

PUTNAM PLANNING BOARD

JANUARY 12, 2022

The Putnam Planning Board met on January 12th at the Putnam Town Hall. The following board members were present: Chairman Bill Brown, Galen Seerup, Wayne Busby, Chris Edwards, Jim Hock, Art Sheeley and Richard Malaney. Supervisor Darrell Wilson, Councilmen Larry Shiell and Charlie Bain were also present as guests.

The Board would like to welcome Bill Brown as our newest Chairman. Thank you Galen for your many years of dedicated service, and thank you for continuing as a Board member. Welcome to Art Sheeley as our newest member and thank you Robert Rudt for your many years of service to the Board.

Richard Bain had sent the clerk a memo that the trailer on his property on Cummings Road has been moved as we requested.

Tiny Homes Bill brought up a discussion regarding little houses. He read the mobile home law. How do we identify a little home? Our current regulations state a mobile home of 8' wide and 32' long fall under our regulations. What if it is smaller? We may need to modify our regulations. If it is an RV it can stay hooked up for 90 days – occasional use. Wheels make the difference. If it has no wheels; it is a permanent home and it should fall under NYS Residential Building Code AQ102.1. The definition of little house in the NYS Building code is a dwelling 400 sq. ft. or less in floor area excluding lofts. The board felt for safety reasons it would need to be affixed to the ground. Bill will discuss with Code Enforcement and the Town Board for input.

Solar Law - Supervisor Darrell Wilson took the floor and he had information regarding the Town's future Solar Law. The Town Board will be discussing this tomorrow. He mentioned the census of not a great appetite for commercial solar farm development in the Town of Putnam. Richard Malaney asked whom the census consisted of just the board or was the public polled? Should a referendum be voted on? Supervisor Wilson asked for help of the Planning Board to get regulations in place for our town. We are not speaking about the roof type solar panels for singular house needs. We are discussing panels on the ground whether it be 1 or many. General consensus is powering for your home only is ok. When you start selling back XX amount of power to the power company; we want to make sure there is regulations regarding the metrics. Most members were concerned of the visual impact of the Route 22 corridor. Per Galen, we also have to make sure we don't use the term set-back. That is a zoning word and the Town of Putnam has no zoning. There is currently a draft that we will work on together.

Lake George Septic System Inspections Supervisor – Supervisor Wilson had emailed and also distributed hard copies to all members a copy of the December 2021 LGPC report on needs, concepts, costs & logistics. The inspections will be coming soon.

Resolution #1 – A motion was made by Jim Hock to approve December's minutes. Seconded by Wayne Busby and passed unanimously.

Resolution #2 – A motion was made by Wayne Busby to adjourn this month's meeting. Seconded by Art Sheeley and passed unanimously.

Respectfully Submitted,

Paula Wilson
Planning Board Clerk

Next Planning Board Meeting February 8th, 2022 at the Putnam Town Hall - Minutes subject to approval