

# PUTNAM PLANNING BOARD

OCTOBER 9, 2024

The Putnam Planning Board met on October 9th at the Putnam Town Hall. The following board members were present: Chairman Bill, Brown, Mark Karlson, Galen Seerup, Wayne Busby, Richard Malaney, Art Sheeley and Jim Hock. Karl Ohly were present via zoom. Michael Horn, May Drinkwine Shiell, Tom Badenoch, Peg Olsen, Glen Brownstein, Sarah Haynes, Brandon Ferguson, Stephanie Wagner, Jim Kloiber, Matt Webster, Stefanie Bitter & Sarg Condit were present as guests.

## **PUBLIC HEARING – GLENBURNIE PRESERVATION FUND #8.-1-1.1**

*Tom Badenoch presented the Lot Line adjustment proposal. The Glenburnie Preservation Fund will sell 19.2 acres to the Lake George Land Conservancy. They will retain 63.9 acres which includes the private roads and the small beach area. Peg Olsen presented a sign showing all the Glenburnie landowners that donated money towards this purchase of property from Eliopoulos. She stated it was a huge effort supported by the whole Glenburnie Community. Michael Horn of the LGLC discussed their portion of this lot line adjustment proposal. Hiking trails may be added to connect to 2 existing preserves in the area; Anthony's Nose Preserve and Sucker Brook Preserve. No new trail heads will be added just extensions to the existing trails. Hunting will be allowed with permission from the LGLC. There will be no further subdivisions of the LGLC portion as their goal is to protect the lands for conservation purposes. Chairman Bill asked if there were any questions from the audience – none noted. Public Hearing closed at 7:08 PM.*

**Resolution #49**– A motion was made by Galen Seerup to approve September's minutes. Seconded by Wayne Busby and passed unanimously.

**Glenburnie Preservation Fund #8.-1-1.1 & #8.-1-1.8** – Galen did question the age of the APA letter 9/2/1975. Bill stated that he was told they do not expire by the APA. Galen still felt it could have been updated. Jim asked Michael Horn if they would be developing their portion of the land. Michael stated no intentions to develop. Mylar map was presented.

**Resolution #50**– A motion was made by Jim Hock to accept the Glenburnie Preservation Fund Lot Line Adjustment as a minor subdivision. Seconded by Mark Karlson and passed unanimously.

**Resolution #51**– A motion was made by Jim Hock the Glenburnie Preservation Fund proposal has a negative declaration regarding SEQR. Seconded by Art Sheeley and passed unanimously.

**Resolution #52**– A motion was made by Art Sheeley to approve the Glenburnie Preservation Fund Lot Line Adjustment. Chairman to sign the Mylar map. Seconded by Mark Karlson and passed unanimously.

**Kevin & Valerie Powers #14-1-9** – Galen Seerup recused himself from the project and the room. Stefanie Bitter and Brandon Ferguson were the reps in a proposal to add a 2 story addition and site modifications including septic, drilled well, driveway parking area and pathway to lake. The height of the house will be 38'. This proposal is located at 842 Gull Bay Road. Letters of support from the neighbors. They also have the Washington County septic permit. We have the LGPC approval and the APA non-jurisdictional determination. The \$50 fee was paid.

**Resolution #53**– A motion was made by Art Sheeley to waive the Public Hearing for the Powers project – neighbors notified 7-31-24 no negative responses only positive. Seconded by Mark Karlson and passed – Galen recused himself.

**Resolution #54**– A motion was made by Wayne Busby the Powers proposal is a Minor project – Type 1 and has a negative declaration regarding SEQR. Seconded by Richard Malaney and passed. Galen recused himself.

**Resolution #55**– A motion was made by Richard Malaney to approve the Powers proposal and Bill to sign the LRCC1. Seconded by Jim Hock and passed. Galen recused himself.

**Wayne Busby #9.-1-50 & #9.-1-51** – Wayne said still no response from the APA regarding his lot line adjustment on State Rt 22. He will be digging a new well on both proposed parcels. He buried the old well. All neighbors have been notified.

**Bill signed the following LRCC1's**

Timothy Dorian – 2112 Shady Side Way – Add roof to deck & re-shingle home  
Andrew Holding - 2234 Black Point Road – Generator Install  
John & Anita Meissner – 1099 County Rt 2 – Construction of 2 bedroom home  
Moriah Mathis – Robert Agree – 2191 Black Point Rd – Fix a roof  
Barry & Paula Wilson – 15 County Route 3 – Replacing a deck – Adding a roof

**Stephanie Wagner** – emailed a summary of concerns for the issues concerning the 2191 Black Point Road property that adjoins her. Her summary is on file. She read the summary and asked us to move forward in fining the Agrees. Bill explained we have no fine fee scale to date and we can't go backwards. The Town Board is working on the fee and enforcement process. Both parties have hired litigation lawyers and Bill explained there is no more we can do regarding enforcement.

Galen asked to make a motion to write the Town Attorney and the property owner, Robert Agree to ask when he will be returning to the Board. Bill stated that the Town Supervisor and Town Attorney are fully aware and they are working on it. Att. Stefanie Bitter stepped in stating that she is retained by the Agrees as their legal counsel and they are also currently working on a resolution. Stefanie Bitter had foil requested all information regarding the Agree property. The clerk submitted copies of all information back to them on Oct. 1, 2024. Stefanie Bitter stated she is working with our Town Attorney. Chairman Bill stated we will work through Attorney Winn only at this time.

**Resolution #56**– A motion was made by Galen Seerup to write the Town Attorney to see what is going on with the Agree property. We have not heard from the applicant since July. Seconded by Jim Hock passed. 5 yes – 2 no.

**Barry & Paula Wilson** – Location 15 County Rt 3 - adding a roof and replacing the deck – same size. This falls under the threshold for a site plan permit. Bill signed the LRCC1.

**Francis & Sundra Fontana** - Mark Karlson discussed the clear cutting going on at 2409 Black Point Road – Fontana property. The clerk sent a letter to Fontana on 10-7-24 that they need to come before the board for a site plan proposal. Joe Thouin of the LGPC has talked to them recently and since that erosion controls have been provided by DeFranco. Applicant stated to Mark Karlson he had APA approval.

**Resolution #57** - A motion to adjourn the regular meeting of the Putnam Planning Board was made by Galen Seerup, seconded by Wayne Busby and passed unanimously.

Respectfully submitted,

Paula Wilson

Planning Board Clerk

*Next Planning Board meeting November 13, 2024 at the Putnam Town Hall- Minutes subject to approval.*