

PUTNAM PLANNING BOARD

MARCH 13, 2024

The Putnam Planning Board met on March 13th. at the Putnam Town Hall. The following board members were present: Chairman Bill Brown, Mark Karlson, Galen Seerup, Wayne Busby, Art Sheeley & Richard Malaney. Jim Hock was absent. Chris Navitsky, Larry and May Drinkwine Shiell, Kay Greenough, Richard Trudeau Jim Kloiber, John DellaRatta, David & Susan Hayes, Todd Smith, Larry & Lois Walsh, Philip Perone, Dan Tucker, Teresa Devlin, Tom & Joan Jenkin were also present as guests. Zoom attendees were Marta Kolman, Karl Ohly, Casey Devlin and Nancy House.

Resolution #11– A motion was made by Galen Seerup to approve February’s minutes. Seconded by Wayne Busby and passed unanimously.

Christina Pichler – Rich Trudeau spoke on their behalf. They are currently working on a surveyor combining the lots and a site plan will hopefully be submitted next month.

Ken and Nancy House – Rich Trudeau is the representative in a proposal to construct a new home on the Putnam Center Rd. This is a 6.2 acre lot/ 7.3 acres with the Right of Way for the well that services multiple other houses/barn. They have proposed a single story 780 sq. ft. 2 bedroom cabin with a 480 sq. ft. garage. They have a septic area that will work and have stormwater controls on the plan. The Highway Superintendent issued a driveway permit. The neighbors have been notified and the fee was paid. The APA approved the project.

Resolution #12– A motion was made by Galen Seerup to schedule a Public Hearing April 10, 2024 for the House proposal. Seconded by Mark Karlson and passed unanimously.

John DellaRatta– John presented a site plan to construct a 8x16 deck and a 12x12 deck with stairs on their property; 6502 Royal Anchorage. They are waiting on the APA and the LGPC. Neighbor Larry Walsh stated the construction had already started. He also stated that trees have been cut down that were on his property not Johns. John stated he stopped work till his permit is obtained. He was unaware he needed a permit. Larry asked if the shed that was placed on his property needed a permit. John stated it is 12x12. If that is the case it falls under our threshold and a permit is not needed. Neighbor Casey Devlin also spoke that the stairs are on the property line. He questioned the 5’ property set back rule. Chairman Bill stated at this time our regulations do not have a 5’ set back rule. The 5’ setback is NYS Fire & Safety Code. We recommended he speak to Washington County Code Enforcement. Chris Navitsky also spoke asking if this proposal was part of his original plan when he built the house? John stated he is adding another deck with steps from the original plan.

David & Susan Hayes – Todd Smith is the representative in a proposal to create a new walking path to the lake with a small retaining wall with some granite steps. The pathway will be turf grass. The steps will have crushed stone underneath. They want to keep the area of disturbance to a minimum. This is a better plan for stormwater control compared to the original. The APA determined the project non-jurisdictional and the LGPC approved the plan. All neighbors have been notified and all stated they are in acceptance of the project. The fee was paid.

Resolution #13– A motion was made by Galen Seerup to approve the Hayes proposal with a negative declaration regarding SEQR and classify the project a Type 1. Seconded by Richard Malaney and passed unanimously.

ROBERT AGREE – Jim Kloiber, adjoining neighbor addressed the board. They had a survey done of their property by Darrah Land Surveying. We have a copy of the survey in the file. Danielle Holman, Code Enforcement for Washington Co. had visited the site and she agrees that the retaining walls and the cable for tv is over the property line. However they do not enforce setbacks on retaining walls, parking areas, or driveways. Galen indicated this falls under the DEC jurisdiction. Robert Agree had emailed the clerk stating that he has hired Darrah Land Surveying as well and they are currently working on their survey. Once completed they will come back to the Planning Board.

Putnam Fire Dept – Danny Tucker discussed their plan to hopefully replace the sign at the firehouse. They are working on a grant to cover the cost. They are working on the APA permit. He submitted one of the spec proposals they received. The sign would be LED. They would make sure the lighting would be dimmed at night. It is smaller than the current sign. The clerk will get the application and information they will need to them to get on the April Agenda.

Discussion of Public Hearings

Bill asked the board feelings on not doing Public Hearings if all neighbors respond in favor of a project. The board agrees but if we don't hear back we can't assume they are ok with the project. If the applicant gets written approval from all neighbors we could wave the Public Hearing. We will take each case individually some projects are simple. We will proceed with the Public Hearings procedure as we have in the past.

5' setback rule. Larry asked if someone builds a structure on your property line is that ok? Bill stated that at this time Putnam Planning Board does not have a setback rule in our regulations. We will need to discuss and add it. The current rule falls under Fire & Safety Code. Galen asked if we had contacted our Town Attorney for a professional opinion. To date we have not but Bill will reach out.

Enforcement – We talked about still not having an enforcement officer. Why have our regulations with no enforcement? This still falls on the Town Board we have been asking for years. The Town Board had asked if the Planning Board Members would do the enforcement. All members said no. This is a conflict of interest.

John & Anita Messiner – Philip Perone addressed the board as a pre-conference site plan project. They have a previous site plan approval for a barn and they would like to change the use of the barn to have bedrooms and a kitchen and bath. They have a current septic. They were told they would need to apply to the APA and present a site plan application to us along with verification from the County that the current septic will support this proposal.

Resolution #14 A motion was made by Art Sheelly 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 April 10, 2024 at the Putnam Town Hall – Minutes subject to approval