**PUTNAM PLANNING BOARD**

**APRIL 14, 2021**

The Putnam Planning Board met on April 14th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Wayne Busby, Jodi Granger, and Chris Edwards. Robert Rudt, Richard Malaney and Jim Hock were absent. Richard Trudeau, Mark Anderson, Gary Crammond, Tom Jarrett, Sarge Condit, Tyler Condit and Chris Navitsky were also present as guests.

Meeting opened at 7:00 pm.

**Resolution #6** – A motion was made by Wayne Busby to approve the March minutes as mailed. Seconded by Jodi Granger and passed unanimously.

**Gary & Kate Crammond** – Gary presented additional information to add an addition including a full foundation and deck total of approx. 716 sq. ft. to their 7 acre lot located on 309 Pulpit Point Road. The original house is 1027 sq. ft. so this is over 25% and requires site plan approval. The APA sent a non-jurisdictional letter. All neighbors were previously notified and no response.

**Resolution #7** – A motion was made by Jodi Granger to accept the Crammond site plan application. Seconded by Wayne Busby and passed unanimously.

**Resolution #8** – A motion was made by Wayne Busby to deem the Crammond application a minor project. Seconded by Chris Edwards and passed unanimously.

**Resolution #9** – A motion was made by Wayne Busby no public hearing needed for the Crammond project since all neighbors were notified and no response. Seconded by Jodi Granger and passed unanimously.

**Resolution #10** – A motion was made by Wayne Busby there is a negative declaration regarding SEQR on the Crammond project. Seconded by Chris Edwards and passed unanimously.

**Resolution #11** – A motion was made by Wayne Busby to approve the Crammond proposal as submitted. Seconded by Jodi Granger and passed unanimously.

**Susan Kneller** – Tom Jarret of Jarrett Engineers is the representative in a proposal to replace an old shed and construct a new garage and guest cottage above (approx. 975 sq. ft.) at 2158 Black Point Road. The proposal is on the mountain side and there is a steep slope. Tom engineered a retaining wall on the rear of the building. The Town of Putnam made a resolution that all structures on the mountain eastside of Black Point Road need an engineered retaining wall to prevent slippage. All neighbors have been notified. $25 fee received. Still waiting for the APA and the LGPC review. Since the application was submitted to the LGPC prior to the new stormwater regulations; which went into effect April 1st. the Kneller application is not subject to the 35’ setback to waterbodies (stream). Chris Navitsky had sent a letter of comments. We will need a topo map. The structure is in the same location as the old shed approx. 8’ from the edge of the road.

**Cary Cross – 2 Lot Subdivison** – Representative Rich Trudeau has the final Mylar map for the 2 Lot subdivision located on Hutton Square. No changes to the map. This is the same map that was previously presented. We were just waiting on the survey to be signed off on.

**Resolution #12** – A motion was made by Wayne Busby to approve the Cross Subdivision as presented on the map dated 3-26-21. Seconded by Jodi Granger and passed unanimously.

**James & Kathleen Coffman** – Rich Trudeau is the representative in a new proposal. Coffman wants to remove an old house and construct a new house. He also wants to construct a guest house across the road. Site located 488 Gull Bay Road. The APA sent a non-jurisdictional letter for the new plan. Rich is working on the stormwater detail.

**Tyler Condit** – Tyler is interested in building a new home on Mosswood Avenue. This is a pre-application conference. He doesn’t have house plans yet. The board advised getting conceptual house plans and an actual site plan then submitting to the LGPC and APA in conjunction with us for a permit. He will present information to the clerk 10 days prior to the next meeting to get on the Agenda.

**Galen signed the following Information:**

* LRCC1 Bob Murray – extend porches, falls below our Site Plan threshold
* LRCC1 Dennis LaFountain – Replace pool
* LRCC1 – Nancy & Richard Foster - fence

Discussion was made regarding trailers and tiny homes. NYS Building & Safety code has an Appendix Q for Tiny Homes. The Town of Putnam Trailer & Mobile Home Ordinance is in effect.

**Resolution #13**– A motion was made by Wayne Busby to have clerk mail a letter to Richard Bain. The October 2020 minutes state the trailer needs to be replaced within a week of completing the placement of the new trailer. Seconded by Chris and passed unanimously.

**Resolution #14**– A motion was made by Wayne Busby to adjourn this month’s meeting. Seconded by Jodi Granger and passed unanimously.

Respectfully Submitted,

Paula Wilson

Planning Board Clerk

*Next Planning Board Meeting May 12, 2021 at the Putnam Town Hall*

*Minutes subject to approval*