

PUTNAM PLANNING BOARD

SEPTEMBER 13, 2023

The Putnam Planning Board met on September 13th at the Putnam Town Hall. The following board members were present: Chairman Bill Brown, Jim Hock, Galen Seerup, Richard Malaney, Mark Karlson, Art Sheeley and Wayne Busby. Angela Brown, Larry & May Shiell, Stephanie Wagner, Nick Losite, Tyler Condit, Sarge Condit, Joan Austin, Tim Condit and Peter Kronau were also present as guests. Dr. Karl Ohly was present on Zoom.

Resolution #59– A motion was made by Wayne Busby to approve August’s minutes. Seconded by Art Sheeley and passed unanimously.

James Glendening #14.18-4-5.1 – Peter Kronau is the Agent in a solar proposal to add additional roof mounted solar panels to their house roof. They also want to install panels on his garage located on 761 Gull Bay Road. This project was presented last month. The board realized there is no Washington county form needed. Peter asked if we had any further questions – none asked.

Resolution #60– A motion was made by Wayne Busby to waive the Public Hearing on the Glendening solar project. Seconded by Jim Hock and passed unanimously.

Resolution #61– A motion was made by Galen the Glendening solar proposal is a minor project with a negative declaration regarding SEQR. Seconded by Wayne Busby and passed unanimously.

Resolution #62– A motion was made by Mark Karlson to approve the Glendening solar project. Seconded by Jim Hock and passed unanimously.

John & Kathleen Neggia #12.-1-4 – Nick Losite agent from Albany Solar Solutions came back to continue with the proposal to add roof mounted solar panels to the back of their home located on 6007 Donat Turnpike. The LGPC determined the project non-jurisdictional.

Resolution #63– A motion was made by Galen Seerup to waive the Public Hearing on the Neggia solar project. Seconded by Jim Hock and passed unanimously.

Resolution #64– A motion was made by Galen the Neggia solar proposal is a minor project with a negative declaration regarding SEQR. Seconded by Jim Hock and passed unanimously.

Resolution #65– A motion was made by Galen Seerup to approve the Neggia solar project. Seconded by Mark Karlson and passed unanimously.

Robert Agree – An adjoining neighbor brought to our attention there is a project going on at 2198 Black Point Road that may be in violation of our Site Plan. Mark Karlson visited the area and he explained there is a retaining wall constructed with a large parking area that is over 144 sq. ft. of land disturbance. Danielle Holman visited the site and took pictures that were circulated to members. Danielle sent an email that although a county building permit is not required they may need Putnam Site Plan approval. The neighbor also explained the project and her concerns. The APA has not permitted this project. We are not sure if the LGPC is aware of it either. We believe the contractor is Robert Crammond, we will need to verify this.

Resolution #66– A motion was made by Galen Seerup to send a letter to Robert Agree to cease and desist further work until the APA, LGPC & Putnam Planning Board permits are approved. Seconded Wayne Busby and passed unanimously.

William Brown #8.-2-20.10 – Bill & Angela lost their home due to a fire. They have submitted a site plan to construct a new home 24,030 sq. ft. on their property at 17 Charter Brook Lane. Rich Trudeau is the engineer. They will be using the existing well and septic. They will be adding a 1000 gal pump station to the septic. The APA previously approved the existing home. Email from the APA on file stating review not needed if conditions and regulations have not changed. All neighbors have been notified. No one contacted us back in objection. We received the \$50 site plan fee. There was discussion regarding not wanting to show favoritism and we need to be fair to all applicants with the process.

Resolution #67– A motion was made by Wayne Busby to forgo the Public Hearing for the Brown project due to time constraints for construction season. Motion is subject to letter being returned to the clerk ASAP from neighbors stating they have no objection. Seconded by Art Sheeley. Passed 4 yes – 2 no (Galen & Richard). Bill Brown recused himself from this project and did not vote.

Resolution #68– A motion was made by Wayne Busby that the Brown project is Minor project with a negative declaration regarding SEQR. Seconded by Mark Karlson and passed unanimously. Bill Brown recused himself from this project and did not vote.

Resolution #69– A motion was made by Wayne Busby to approve the Brown proposal as presented. Seconded by Art Sheeley and passed unanimously. Bill Brown recused himself from this project and did not vote.

Tyler Condit – Tyler asked for an extension on his building project located on Mosswood Way. We approved his project in October 2021.

Resolution #70– A motion was made by Galen Seerup to sign a new LRCC1 extending the project another 2 years. Seconded by Jim Hock and passed unanimously.

Joan Austin – Joan owns a farm on Mott Rd. She would like to get on the October Agenda for a metal outbuilding on her farm. Bill explained even though it is a farm we need to review the site plan. It is a 40'x60' building. She will get the information to the clerk to get on October's agenda.

Signs – Galen stated there are 2 signs on the corner of Glenburnie and Route 22. There is a landscaping sign and a Real Estate sign. Signs can only go on the property it pertains too per our Site Plan Regulations. One is for Gallo Reality and the other Jamie Tyrell. The clerk will send letters asking them to be removed.

Sarge Condit asked about driveways and how far from the property line can they be. He was told 5' from the property line. He was also told to contact Hwy super Gary Treadway. He stated that David Rayno on Black Point Road has a new paved driveway touching the property line of his neighbor. Mark agreed to take a look and report back to the board.

May Shiell expressed her concerns for the Towns need for a Code Enforcement Officer and asked if we are still pursuing with the Town Board.

Art Sheeley brought up the fact that there are campers in town that may be in violation. He said there is electricity going into the home and they may be living in it. He also brought up should the Planning Board members have some sort of ID when going to review properties. Bill stated that he didn't feel it necessary but will be up to the Town Board.

Resolution #71 A motion was made by Galen Seerup to adjourn the regular meeting of the Putnam Planning Board. Seconded by Art Sheeley and passed unanimously.

Respectfully Submitted,

Paula Wilson
Planning Board Clerk

Next Planning Board meeting is October 11, 2023 at the Putnam Town Hall – Minutes subject to approval