

PUTNAM PLANNING BOARD

JANUARY 9, 2019

The Putnam Planning Board met on January 9th. at the Putnam Town Hall. The following board members were present: Galen Seerup- Chairman, Allen Moore, Wayne Busby, Jim Hock and Richard Beebe, Richard Malaney and Robert Rudt. Shaine Porter, Larry Walsh. Peter DellaRatta, Bonnie & Art Sheeley, Marta Kolman, Cee McKenzie, and Linda Barber were also present as guests.

Resolution #1 – Motion made by Richard Beebe to accept the December minutes. Seconded by Richard Malaney and passed unanimously.

Fat Bag LLC – Manual Horta – Fat Bag LLC assigned and conveys unto Manual Horta and Rebecca Pomares all applications, maps and filings associated with the current subdivision application before the Planning Board. They are the new owners. Shaine Porter is the representative in a 3 lot subdivision off of the Gull Bay Road. The APA and the LGPC are non-jurisdictional. We received a letter from the DEC regarding the rattle snake study. There will be minimal impact – they will have no jurisdiction. Lot 1 will be 35.9 acres, Lot #2 is 18.74 acres and Lot #3 is 12.36 acres.

Resolution #2 – Motion made by Richard Malaney to accept the Fat Bag LLC/Horta application. Seconded by Jim Hoak and passed unanimously.

Resolution #3 – Motion made by Allen Moore that there is a negative declaration regarding the SEQR on the Fat Bag LLC/Horta application. Seconded by Richard Beebe and passed unanimously.

Resolution #4 – Motion made by Allen Moore to schedule a Public Hearing for February 13th for the Fat Bag LLC/Horta subdivision. Seconded by Robert Rudt and passed unanimously.

Glenburnie Subdivision – There was a subdivision that was grandfathered and approved many years ago but still existed under 1 deed. The accessor merged the 2 lots in 2004. Then the lot was split and a new parcel was created in 2018. Recently 1 lot was sold. Washington County Real Property sent us a letter that a new tax parcel was created without proper subdivision approval. The Planning Board Clerk sent a letter to the property owners, Eric & Christine Goodness and Turnpike Mtn. Sports. We received a letter back from Turnpike Mtn Sports stating that the recent property transfer and deed separation was grandfathered and an approved APA subdivision by which the property transfer and deed separation were fully adhered to. The board members don't feel the procedure by which this was done is appropriate. Lots should not be created by a merger. They had a full discussion and Galen agreed to contact the Town Attorney John Breitenbach. He was involved with this transaction so the board would like his explanation.

Resolution #5 – Motion made by Richard Malaney to send the Glenburnie Subdivision Issue back to the Town board. Seconded by Allen Moore and passed unanimously.

Resolution #6 – Motion made by Allen Moore to contact the Town Board regarding the Glenburnie Subdivision Issue. We as the Planning Board believe the Accessor doesn't have the right to create new lots through a merger. Seconded by Richard Malaney and passed unanimously.

John DellaRatta – He submitted a site plan map with the new road clearly defined, as the planning board previously requested. The electrical line will need to be moved but the septic line will not, as we had previously thought. He will be tapping into the Royal Anchorage sewer line. Permeable pavers will be used in 1 parking area. Underneath them will be fill and dirt. The other parking area will be sub surface underneath and a drain. A maintenance plan for the permeable pavers was noted on the plan. We still need LGPC and APA

approval on the new plan. If blasting is needed a blasting plan will be needed. There will be no blasting south of the road. There will be no construction in the months of July and August.

Galen had brought the preliminary solar project to the Town Board. Supervisor John LaPointe was going to get Fort Ann's or Hartford's regulation so we could review them. The Planning Board currently has no regulations regarding solar projects. There is an interest for Sid & Bonnie Barnhart's property on NYS Rt. 22.

Galen Signed a LRCC1 for John Rayno and his demolition form. He also signed Bob Maletta's new map, due to the original had the wrong property #'s on it.

Galen took a new SEQR course online.

A revision to the SEQR form #617.20 was made available January 1st.

Resolution #7– A motion was made by Richard Beebe to adjourn this month's meeting. Seconded by Jim Hoak and passed unanimously.

Respectfully Submitted,

Paula Wilson
Planning Board Clerk

*Next Planning Board Meeting February 13, 2019
Minutes subject to approval*