

PUTNAM PLANNING BOARD

May 10, 2017

The Putnam Planning Board met on May 10th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Jim Hock, Wayne Busby, Richard Beebe and Allen Moore. Richard Malaney was absent. Cee McKenzie, Marta Kolman, Tim Johnson, Nathan Hall, Tim Condit, Dennis LaFountain, Jamie Ladd, Bill Brown James Goldsmith, Peter DellaRatta and Joseph Vilardo were also present as guests.

PUBLIC HEARING – Marta Kolman – *Marta is proposing to build a single family home at 6510 Royal Anchorage Way. The house will be less than 1500 sq. ft. The house location is grandfathered and will be located 15' from the lake. She submitted a vegetative plan. Chris Navitsky sent letter of concern. He recommended a buffer planting between house and the lake. The board discussed this in full and a 6' recommended buffer was suggested. Applicant agreed to a 6' buffer planting. The driveway was discussed; a swale with stone will be used to control stormwater. The LGPC and the APA both approved this project. No comments from the audience. Public Hearing closed at 7:17 pm.*

PUBLIC HEARING – Randy Rapple – *Joseph Vilardo is the representative in a proposal to add a 375 sq. ft. addition to the Rapple existing home located on 2346 Black Point Road. They will also be constructing a 2 car garage with a carport across the right of way which is a dirt road. The LGPC and the APA both are non-jurisdictional. The addition is 50' from the lake. Stormwater was discussed at length. Joseph agreed to rain gardens to reduce the rain from the roof entering the lake. No comments from the audience. Public Hearing closed at 7:32*

PUBLIC HEARING – Michael Kisel – Michael submitted new plans to construct a single family dwelling after meeting all the LGPC points that he needed in order to get a permit. His proposal is located on 6200 Oliver Way. He has LGPC and APA approval. The board reviewed his plans in detail. Tim Johnson asked if Mr. Kisel had plans to subdivide his property. Michael said he does not. No other comments. Public Hearing closed at 7:41. For the record Galen Seerup & Wayne Busby recused themselves from this project.

Resolution #26 – Motion was made by Robert Rudt to approve April's minutes. Seconded by Jim Hoak and passed unanimously.

Resolution #27 – Motion was made by Robert Rudt there is a negative declaration regarding SEQR for the Kisel proposal. Seconded by Richard Beebe and passed unanimously. Galen & Wayne recused themselves from the vote.

Resolution #28 – Motion was made by Jim Hoak to deem Michael Kisel's site plan proposal a Type 1. Seconded by Richard Beebe and passed unanimously. Galen & Wayne recused themselves from the vote.

Resolution #29 – Motion was made by Jim Hoak to approve the Michael Kisel site plan proposal. Seconded by Richard Beebe and passed unanimously. Galen & Wayne recused themselves from the vote.

Resolution #30 – Motion was made by Allen Moore that there is a negative declaration regarding SEQR for the Kolman site plan proposal. Seconded by Richard Beebe and passed unanimously.

Resolution #31 – Motion was made by Jim Hoak to deem Marta Kolman's site plan proposal a Type 1. Seconded by Wayne Busby and passed unanimously.

Resolution #32 – Motion was made by Allen Moore to approve the Kolman site plan proposal with adding a 6' vegetative barrier as discussed and submitted. Seconded by Wayne Busby and passed unanimously.

Resolution #33 – Motion was made by Robert Rudt that there is a negative declaration regarding SEQR on the Randy Rapple proposal. Seconded by Jim Hoak and passed unanimously.

Resolution #34– Motion was made by Allen Moore to approve the Rapple project with the modifications discussed and added to the site plan (in blue)for stormwater purposes (gutters on north & east directing water to existing flower garden & swale by the garage). Seconded by Jim Hoak and passed unanimously.

WILLIAM BROWN – William would like to subdivide his property on 17 Charter Brook Lane and Liddle Harris Road. He currently has approx. 52 acres and wants 2 lots. One lot being 10 acres and the remainder lot being 42 acres. Both lots will have road access. He has not heard back from the APA to date. Wm. Ball visited the site and did the perk test. He will need a survey map and his \$50 subdivision fee. If he decides to have a Right of Way it needs to be 50’.

Dennis LaFountain – Dennis submitted a site plan proposal to construct a 16x26’ addition to his existing home on 3 Smith Way. His lot is 4.8 acres. He will be adding a bedroom. Wm Ball determined he will need to add a lateral 100’x4’ to his septic. The APA determined the project non-jurisdictional. \$25 fee collected. Neighbors have been notified.

Resolution #35– Motion was made by Richard Beebe there is a negative declaration regarding SEQR on the LaFountain proposal. Seconded by Robert Rudt and passed unanimously.

Resolution #36– Motion was made by Jim Hoak to deem Dennis LaFountain’s site plan proposal a Type 1. Seconded by Wayne Busby and passed unanimously.

Resolution #37 – Motion was made by Robert Rudt no public hearing needed since this is a minor expansion and all neighbors have been notified. Seconded by Allen Moore and passed unanimously.

Resolution #38– Motion was made by Allen Moore to approve the LaFountain site plan proposal. Seconded by Wayne Busby and passed unanimously.

Adirondack Camp – Tim Condit proposed phase 2 to expand the mess hall. The LGPC & the APA had approved all phases of the project 3 years ago. The first phase had been approved in 2014 and completed. 2nd phase is adding 20x36’ to the mess hall. The addition is 75’ from the lake with a large grass area between. There was much discussion over the stormwater. The applicant felt the LGPC has approved the project so we should be ok with their findings. The board would like to have additional controls added to the plan. Tim stated he will probably make the stormwater better then it currently is. Galen would like to get the Town Attorneys opinion on the stormwater. We need the \$25 site plan fee.

Resolution #39 – Motion was made by Robert Rudt to accept the Adirondack Camp plan and notify the LGPC that Phase 2 has started. Seconded by Jim Hoak and passed unanimously. Galen did not vote.

Resolution #40– Motion was made by Allen Moore to schedule A Public Hearing for Adirondack Camp June 14, 2017. Seconded by Wayne Busby and passed unanimously.

James Goldsmith – James submitted a site plan application to construct a woodshed (kit 8x14’) on 4351 Link Way. The shed will be 109’ from the lake.

Resolution #41– Motion was made by Wayne Busby to accept the Goldsmith application. Seconded by Jim Hoak and passed unanimously.

Resolution #42– Motion was made by Richard Beebe that the Goldsmith proposal is a Type 1 and waive the public hearing. Seconded by Allen Moore and passed unanimously.

Resolution #43– Motion was made by Richard Beebe that the Goldsmith proposal has a negative declaration. Seconded by Wayne Busby and passed unanimously.

Resolution #44– Motion was made by Jim Hoak to approve the Goldsmith site plan proposal. Seconded by Wayne Busby and passed unanimously.

Peter DelaRatta – Peter presented a preliminary proposal to construct a pre-fab garage up to 600 sq. ft. This property is located at 6611 Royal Anchorage Way. The garage will be approx. 160’ from the lake. There were driveway concerns which will need addressing. He will need a response from the APA & LGPC. He will come back next month.

Att. Nathan Hall made comment that he feels we do have jurisdiction over stormwater under section 4.020 of the Site Plan Regulations "Gen Considerations & Standards" #1 – Water.

Resolution #45– Motion was made by Richard Beebe to adjourn this month's meeting. Seconded by Robert Rudt and passed unanimously.

Respectfully Submitted,

Paula M. Wilson
Planning Board Clerk

Next Planning Board Meeting June 14, 2017
Minutes subject to approval