

PUTNAM PLANNING BOARD

October 10, 2018

The Putnam Planning Board met on October 10th. at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Jim Hock, Wayne Busby, Allen Moore, and Richard Beebe. Richard Malaney was absent. Bert Windle, Ray & Sally Freud, John DellaRatta, Tom Jarrett, Dave Rayno, Chris Navitsky, John Hurson, Stephen Adler, Cee McKenzie, Kim Seerup, Tim Johnson, Marta Kolman, Darrell Wilson, Joe & Pat Zelanis,, Margaret Bolon, Ronald Bean, Kathleen & Donald Mason, David Manchester, Linda Barber and Larry Walsh, were also present as guests.

PUBLIC HEARING – WILL BECCHINA

Will proposed a site plan to construct a single family dwelling on 4400 Link Way. He made some changes to the plan to address the LGPC concerns. The LGPC considers this project a Major Stormwater Project. Joe Thouin sent an email stating "Requesting some minor changes to clarify and simplify the plans before permitting, in general the site plan and accompanying stormwater control report demonstrate compliance with the Commission's regulations." Will explained the plan in detail. All the stormwater will go down the swale along the driveway into a catch basin. Neighbor, Ronald Bean had concerns of blasting affecting his foundation. Mr. Bean asked to use other methods besides dynamite. Other than that he has no concerns with the plan. Chris Navitsky recommends an engineer to review. He feels the septic wont work the way it is designed. Galen mentioned the septic will be reviewed by Washington Code Enforcement. Public Hearing closed at 7:18

PUBLIC HEARING – DAVID RAYNO

Stephen Adler presented a site plan to demolish an existing camp on 2324 Black Point Road and construct a new single family dwelling. They will be tying into the town sewer. The footprint of the home is slightly larger. The impervious area will be less with this project than current. There will be a trench drain along the driveway. Gutters will be used depositing water into a trench then flow to a dry well. The LGPC approved the project pending our decision. The APA said the project did not require a permit from them. Chris Navitsky questioned the footing drain daylighting 40' from the lake. Also could the drywell be set on the top of the hill. Public Hearing closed at 7:29

Resolution #70 – A motion was made by Wayne Busby to approve September's minutes. Seconded by Jim Hoke and passed unanimously.

Will Becchina – We are going to need a set of stamped plans. He mailed them but we did not receive. There were concerns of the septic going up hill – we referred him to the county to resolve.

Resolution #71 – A motion was made by Richard Beebe the Becchina plan is a Type 2. Seconded by Jim Hoke and passed. Rudt recused himself.

Resolution #72 – A motion was made by Jim Hoke to approve the Becchina project as submitted subject to a set of engineered stamped plans being submitted; and also the stormwater plan to be approved by the LGPC. Seconded by Allen Moore and passed. Rudt recused himself.

David Rayno – The APA is non-jurisdictional and the LGPC is pending our approval.

Resolution #73 – A motion was made by Allen Moore to approve the Rayno project pending LGPC approval and cross drainage on the driveway is installed. Seconded by Robert Rudt and passed unanimously.

Donald Mason – Wayne Busby is the representative to demolish an existing camp and build a new one on 5133 Bayview Way. Both the APA and the LGPC considered the project non-jurisdictional. There will be a decrease in impervious surface by 210'. We will need a contour map showing the site plan.

Resolution #74– A motion was made by Allen Moore to schedule a Public Hearing November 14' 2018. Seconded by Jim Hoke and passed unanimously.

Tim Johnson – Att. John Breitenbach reviewed the Abstract of Title and the various deeds included in the abstract. He concluded "None of the deeds in the abstract of title indicate that there are any easements, right-of-way, or roadways other than those shown on map No. 32-79. . The location of the roadway should not prevent the development proposed as long as the development does not encroach or extend into any of the roadway areas shown on Map 32-79." Mrs. Zelanis read a letter of concerns regarding closing the road.

Resolution #75– A motion was made by Richard Beebe that there is a negative declaration regarding SEQR on the Johnson proposal. Seconded by Allen Moore and passed unanimously.

Resolution #76– A motion was made by Richard Beebe to accept the Johnson proposal as submitted. Seconded by Allen Moore – Robert Rudt abstained. 4 yes votes – passed.

John Hurson – Tom Jarrett is the representative along with owner John Hurson. They submitted a site plan to build a single family home on Royal Anchorage Way. The Chazen Company did an independent review of the project. Tom stated he will work with the Chazen Co. on the questions that arose. Chazen endorsed the stormwater plan. Both the APA and the LGPC are non-jurisdictional. A visual impact study was submitted. Neighbor, Marta Kolman stated she has no issues with the Hurson project. They will be using the Johnson property for a deeded driveway as a turnaround area per the recommendation of our board. We will need to have a copy of the deed on file. The sewer line may need to be re-located. Tom said relocation would only be within 1'.

Resolution #77– A motion was made by Allen Moore to hold a Public Hearing for the Hurson property November 14, 2018. Seconded by Jim Hoke and passed unanimously.

John DellaRatta – John presented his site plan to construct a single family dwelling on Lot #15 Royal Anchorage Way. The Chazen Company also did an independent review of this project for the Town. They have a few minor stormwater concerns that the engineers of both parties are working out together. The LGPC and the APA are both non-jurisdictional. The Royal Anchorage Association Road on the property will be shifted approx. 8'. There will be no blockage of the road during or after construction. Galen will email Jim Buxton re: the well location in the closet. \$25site plan fee paid.

Resolution #78– A motion was made by Allen Moore that Royal Anchorage Association will need to grant permission in writing to re-locate the road on the DellaRatta property. Seconded by Robert Rudt and passed unanimously.

Resolution #79– A motion was made by Allen Moore to hold a Public Hearing for the DellaRatta property November 14, 2018. Seconded by Wayne Busby and passed unanimously.

Lauren Shanard – Galen recused himself. Wayne Busby is the representative in a re-model project located on 542 Gull Bay Road. 3x16 addition and a 4x16 addition –adding 260 sq. ft. to an existing 1170 sq. ft. home. This is currently an A-Frame. No site plan permit is needed as it falls under our threshold of less then 25% of the existing sq. footage.

Resolution #80– A motion was made by Jim Hoke no permit is needed for the Shanard project. Seconded by Richard Beebe and passed unanimously.

N.Y.M.I.R. Insurance representative will be here to meet with our board on Nov. 14th at 6pm before the next Planning Board meeting.

Galen attended a salt conference and shared the info he learned there.

Allen is concerned about the solar panels popping up all over the North Country. We as a Planning board do not have any local regulations re: solar panels. Galen asked Darrell Wilson to bring it to the Town Board to see what other local towns are doing.

Resolution #81– A motion was made by Jim Hoke to adjourn this month's meeting. Seconded by Wayne Busby and passed unanimously.

Respectfully Submitted,

Paula Wilson
Planning Board Clerk

*Next Planning Board Meeting November 14, 2018
Minutes subject to approval*