

PUTNAM PLANNING BOARD

AUGUST 14, 2019

The Putnam Planning Board met on August 14th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Richard Beebe, Wayne Busby, and Jim Hock. Allen Moore was absent. Kim Seerup, Tom Jarrett, Mark Karlson, Doug Thatcher, Nancy & Joe Fisher, Burt Windle, and Robert Finster were also present as guests.

PUBLIC HEARING – Mark & Dawn Karlson

Tom Jarrett was the representative for a Site Plan located on Black Point Way. They are proposing a single family residence. The APA will need a variance for the set back – it was obtained several years ago but will need to be updated. They have 4 variances that will need to be renewed from the LGPC as well. The variances were obtained by the prior owner but will need to be updated. The Town Board wants the retaining wall on the back part of the property clearly stated and engineered into the plan. There is an existing well. They will hook up to the Black Point Sewer district. The neighbor's propane tank that was encroaching on the Karlson property has been relocated to their property. There is a grinder pump installed by the Town of Ticonderoga that encroaches on the property. It isn't feasible to move this pump so a written agreement will be made. Also the neighbor's driveway will go through the Karlson property so an easement will be needed for that as well. Burt Windle asked what the length of the waterfront is. Answer: 321'. He also asked how far the house sits back from the lake. Answer: 81'. Public Hearing closed at 7:15.

Resolution #57 – A motion was made by Jim Hock to approve July's minutes. Seconded by Richard Beebe and passed unanimously.

Mark & Dawn Karlson Written easements for the neighbor's driveway and sewer district will be needed. The variances from the APA and the LGPC need to be approved and the retaining wall engineered plan needs to be submitted. Tom Jarrett said that the design of the house will include the retaining wall. Galen will ask the Town Board if this is acceptable. At this point the board would like to table any decisions on the Karlson project till these points mentioned are met. Wayne Busby recused himself from this project.

Doug Thatcher – Doug had been approved in 2015 for a site plan to replace his existing trailer with a new mobile home. He never had the chance to follow through with the project so he is reapplying. The proposal is located on 351 County Route 2. The septic will be the same. He provided a letter from Wm Ball dated 7/20/15 that the existing septic will support the new home. The existing well will be used as well. All set back requirements are met. He has applied to the APA but to date he has not heard from them.

Resolution #58 – A motion was made by Richard Malaney to waive the fee for the Thatcher project since he had already paid it once. Seconded by Wayne Busby and passed unanimously.

Resolution #59 – A motion was made by Richard Beebe to deem the Thatcher proposal a Type 1 and a negative declaration regarding SEQR. Seconded by Robert Rudt and passed unanimously.

Resolution #60 – A motion was made by Richard Beebe to approve the Thatcher proposal to set a double wide on his property and connect to existing septic and well pending approval from the APA. Seconded by Wayne Busby and passed unanimously.

Robert Finster – Steve Smith from Washington County contacted Galen regarding re-modeling being done on Finster's property 4105 Meadow Way/Link Way. Robert addressed the board with pictures and an explanation of his project which currently has a stop workorder from the County. Robert apologized stating that he thought he was ok to make improvements. He wants to make it right and follow the rules. The front deck was

4 ½' wide. His new deck is now 7 ½' wide. He has raised the roof 3'. There will be a new bedroom. Steve is sending the septic engineer to see if the existing septic will support another bedroom.

Resolution #61 – A motion was made by Richard Malaney the Robert Finster improvement project doe not fall under our Site Plan threshold and does not warrant review. Seconded by Jim Hock and passed unanimously.

General PPB Topics

Galen signed a LRCC1 for the following projects:

Robert Finster – remodel – 4105 Meadow Way/Link Way

Mark Karlson – Barn on State Rt 22

Rita & Bruce Armstrong – Garage/Workshop – no plumbing – 460 Hutton Sq. Rd.

John Neggia – single family dwelling - 6007 Donat Turnpike Way

Galen spoke about the Jancelle project that we approved in July 2018. Galen met with Steve Smith of Washington County Code Enforcement to go over the plans we approved. Apparently the plans had a garage included. A garage was never mentioned at the meeting. So therefor the approval never mentioned a garage. Since we approved the plan, we also approved the garage. The board discussed that in the future we will be more careful reviewing the plans. We will make sure that resolutions include all aspects of the plan in the approval.

September 19th at 6:30 is the next workshop with the Town Board to review the Site Plan Regulations re-writes.

Resolution #62 – A motion was made by Wayne Busby to adjourn this month's meeting. Seconded by Richard Beebe and passed unanimously.

Respectfully Submitted,

Paula Wilson
Planning Board Clerk

*Next Planning Board Meeting September 11th, 2019
Minutes subject to approval*