

# PUTNAM PLANNING BOARD

MARCH 8, 2017

The Putnam Planning Board met on March 8th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Richard Beebe, Jim Hock and Wayne Busby. Allen Moore & Richard Malaney were absent. Cee McKenzie, Laurie Gene Mygatt, and Phil & Becky Mandolare were also present as guests.

**PUBLIC HEARING - MICHAEL & LUISA KISEL** – Michael is still working with the LGPC and his engineers on the stormwater and he asked if we could extend the Public Hearing.

**PUBLIC HEARING – BRIAN BOLON** – Wayne is the representative on a site plan proposal to construct a single family home on 4382 Link Way. Wayne recused himself from any voting on this project. There is a shared water easement between parcels #11.20-2-2 & #11.20-2-3 both currently owned by the Bolon's. This easement has been filed with the County and is now part of the deed. This project has been APA & LGPC approved. All neighbors notified with no responses. Closed Public Hearing 7:07

**Resolution #12** – Motion was made Wayne Busby to approve February minutes. Seconded by Richard Malaney and passed unanimously.

**Resolution #13** – Motion was made by Robert Rudt to extend the Kisel public hearing. Seconded by Jim Hock and passed unanimously.

**Resolution #14** – Motion was made by Robert Rudt that the Brian Bolon site plan proposal is complete and approved. Seconded by Richard Beebe and passed unanimously. Wayne Busby recused himself.

**PHILIP MANDOLARE** – Philip submitted a site plan proposal to construct a single family dwelling at 25 Rochelle Way off of County Rt 1. The lot is 111'x192'. All neighbors have been notified and the \$25 fee paid. He will have an engineered septic. The soil is sandy loam. He has submitted an application to the APA – they would like to see a replacement septic field. He has also submitted his application to the LGPC and no word yet. The board asked for a site map with the septic, well and house located on the map. Board asked Philip to be aware of setbacks. He needs 100' between neighboring wells.

**Chris Edwards** – Chris would like to replace a rotten run-in shed on his property on 507 Cummings Road. This shed 32x16 will be used for firewood and farm equipment storage. The Planning Board and The Town Board are in discussion on agricultural buildings. This board is in favor of the project but proper steps need to be taken. Our current regulations require a site plan permit. A SEQR determination is still needed. The applicant is not available at this meeting to go any further. The clerk will contact the applicant and let him know to please attend the April 12<sup>th</sup> meeting.

Discussion was made regarding agricultural buildings and the opinions Galen received from the County Planner, The NY Planning Federation, and the town attorney. These emails are on file for review. Also it was discussed; how would the assessor know about buildings being constructed without the Planning Board having documentation of them. This board feels the current regulations need to be revised, but they still feel agricultural buildings need site plan review. The Right To Farm Law does not cover structures. Regardless SEQR review is still needed on all projects.

**Resolution #15** – Motion was made by Jim Hock regarding the Chris Edwards site plan proposal because it remains unclear whether we have jurisdiction or not we approve the proposal with the condition no habitation and waive his fee. Seconded by Wayne Busby. After board discussion it was resolved the applicant needs to be present and SEQR still needs to be done. If applicant was present this evening his proposal would be granted. No vote was taken – Resolution #15 withdrawn by Jim Hock.

**Resolution #16** – Motion was made by Richard Beebe to adjourn this month's meeting. Seconded by Wayne Busby and passed unanimously.

Respectfully Submitted,

Paula M. Wilson  
Planning Board Clerk

*Next Planning Board Meeting April 12, 2017*  
*Minutes subject to approval*