

# PUTNAM PLANNING BOARD

**FEBRUARY 14, 2024**

The Putnam Planning Board met on February 14th. at the Putnam Town Hall. The following board members were present: Acting Chairman Mark Karlson, Galen Seerup, Wayne Busby & Richard Malaney. Bill Brown, Jim Hock and Art Sheeley were absent. Chris Navitsky, Larry and May Drinkwine Shiell, Kay Greenough, Richard Trudeau, Christina & Heinz Pichler and Jim Kloiber & Stephanie Wagoner were also present as guests. No Zoom attendees.

## **PUBLIC HEARING – KARL JOHNSTON**

*Rich Trudeau is the agent in a proposal to construct a new 3 bay 1600 sq. ft. garage for storage on 76 Gull Bay Road. There will be no septic or water. Stormwater controls were explained. Gary Treadway Highway Super issued a driveway permit. No comments from the audience. Public Hearing closed at 7:05.*

**Resolution #6**– A motion was made by Galen Seerup to approve January’s minutes. Seconded by Richard Malaney and passed unanimously.

**Resolution #7**– A motion was made by Galen Seerup there is a negative declaration regarding SEQR on the Johnston proposal. Seconded by Richard Malaney and passed unanimously.

**Resolution #8**– A motion was made by Galen Seerup to approve the Karl Johnston proposal as submitted and chairman to sign the LRCC1. Seconded by Wayne Busby and passed unanimously.

**Christina Pichler**– Christina & Heinz brought to the board an after the fact project. A new cottage has been constructed on 4042 Beach Lane. They thought they were in compliance since the cottage was under 140 sq. ft. Although they added a deck which made the project fall under Planning Board review. The Board explained our Site Plan Review requirements and the importance of applying prior to starting a project. The Pichlers are now in violation of our Site Plan Regulations. The neighbor had attended the previous meeting and had issues with the location of the cottage. The applicant stated the cottage is in the same area as the old shed. They would be receptive to moving the cottage to make the neighbor happy if they had to do so. There are 2 lots side by side. The board would like the applicant to merge the lots, this would give them more room for septic and well. They are not sure if this is the route they will go. They indicated several times they just want to “camp” there.

**JOHN R SWEET** – Rich Trudeau is the representative in an inquiry as to whether a site plan permit is needed for the replacement of a failing retaining wall. A new wall was designed by him as an engineer. Before and after pictures were presented and supplied for the file. They have a non-jurisdictional APA letter (on file). The DEC has visited the site. There were questions re: the high-water mark. Rich proved it was not below the high-water mark. The DEC said it was “ugly” they wanted a stepped wall with plantings. New plans were submitted to the DEC and they approved them. The stairs had to be changed to come off the side. The change is 100 sq. ft. and actually a reduction from the original. The Planning Board determined since there was no increase in the wall and it was just a replacement/improvement no permit from us was needed.

**ROBERT AGREE** - Stephanie Wagoner the adjoining neighbor had copied us on a letter she sent to the APA following up on her initial letter. She is still concerned about the excessive lighting and concerns of the parking area structure. She stated that there was no structure previously, so this is not a replacement. They hired a surveyor, and the work has been completed. According to the survey the structures on the Agree property is not in compliance with the 5’ setback rule in numerous areas. In 1 particular area (retaining wall) they are over the property line. Stephanie asked for our guidance. She will be in touch with Danielle, Code Enforcement with her survey to have this rectified. Survey markers have been clearly staked and pictures of stakes have been taken. We asked her to share her pictures and survey with us for the file. The board appreciates the updates.

Larry Shiell asked if we had heard from the Town Board regarding the Planning Board members enforcing our regulations. Nobody has heard from them. Bill was out of town so maybe that is why. We had previously requested the Town board approve an update to our site plan and subdivision applications. The update added a clause that states "By signing this application you provide approval for the Planning Board Members to come and look at your property with prior notice". The Town Board did not approve our update to the applications. We are still in limbo regarding Code Enforcement.

**Resolution #9**– A motion was made by Galen Seerup to ask the Town Attorney to detail the 5' set back rule under the NYS Fire and Safety code. Seconded by Wayne and passed unanimously.

**This month the following were signed:**

Postulka - LRCC1 – Awning 4322 Link Way  
Schumaker – LRCC1 – New Home 2420 Black Point Road  
Winn – LRCC1 – Demolition – 29 Clemons Lane

**Resolution #10** A motion was made by Wayne Busby to adjourn the regular meeting of the Putnam Planning Board. Seconded by Galen Seerup and passed unanimously.

Respectfully Submitted,

Paula Wilson  
Planning Board Clerk

*Next Planning Board meeting is March 13, 2024, at the Putnam Town Hall – Minutes subject to approval*