

# PUTNAM PLANNING BOARD

DECEMBER 14, 2022

The Putnam Planning Board met on December 14th. at the Putnam Town Hall. The following board members were present: Chairman Bill Brown, Galen Seerup, Art Sheeley, Wayne Busby, Chris Edwards, Jim Hock and Richard Malaney. Larry & May Sheill, Rich Trudeau, Jonathan Velez and Matt Huntington were also present as guests.

## **PUBLIC HEARING – JOHN PINELLI #12.4-2**

*Matt Huntington is the representative on the proposal to construct a new garage and additions to the existing family residence located on 5213 Sagamore Road. The APA & LGPC approved the project. Garage is strictly storage only. They also have a Washington County septic permit. There were no further comments from the audience. Public Hearing closed at 7:06.*

**Resolution #70**– A motion was made by Richard Malaney to approve November’s minutes. Seconded by Wayne Busby and passed unanimously.

**SEQR Discussion** – Under SEQR a Type 1 has an environmental impact and Type 2 does not. In our Site Plan Regulations we determine if the project Major or Minor. We require the SEQR form be filled out on all projects. If the project is determined major a long form SEQR review is required. A minor project may also require long form SEQR review if environmentally sensitive.

**John Penelli #12.4-2** – Matt Huntington the agent mentioned the garage would be started right away the addition to the house will be in the future. The board reminded him the project needs to be completed within 2 years or an extension will need to be approved. Matt agreed and understood.

**Resolution #71**– A motion was made by Jim Hock to accept the application for the Penelli project. Seconded by Art Sheeley and passed unanimously.

**Resolution #72**– A motion was made by Jim Hock the Pinelli project is a Type 2 with a negative declaration regarding SEQR. Seconded by Richard Malaney and passed unanimously.

**Resolution #73**– A motion was made by Richard Malaney to approve the Pinelli project and chairman to sign the LRCC1. Seconded by Wayne Busby and passed unanimously.

**John & Anita Kennedy** – This is a preliminary review. Rich Trudeau presented a sketch of a plan of a proposed single family home approx. 1200-1400 sq. ft. with garage located on the Hutton Square Road. They would like to build the garage 1<sup>st</sup> with an apartment overhead. The septic will serve both the garage apartment and the house. The APA is currently working on the project. Rich will do a formal submission in the near future.

**Jonathan Velez #12-2-4.6** – Project on 309 Peterson Road to construct a new home and detached garage. We previously approved the project 12-9-20 and the board directed the Chairman to sign the LRCC1. The LRCC1 was never submitted to be signed. The project also never got started. Mr. Velez came to get permission to continue with the project. The project is still the same size as previously submitted. He submitted the plans. Wayne recused himself.

**Resolution #74**– A motion was made by Richard Malaney accept and approve the Velez project and waive the fee. Chairman to sign the LRCC1. Seconded by Jim Hock and passed unanimously.

**Other Discussion** - May & Larry Sheill approached the board again regarding the continued neighbor issue. Their neighbors have placed multiple large containers across the road blocking their view. May submitted pictures of the site before and after. Bill Brown as chairman had submitted a letter to the Town Board stating the Ohleys’ are in violation of our Site Plan Review Law. Bill quoted Article II Section 2.010 Sub section G in the letter. The Town Board met December 7<sup>th</sup> and the issue was pushed back to our board. The Planning Board went over the issue and concluded there is a violation of our Site Plan Review Law. The Planning Board has no enforcement. We need the Town Board to take action. The chairman will write another letter to the Town Board. May read a letter of concerns.

**Resolution #75** – A motion was made by Jim Hock to have the Chairman write a letter to the Town Board regarding the Ohley's being in violation of our site Plan Review Law and we are awaiting the Town Board's action. Seconded by Galen Seerup and passed unanimously.

**Resolution #76** – A motion was made by Galen that all LRCC1's need to copied and placed in the applicants file. Seconded by Jim Hock and passed unanimously.

**Resolution #77**- A motion was made by Wayne Busby to adjourn the regular meeting of the Putnam Planning Board. Seconded by Richard Malaney and passed unanimously.

Respectfully Submitted,

Paula Wilson  
Planning Board Clerk

*Next Planning Board Meeting January 11, 2023, at the Putnam Town Hall - Minutes subject to approval*