

# PUTNAM PLANNING BOARD

NOVEMBER 11, 2020

The Putnam Planning Board met on November 11th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Wayne Busby, Jim Hock, Dick Malaney, Jodi Granger and Allen Moore. Robert Rudt was absent. Lisa Jordon, Glenn Stefanic, Steve Mersereau, Rich Trudeau, Ellie Berube and Alan Johnson were also present as guests.

**Resolution #53** – A motion was made by Dick Malaney to approve the October minutes. Seconded by Wayne Busby and passed unanimously.

**Stephen Mersereau** – Wayne recused himself. Stephen presented to the board his final proposal with stormwater plan to construct a single family home on 27 Tiroga Beach Lane. He received Lake George Park commission approval pending Town approval. The board went over the storm water plan and would like to see maintenance of the rain gardens, re-vegetation and the number of trees that will be removed on the plan. Grant Spaulding, Park & Beach Superintendent of the Town of Ticonderoga, granted written permission to use the parking area at the beach for construction equipment. Stephen is concerned with the temps falling and the safety of his construction workers. He asked the board to waive the Public Hearing. Glenn Stefanic the neighbor has concerns over trees being removed, size of the structure and parking. The hedge row of trees between Mersereau and Stefanic's will not be removed. The 2 trees in the front of the house, lakeside, will also not be removed.

**Resolution #54** – A motion was made by Jim Hock to add a maintenance plan for the rain gardens and trees or vegetation that will be removed or added. Once this is done; accept the Mersereau proposal as complete. Seconded by Richard Malaney and passed unanimously. Wayne Busby abstained.

**Resolution #55** – A motion was made by Jim Hock that the Mersereau proposal is a Type 1. Seconded by Richard Malaney and passed unanimously. Wayne Busby abstained.

**Resolution #56** – A motion was made by Allen Moore to hold a Public Hearing December 9<sup>th</sup> for the Mersereau proposal. Seconded by Jodi Frasier and passed unanimously. Wayne Busby abstained.

**Alan Johnson** – Alan presented to the board a proposal to replace a porch on 4213 Link Way. The porch will have the same footprint as the existing porch. The concrete piers will remain the same. The roof will remain the same. They will just be replacing the deck and the stairs. The APA and the LGPC determined the project non-jurisdictional. This project does not fall under our site Plan Regulations it falls under normal repair and maintenance.

**Resolution #57** – A motion was made by Jim Hock to have Galen sign the LRCC1 for Alan Johnson and no permit is needed from the Planning Board. Seconded by Allen Moore and passed unanimously.

**Jonathan Valez** – Wayne Busby recused himself. Rich Trudeau is the representative in a site plan proposal for a 3717 sq. ft. single family home with a garage on 309 Peterson Road. Rich updated the plans as requested. The APA was updated with the proper name and they determined the project non-jurisdictional 11-4-20. Rich met with highway superintendent, Gary Treadway. The highway dept. did do some ditching along the road. There will be a flow diffuser after the driveway culvert to establish sheet flow. Also an infiltration trench was established and a 1' diversion swale. We needed to see the house plan. This was provided.

**Resolution #58** – A motion was made by Jim Hock that the Valez proposal is a Type 1. Seconded by Richard Malaney and passed unanimously. Wayne Busby abstained.

**Resolution #59** – A motion was made by Allen Moore there is a negative declaration regarding SEQR on the Valez proposal. Seconded by Richard Malaney and passed unanimously. Wayne Busby abstained.

**Resolution #60** – A motion was made by Jim Hock to hold a Public Hearing for Jonathan Valez project December 9<sup>th</sup>. Seconded by Richard Malaney and passed unanimously.

**Resolution #61** – A motion was made by Allen Moore to place the Carry Cross Public Hearing on this month's agenda. Seconded by Jim Hock and passed unanimously.

**Public Hearing – Carry Cross Subdivision**

*Rich Trudeau is the agent in a 2 lot subdivision proposal. Said subdivision located on Hutton Square Road. They have 245.1 acres and would like to make 2 lots. Lot 1 = 70+ acres and Lot 2 = 175+ acres. Lot 1 will include the existing house. APA approved the subdivision. The final survey will be completed within 45 days and submitted to our board for final approval.*

**Resolution #62** – A motion was made by Jim Hock to close the Public Hearing on the Cross Subdivision at 8:10 pm. Seconded by Jodi Granger Seconded by Richard Malaney and passed unanimously.

**Jesse Berube/ Noel Mack** – Galen recused himself. Ellie Berube discussed with the board their intentions to subdivide the property off of Craig Road. This was a pre-conference discussion and determined that the board needs to see a Master Lot sketch plan. We currently don't have enough info.

Galen discussed the information Town Supervisor sent out regarding large scale solar farms. The Town Board will be taking Lead Agency on these types of projects per their resolution last month.

**Galen signed the following:**

Flood Exemption Form for 2334 Black Point Road  
Stephen Mersereau – Demo permit for 27 Tiroga Beach Lane  
2524 Indian Point Way – Demo Permit – Torre property sold to Devlin  
Jesse Berube – APA Local Gov Notice Form

Jon Herttua is still in violation with his Amish shed on the neighbor's property line. He needs to attend our meeting and rectify this problem. Galen found a violation form letter that he believes the attorney had come up with for us. He has sent a copy to Breitenbach to see if we can use this letter. No comment from Breitenbach to date.

Discussion was made regarding if the Town board had hired a Code Enforcement Officer. They did advertise. No news to date. The town board budgeted \$2500. This board feels that isn't enough money for the responsibility involved and that may be why no one has applied.

When the Town Board adopted the new Site Plan Review Law, they amended the Law stating farmers would be exempt from the Site Plan Law. The Farmers exemption needs to be clarified in the document. What is the definition of a farm? Galen will talk to the Town Board regarding our concern.

Allen Moore had questions regarding 2 trailers in Dark Bay. Danielle had investigated and she had no jurisdiction. There are wheels on the trailers and they can be moved. Supposedly the septic is being pumped.

**Resolution #63**– 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 December 9, 2020 at the Putnam Town Hall  
Minutes subject to approval*