

PUTNAM PLANNING BOARD

DECEMBER 12, 2018

The Putnam Planning Board met on December 12th. 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 were absent. Sid & Bonnie Barnhart, Larry Walsh. Peter DellaRatta, Joseph Mendelsohn and another Omni representative were also present as guests.

Public Hearing – John DellaRatta – Opened at 7pm. John was not here yet – Meeting on hold.

Resolution #94 – Motion made by Jim Hock to accept the November minutes. Seconded by Wayne Busby and passed unanimously.

Bonnie & Sid Barnhart – This is a preliminary review. Joseph Mendelsohn is the project manager from Omni Navitas. They are a solar developer. They are potentially developing a 20 acre solar project on the Barnhart property along State Route 22. There is a chance they will use more advanced panels that will need less acreage. The Omni Navitas solar company will lease the property for 25 years. Within the lease there will be a de-commissioning plan and an operations and maintenance plan. No herbicides will be used. The panels used will be south facing and non-glare. Trees can be planted to hide the panels. 4 million watts of power is projected to be made. The power will be fed to National Grid. They were told they will need an APA approval, a stormwater plan, Agent Designation form, a site plan application and site plan map.

PUBLIC HEARING – John DellaRatta Re-opened @ 7:24pm

John presented a site plan for a single family home on Lot #15 in Royal Anchorage. The house in less than 1500 sq. ft. and there will be less than 1000 sq. ft. impervious surface. The APA approves the project under permit #2003-0032 and the LGPC determined no permit is needed. The current Royal Anchorage Road that runs through his property will need to be re-located. The existing road will not be blocked or closed till the new road is open. All utilities will be operable. Blasting may have to be done. It has not been determined at this time. If blasting is required there will be no blasting on the south side of the road only on the north side of the road. The blasting plan notes need to be defined on the map. His engineer and the Chazen Company worked on some of the engineering concerns. The new re-located road will need to be better defined on the site map. Title Insurance needs to be given to attorney for review. Porous pavers will be used for parking spots. Galen asked what is going to be underneath the pavers? Details are still needed for the pre-cast wall. Larry Walsh stated Donald Russell from the association was not contacted regarding the road change. Peter stated he will make sure he becomes aware. Larry also had concerns of the sewer line and large man hole that currently exist. All association members need to approve the relocation of the road. We need this in writing. Public Hearing closed at 7:55 pm.

John DellaRatta – The current plan was revised 10/18/18. Blasting plans need to be on the map. The plan for the sewage line and identification of the man hole also needs to be noted. Does the DEC need to be involved due to re-location of the sewage line? Galen asked for a full completed site plan map with the new road defined clearly. By mutual agreement between the applicant and the Planning Board we agree to extend the application process till the Feb 13th meeting if necessary.

Galen Signed a LRCC! for Brian Merfeld. Brian wanted an extension for his previous approved site plan proposal to construct an attached garage. Maletta's and Lake George Land Conservancy subdivision was signed. There was an error on the original with the tax #. Galen signed a demolition permit for the Mason project. He also signed a LRCC! for Glen Steffanic.

We received a deeded subdivision notification for a piece of property on the Glenburnie Road from Washington County. The applicant did not follow proper subdivision procedures and Real Property was notifying us. The clerk will write a letter notifying the property owners. The properties are owned by Eric & Christine Goodness and Turnpike Mtn. Sports LLC.

Resolution #95– A motion was made by Richard Beebe to adjourn this month’s meeting. Seconded by Wayne Busby and passed unanimously.

Respectfully Submitted,

Paula Wilson
Planning Board Clerk

*Next Planning Board Meeting January 9, 2019
Minutes subject to approval*