided.

Ursala Covino – Doren Rockhill is the agent in a proposal to construct a new boat house on 504 Gull Bay Road. All neighbors have been notified. Doren met with the APA on 7-8-24 and their letter is forth coming. The LGPC is still pending. There is a primary structure on the lot with established parking. There will be a primitive path to the boat house with a water permeable surface. We will need the \$50 site plan fee.

Susan Kneller – Doren Rockhill is the agent in a proposal to construct a boathouse with an open deck where a u shaped dock now exists. All neighbors have been notified. We will need the \$50 site plan fee. We need APA & LGPC input.

Scott Engler - Doren Rockhill is the agent in a proposal to replace a garage in the same location. The new garage is 24’ x 28’. There will be no plumbing or living space in this new garage. The APA and the LGPC determined the project non-jurisdictional. \$50 fee was paid.

Resolution #33– A motion was made by Art Sheeley to waive the public hearing for the Engler garage project. Seconded by Mark Karlson and passed unanimously.

Resolution #34– A motion was made by Mark Karlson the Engler garage project is a minor; has a negative declaration regarding SEQR; and to approve. Seconded by Wayne Busby and passed unanimously.

William Becchina – William would like to add an addition to his garage and convert the upstairs to a living space. He will be adding approx. 100 sq. ft. to the footprint. His current house is a 4 bedroom house. The septic has been approved as a 5 bedroom system so the 5th bedroom in the garage would be covered for septic. We will need septic proof. The board asked William to contact the APA to make sure they have no concerns. He did get an email from the LGPC stating they have no jurisdiction – asked him to forward a copy of the email to the clerk. Once William hears from the APA, LGPC and septic he can copy us and we can amend the LRCC1 with the changes.

Tim Dorian – He came in as a pre-conference site plan. He is looking to put a roof over his deck. He asked if he needed site plan approval. Since the structure is less than 25% increase he falls below our threshold for site plan review. We appreciated he came in to ask and thanked him.

Parking Area on Route 22 – Mark Karlson asked about the people camping in their car and apparently living there. Is there anything we can do? There is no sanitation. The Board asked Bill to ask Danielle – Code Enforcement if there is something she can do.

Resolution #35 – Galen made a motion to have Bill contact Danielle re: the sanitation issue at the parking area. Seconded by Mark Karlson and passed unanimously.

Bill signed 1 LRCC this month

Gerald Jannicelli – 6220 Oliver Way – new house & garage - LRCC2

Resolution #36 - A motion to adjourn the regular meeting of the Putnam Planning Board was made by Wayne Busby, seconded by Art Sheeley and passed unanimously.

Respectfully submitted,

Paula Wilson
Planning Board Clerk

Next Planning Board meeting August 14, 2024 at the Putnam Town Hall- Minutes subject to approval.