

PUTNAM PLANNING BOARD

JANUARY 10, 2024

The Putnam Planning Board met on January 10th. at the Putnam Town Hall. The following board members were present: Chairman Bill Brown, Jim Hock, Galen Seerup, Mark Karlson, Art Sheeley, Wayne Busby & Richard Malaney. Chris Navitsky, May Drinkwine Shiell, Karl Ohly, Richard Trudeau, Jim Favalow, Karl Johnston, and Jim Kloiber & Stephanie Wagner were also present as guests. Zoom attendees were Rob Agree & Melissa.

Resolution #1– A motion was made by Galen Seerup to approve December’s minutes. Seconded by Wayne Busby and passed unanimously.

Karl Johnston– Rich Trudeau is the representative in a proposal to construct a new garage on one of his properties on 76 Gull Bay Road. The owner owns 3 adjacent lots. His intent is combine all lots into 1 in the future. APA determined the project non-jurisdictional. The garage is approx. 1600 sq. ft. with no plumbing. There will be a loft for storage only. A stone driveway permit was issued by the Town Highway Supervisor. All neighbors have been notified – no responses to date.

The \$50 fee was paid.

Resolution #2– A motion was made by Mark Karlson to accept the Karl Johnston proposal plan. Seconded by Art Sheeley and passed unanimously.

Resolution #3– A motion was made by Richard Malaney to schedule a Public Hearing for the Johnston proposal on February 14, 2024. Seconded by Galen Seerup & passed unanimously.

Resolution #4– A motion was made by Galen Seerup to deem the Johnston proposal a Type 1 project. Seconded by Mark Karlson and passed unanimously.

Robert Agree – Rob and Melissa purchased 2191 Black Point Road in 2017. The prior owners were William and Sylvia Duprey. The Agrees state that the prior owner developed the waterfront – dock, shelters etc. There were signs showing their age and needed upgrading. The Agrees wanted to make it safe. The LGPC had approved a project on 2-18-2000. That approval did not include the pavilion or the new parking area located on the lake side. Rob stated the parking pad had an uneven irregular edge so they installed a railing around the parking area to make it safe. They felt replacements did not need permits. They are working with the APA and the LGPC on plantings and storm water controls to be done in the spring. Rob stated this will be done by Memorial Day. When asked by the Chairman why he continued working after he was issued a cease and desist letter dated 9-14-23; Melissa stated the letter did not comply with the law. Also the letter was for the wrong property 2198 Black Point Rd not 2191 Black Point Rd. This was a typo error. Rob stated that after receiving the letter he sent emails to the clerk. All emails back and forth were copied to the file. Chairman Bill stated the Town of Putnam has Laws and Regulations that need to be followed. Mark asked if the structures on the property were previously permitted by the APA and the LGPC? Rob felt they were. This Board contacted the APA and the LGPC in September and neither agency was aware of the new project. Wayne asked about the 5’ set back rule from the neighbor’s property. The Agrees feel they are within the setback other than the shed that has been there for 20 years and no new work was done on the shed. The board feel the parking area violates this set back rule. Mr. Agree stated he did not hire an engineer for his plans. He had confidence in his contractor that he knew what he was doing. Galen said there is a building moratorium on the mountain (uphill) side of the road by the Town of Putnam. Anything built on that side of the road needs a waiver from the Town Board and an engineered plan. The Planning Board would like Mr. Agree to provide a Site Plan application, property survey, and an engineer’s report on the stability of the work done. Adjoining neighbor Stephanie Wagner stated there have been a number of instances where the neighbor has encroached upon their property. Trees were taken down on their property; work was done very close to their property line with no communication till the contractor showed up to work. She asked the contractor if they had all the proper permits. The contractor said they had not done any permitting, although the owner had told her he had. Stephanie and Jim have now hired a surveyor to survey their property. Melissa had stated there are differences of opinion regarding what transpired.

This month Chairman Bill signed the following:

Glendening - LRCC2 – Generator 761 Gull Bay Road
The Dock Doctors – LRCC1 - 520 Gull Bay Rd – sundeck onto of dock
Becchina – LRCC1 – Fireplace – 4402 Link Way

Resolution #5 A motion was made by Wayne Busby 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 February 14, 2024 at the Putnam Town Hall – Minutes subject to approval