

## PUTNAM PLANNING BOARD

APRIL 10, 2018

The Putnam Planning Board met on April 10<sup>th</sup> at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Allen Moore, Richard Malaney and Jim Hock. Wayne Busby and Richard Beebe were absent. Sid Barnhart, Bonnie Barnhart, Will Becchina, Evelyn Spann, Stephanie Bitter, Dennis MacElroy, Rick Quesnel, Kevin Wood, Darrell Wilson, and Kim Seerup were also present as guests.

**Resolution #24** – A motion was made by Richard Malaney to approve March minutes as corrected (Correction was to include Richard Malaney among those absent). Seconded by Robert Rudt and passed unanimously.

**William Becchina** – Mr. Becchina presented changes to the site plan that had been approved by the Putnam Planning Board (PPB) and by the Lake George Park Commission (LGPC) for new construction on Link Way. Changes were made regarding the location of storm water basins along with revised storm water calculations (moving a storm water catch basin to keep disturbed area smaller and routing of septic closer to driveway for more a gradual change in elevation). Mr. Becchina presented the board with stamped plans from Mr. Cheslik which contained details on erosion control, seeding plans, silt requirements, fabric covers. Patio has also been slightly enlarged. These changes were requested and approved by the LGPC.

Chairman Seerup indicated he would look for the LRCC1 previously submitted to him.

**Resolution #25** – A motion was made by Richard Malaney to accept the site plan changes. Seconded by Jim Hock; Robert Rudt recused himself from the vote; motion was passed.

**Ed & Debra Feinburg** – Sid & Bonnie Barnhart represented the applicant who is seeking to make changes to an existing trolley for access to Lake George. The Adirondack Park Agency (APA) is requiring a variance and requires conceptual approval from the PPB prior to issuing their decision. The existing trolley is 40' and will need to be relocated and extended by 56' which will extend onto the neighbor's property (Connor). The Connor's have indicated they will provide an easement. Received \$25 for site plan fee.

**Resolution #26** – A motion was made by Richard Malaney to accept the conceptual site plan application contingent on the final approval from the APA and LGPC approvals; motion passed unanimously.

**Barbara Connor** – Sid & Bonnie Barnhart represented the applicant who is seeking to install a trolley for access to Lake George. The trolley will be 120' x 3'. The Board has a copy of the LGPC non-jurisdictional determination. The APA is requiring a variance and requires conceptual approval from the PPB prior to issuing their decision. Received \$25 for site plan fee.

**Resolution #27** – A motion was made by Jim Hock to accept the conceptual site plan application contingent on the final approval from the APA; motion passed unanimously

**Sid & Bonnie Barnhart** – Sid & Bonnie Barnhart are proposing to erect a sign on their property for the farm goods they propose to sell. The overall signage is estimated at 9.25 square feet. The Board indicated that a site plan application with drawing showing the placement of the sign is required. Applicant was advised that the sign should be on the Barnhart property and not in the state right-of-way. Recommendation was made to check with the County Highway Supervisor for right-of-way dimensions. Received \$25 for site plan fee.

**Sheila White** – Stephanie Bitter and Dennis MacElroy represented the applicant and were seeking a reaffirmation that the approval provided by the PPB continues in effect once the lawsuit regarding the easement width is settled (estimated to be in six months). Once the lawsuit is settled, Mrs. White will be seeking a final approval from PPB. Questions to be answered in the future for the PPB: Does the width of the

easement for the driving portion only or does it include the storm water accessories; and a final version of the deed covenants also needs to be presented at the next appearance by Mrs. White.

**Rick & Evelyn Spann** – Mrs. Spann appeared before the board providing a new set of drawings showing the garage at the 50' setback required by the LGPC. This moves the garage ~3' into the Gull Bay Extension roadway easement. Storm water plans were also provided.

Mrs. Spann was advised by the PPB that the town engineer will be engaged to review the storm water plans at the expense of the applicant. Mrs. Spann will also need a new easement from the owner of the Gull Bay Extension roadway or a new site plan review with the garage out of the roadway easement. Dimensions were also requested to be placed on the map showing distances on the existing driveway adjacent to the house.

**Rick Quesnel** – Mr. Quesnel is proposing a subdivision of lots on County Rte 3 for the purpose of selling Lot 3. Discussion took place attempting to determine if Lot 3, along with the other lots in the deed, had already been subdivided prior to Mr. Quesnel's ownership. It was suggested that Mr. Quesnel seek advice from the APA on the lots in 1973 with the inception of the APA, and to check with the Town Assessor to determine if the lots had been previously subdivided. Received \$50 for subdivision fee.

**Eric & Margaret Webb** – Kevin Wood represented the applicants to review the construction of a new home on the Mott Lane property. Septic has been designed by Mr. Cheslik. The site plan indicated the location of the septic and a spring for water, though distances were not indicated on the map. The leach field shows as 20 feet from the road and may be within the road right-of-way; the leach field would need to be located outside the town right-of-way. Storm water plans adhering to DEC regulations will need to be presented. APA approvals are in process. Received \$25 for site plan fee

### **General PPB Topics**

LRCC1 forms signed for Fuel Tank at the County Highway Shed; Dellaratta in Royal Anchorage, and the Barnhart Farm Stand.

Chairman Seerup handed out information on solar laws (Dept of State model and Fort Edward law).

NY Planning Federation conference is April 28-30 at the Sagamore Hotel. Allen Moore, Richard Malaney, Jim Hock and Galen Seerup indicated they would be attending.

Chairman Seerup asked if the Board has seen the email from Attorney Breitenbach on recusing during the meeting. All indicated they had read the email.

**Resolution #29** – A motion was made by Jim Hock to adjourn this month's meeting. Seconded by Allen Moore and passed unanimously.

Respectfully Submitted,

Cecilia L McKenzie  
Planning Board Clerk Substitute

*Next Planning Board Meeting May 8, 2019  
Minutes subject to approval*