

PUTNAM PLANNING BOARD
JULY 12, 2006

The Putnam Planning Board met on July 12, 2006 at the Putnam Town Hall. The following board members were present: Chairman Smith, Galen Seerup, Robert Rudt, Ed Marra, Richard Beebe, and Richard Malaney. Cathy Burke, Wayne Busby, Kenneth Kuhl, Edward & Debra & Samantha Feinberg, Susan Trammell, Debra & Ronald Ottanasio, Jane Robbins, John Lundeen, Helen & Armond Mazzer, Ray Freud, Burt Windle, Joe Stanis, Don Mason Joe Dillon & Joseph Fuerst were also present as guest. Chairman Smith called the meeting to order at 7 pm.

RESOLUTION #31 - Motion was made by Richard Malaney to approve June's minutes as mailed. Seconded by Robert Rudt & passed unanimously.

PUBLIC HEARING

THOMAS ELIOPOULOS SUBDIVISION – At 7 pm there was no representative to address the board and the public regarding the subdivision request by Thomas Eliopoulos to subdivide his property located off of the Gullbay Road. Putnam Subdivision Regulations require a person to attend the Public Hearing to explain the project. There is an open issue that has not been resolved. The right of way through Lot 2 is not 50'. Chairman Smith closed the Public Hearing due to no representative.

RESOLUTION #32 - Motion was made by Galen Seerup to terminate the Thomas Eliopoulos subdivision proposal due to failure to follow the subdivision guidelines. Seconded by Robert Rudt & passed unanimously.

EDWARD FEINBERG – Edward Feinberg of 5148 Bayview Way made a proposal to make renovations to his existing structure. He would like to add 451 sq. ft. of new space on the top floor. He is reducing the number of bedrooms from 4 to 3. Mr. Connell expressed concerns to Mr. Smith via a phone call. At the time of this meeting no assertive action has been made to object this project. There were no objections from the audience. All adjacent neighbors have been notified. Galen asked the applicant to make an effort to slow down rainwater off of the roof. A \$25.00 fee was collected.

RESOLUTION #33 - Motion was made by Galen Seerup to approve the Feinberg's Site Plan Review proposal and have Chairman Smith sign the building permit, contingent upon Russ Kiggins checking the septic system for final approval. Seconded by Richard Malaney & passed unanimously.

RESOLUTION #34 - Motion was made by Galen Seerup that the Feinberg proposal has a negative declaration regarding SEQR. Seconded by Ed Marra & passed unanimously.

KENNETH KUHL – Kenneth Kuhl of Darling Hill Lane made a proposal to construct a 24'x28' garage. There will be no septic or water. A \$25.00 fee was collected.

RESOLUTION #35 - Motion was made by Galen Seerup, the Kenneth Kuhl proposal has a negative declaration on the SEQR. Seconded by Robert Rudt & passed unanimously.

RESOLUTION #36- Motion was made by Edward Marra to approve the Kuhl's Site Plan Review proposal and have Chairman Smith sign the building permit. Seconded by Richard Malaney & passed unanimously.

SUSAN TRAMMELL – Susan Trammell of the Wrights Ferry Road would like to make alterations to their existing structure. She would like to take off a 10'x10' porch off of the back of the house and add approx 20'x 40' addition. The addition will consist of a bedroom, closet & bathroom. Russ Kiggins has determined the septic needs replacing. She submitted a new engineered septic design. She has a perk test.

RESOLUTION #37 - Motion was made by Galen Seerup, the Susan Trammell proposal has a negative declaration on the SEQR and he proposes to approve the SPR project with the new septic design. Authorize Chairman Smith to sign the building permit. Seconded by Richard Malaney & passed unanimously.

CHRISTOPHER VARJIAN – Wayne Busby will be representing Christopher Varjian of 100 Liddle Harris Road. An agent designation form is on file. Wayne presented to the board a proposal to construct a 912 sq. ft. seasonal cabin. There will be no electricity, septic or water. He will be using a gas fired toilet. There was concern from the board that in the future there may be a desire to add water & a septic.

RESOLUTION #38 - Motion was made by Galen Seerup to postpone the decision on Christopher Varjian's proposal pending direction on the Building Inspector and the Town Attorney. Seconded by Robert Rudt & passed unanimously.

RESOLUTION #39 - Motion was made by Richard Malaney to re-open the Public Hearing for the Thomas Eliopoulos 2-Lot Subdivision. Seconded by Richard Bebee & passed unanimously.

PUBLIC HEARING

THOMAS ELIOPOULOS SUBDIVISION – *Joseph Fuerst, representing Thomas Eliopoulos arrived late for the meeting. The audience wanted to hear about the project. The board decided to allow Mr. Fuerst to present the 2 lot subdivision located off of the Gull Bay Road. One lot is 5.1 acres and the 2nd lot is 2 acres. The main house sits on Lot 1 and needs a right of way to access from Lot 2. The original right of way access is only 15 feet and the applicant wants it to remain 15'. He states the right of way is a private driveway and not a street. The board states that the Town of Putnam Subdivision Regulations 4-2.1 & 4-3.1 requires a 50' right of way to all land locked parcels. There must be a direct access to an approved road. The APA has determined the project non-jurisdictional and does not require a permit or a variance. This letter is on file. Several members of the audience gave their opinions on the project. Some members of the audience felt that the right of way that currently exists is adequate. Although there were others that felt the right of way is dangerous and needs to be wider to allow for fire trucks and 2 way traffic. Mr. Fuerst was given 2 choices. He could agree to the 50' right of way or ask for a variance and adjourn the meeting until next month. According to Subdivision Regulations the Planning Board can grant a variance. Chairman Smith adjourned the Public Hearing until next month.*

RESOLUTION #40 - Motion was made by Richard Malaney to adjourn this month's meeting and set next month's meeting for August 9, 2006 at 7pm. Seconded by Richard Bebee & passed unanimously.

SIGNED.

PAULA M. WILSON
CLERK

Minutes subject to Planning Board Approval

PUTNAM PLANNING BOARD

August 9, 2006

The Putnam Planning Board met on August 9, 2006 at the Putnam Town Hall. Chairman called the meeting to order at 7:00 pm. The following board members were present: William Smith, Tim Condit, Edward Marra, Richard Bebee & Robert Rudt. Wayne Buzby, Marjorie LaPointe, Tonya Russell, Joseph Fuerst, Fred Nadeau, Cathy Burke, Todd & Mia Bilow, Sys Cramer, Burt Windle and Reggie MaQuestrin were also present as guest.

RESOLUTION #41: Motion was made by Robert Rudt to approve July's minutes as mailed. Seconded by Tim Condit and passed unanimously.

PUBLIC HEARING

THOMAS ELIOPOULOS – Joseph Fuerst presented to the board for a second time a subdivision application for Thomas Eliopoulos. He would like to subdivide the Eliopoulos property located off of the Gull Bay Road. The total piece of property is approx. 7.1 acres. He is requesting a 2 lot subdivision. Lot 1 will be 2 acres and is currently land locked by Lot 2 which will be 5.1 acres. Mr. Fuerst has asked the board for a variance in the Subdivision regulations for the size of the right of way through Lot 2 to access Lot 1. He is asking for a 25' right of way instead of the regulated 50' right of way. Members of the audience were in favor of the 25' right of way and opposed the regulation of 50'. There were no other objections from the audience. To date the \$50 subdivision fee has not been collected. Mr. Fuerst made comment he will send the fee with the mylar map.

RESOLUTION #42: Motion was made by Robert Rudt regarding the Thomas Eliopoulos Subdivision that giving regulations denying commercial development of Lot 1, the board proposes a 25' right of way through Lot 2 with the stipulation that no boundaries, neither natural or man made, can obstruct limitation to that right of way. Seconded by Edward Marra and passed unanimously.

RESOLUTION #43: Motion was made by Robert Rudt to approve the Eliopoulos 2 lot subdivision. Seconded by Richard Bebee and passed unanimously.

RESOLUTION #44: Motion was made by Tim Condit that the Eliopoulos Subdivision has a negative declaration regarding SEQR. Seconded by Richard Bebee and passed unanimously.

MARJORIE LAPOINTE – Marjorie approached the board about subdividing her property located off of the Cummings Road. Tonya Russell would like to put a house on approx. 5 acres. This is a different subdivision then the one that was proposed in April 2005. (which for the record was never finalized). There has been no septic approval to date from Washington Co. All neighbors have been notified.

RESOLUTION #45: Motion was made by Tim Condit to accept the Marjorie LaPointe proposal as a sketch plan. Marjorie needs to present a map with lot numbers at the next board meeting so there is no confusion. Seconded by Richard Bebee and passed unanimously.

WILLIAM FAIRCLOUGH – Fred Nadeau is representing Mr. Fairclough. He would like to build a garage for boat storage on the Black Point Road. The garage will be approx. 1200 sq. ft. and sits back approx 40' from the road. The building will not receed into the hillside. Building Plans were submitted. There will be no water or septic.

RESOLUTION #46: Motion was made Robert Rudt to approve the William Fairclough Site Plan proposal with the stipulation there will be no septic or water. The board authorizes Bill Smith to sign the building permit. Seconded by Tim Condit and passed unanimously.

RESOLUTION #47: Motion was made by Tim Condit that the Fairclough Building proposal has a negative declaration on SEQR. Seconded by Richard Bebee and passed unanimously.

CHRISTOPHER VARJIAN – Wayne Busby is representing Mr. Varjian. He would like to construct a platform with a roof, approx. 912 sq. ft. for his family to camp at. There will be no septic or water. His lot is currently vacant on 100 Liddle Harris Road. Mr. Varjian sent a letter stating his intentions of usage and how he will dispose of waste. Russ Kiggins sent a letter stating this is classified as a U Miss. Building not a R3 single family dwelling.

RESOLUTION #47: Motion was made by Ed Marra to approve the Varjian proposal as a U Miss Building. Seconded by Richard Bebee. Robert Rudt was against due to not having proper disposal of waste. Passed 4 to 1.

GLADYS BAIN – Cathy Burke presented the final map with the deed descriptions for the Gladys Bain subdivision. When they receive the mylar map the board authorizes William Smith to sign the map.

TODD & MIA BILOW – Todd & Mia have expressed an interest in 20 acres of land owned by Gladys Davis on the Lower Road. Jamie Reale sent a letter stating his Power of Attorney & his approval for the Bilows to persue any permits that may be needed. All necessary forms and the subdivision application were given to the Bilows.

REGGIE MAQUESTION – Is opposing the Joseph Smith proposal for a junk yard. The lot is classified as A1 residential. He wanted the Planning Board to be aware of this fact. Also he stated that the old trailer is still on the Smith lot. It was understood that the old trailer was to be removed within 1 week of arrival of the newer trailer.

Next month's Planning Board Meeting Scheduled for Wednesday, September 13, 2006. at 7 pm.

SIGNED,

PAULA M. WILSON
CLERK

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PUTNAM PLANNING BOARD
SEPTEMBER 13, 2006

The Putnam Planning Board met on September 13, 2006 at the Putnam Town Hall. The following board members were present: Chairman William Smith, Galen Seerup, Robert Rudt, Ed Marra, and Tim Condit. Wayne Busby, Ray Freud, Burt Windle, Tonya Russell, Scott Ryan, Marjorie LaPointe, Michelle & Walton Smith and Cecile Rudt were also present as guest. Chairman Smith called the meeting to order at 7 pm.

RESOLUTION #48 - Motion was made by Tim Condit to approve August's minutes as mailed. Seconded by Robert Rudt & passed unanimously.

MARJORIE LAPOINTE – Marjorie LaPointe of Cummins Road submitted her sketch plan to subdivide her property into 3 lots. She has APA approval. The septic approval was granted by Washington County in Scott Ryan's name, but the approval does not indicate which lot was approved. All adjoining neighbors have been notified.

RESOLUTION #49 - Motion was made by Galen Seerup to set the Public Hearing on the Marjorie LaPointe subdivision on October 11th, providing the applicant provide a letter from the County approving the septic for Lot 1 and Lot 2. Seconded by Robert Rudt & passed unanimously.

WAYNE BUSBY – Wayne purchased 40 acres from Gary Smith on the Peterson Road. He will be proposing a 9 lot subdivision. Gary owns 10 acres that he will be retaining. The board was concerned that this property was never legally subdivided by Gary Smith. Wayne indicated that he purchased 40 acres and it has been recorded at Washington County. All necessary paperwork was given to Wayne for this project. Galen told Wayne; first Gary Smith needs to apply for the original 2 lot subdivision. Then Wayne can apply for his 9 lot subdivision.

WALTON & MICHELLE SMITH – Walton would like to add a porch with a deck and roof to his home on the Gull Bay Rd. This addition will be approx. 285 sq. ft. All neighbors have been notified by letter. SEQR has been determined negative.

RESOLUTION #50 - Motion was made by Galen Seerup that the Walton Smith proposal has a negative declaration. Seconded by Tim Condit & passed unanimously.

RESOLUTION #51 - Motion was made by Robert Rudt to approve the Walton Smith building permit application. Seconded by Tim Condit & passed unanimously.

RESOLUTION #52 - Motion was made by Galen Seerup to direct the secretary to write a letter to the Washington County Real Property indicating the Planning Board's immense displeasure in them recording the illegal subdivision of Gary Smith's property prior to Planning Board approval. Seconded by Tim Condit & passed unanimously.

RESOLUTION #53 - Motion was made by Galen Seerup to direct the secretary to write a letter to Joseph Smith stating he has gone beyond the allotted time to remove his original trailer from his property on the Glenburnie Road as indicated at the June 14th. meeting. The board will rescind their site plan approval of replacing his trailer at the October 11th. meeting, unless action has been taken to properly dispose of the original trailer. This letter should be copied to the Town Attorney. Seconded by Edward Marra & passed unanimously.

RESOLUTION #54 - Motion was made by Tim Condit to adjourn this month's meeting and set next month's meeting for October 11, 2006 at 7pm. Seconded by Robert Rudt & passed unanimously.

SIGNED,

PAULA M. WILSON
CLERK

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**PUTNAM PLANNING BOARD
OCTOBER 11, 2006**

The Putnam Planning Board met on October 11, 2006 at the Putnam Town Hall. The following board members were present: Chairman William Smith, Galen Seerup, Robert Rudt, Ed Marra, Richard Bebee and Richard Malaney. Wayne Busby, Steve Lubbe, Burt Windle, Tonya Russell, Marjorie LaPointe, Steve Deets, Joseph Fuerst, Brian Bain and Reggie MaQuesten were also present as guest. Chairman Smith called the meeting to order at 7 pm.

Public Hearing

Marjorie LaPointe – Marjorie would like to subdivide her property on the Cummings Road. She has a total of approx. 31 acres. Lot #1 proposed for 5 acres; Lot #2 proposed for 7 acres; and she will retain for herself 19 acres called Lot #3. A letter from Washington County Dept. of Code Enforcement indicates that Lot 1 and Lot 2 have an approved septic site. At the time of this meeting the APA has not made a determination. There were no oppositions from the audience. For the record a \$75.00 check from Tonya Russell was received for the subdivision and site plan review. Public Hearing closed at 7:15.

RESOLUTION #55 - Motion was made by Richard Malaney to approve September's minutes as mailed. Seconded by Galen Seerup & passed unanimously.

RESOLUTION #56 - Motion was made by Robert Rudt to approve Marjorie LaPointe's 3 Lot Subdivision pending APA approval. Seconded by Richard Malaney & passed unanimously.

RESOLUTION #57 - Motion was made by Galen Seerup that the Marjorie LaPointe 3 Lot Subdivision has a negative declaration on SEQR. Seconded by Robert Rudt and passed unanimously.

RESOLUTION #58 - Motion was made by Galen Seerup to have Chairman Smith sign Tonya Russell's building permit to construct a mobile home on Lot 2 of Marjorie LaPointe's Subdivision upon APA approval. Seconded by Robert Rudt and passed unanimously.

STEVEN LUBBE – Steven of 469 Gullbay Road currently has a 1 story home on pillars. He would like to put a foundation underneath and add a 2nd floor. There will be the same number of bedrooms (2). He will be adding a ½ bath on the 1st floor. He will be adding approx. 8' to the height of the building. Galen asked the applicant for measurements of his existing home. He will also need to notify all adjoining neighbors of the height of the new addition and ask for comments. This information should be brought to the next meeting.

THOMAS ELIOPOULOS – Joseph Fuerst is representing Mr. Eliopoulos in his proposal to subdivide his property on #17275 State Route 22. The lot is currently 1.1 acres that is divided by the State Highway. The applicant would like to create a separate lot for each side of the road. One side consists of 1.04 acres and the other side of Rt. 22 is .08 acres. He is not looking for another building lot. The board requested septic approval and the applicant will need to notify all neighbors.

RESOLUTION #59 - Motion was made by Richard Malaney to set a Public Hearing for the Thomas Eliopoulos Route 22 Subdivision. Seconded by Ed Monda. Galen voted NO (one of the lots is not a build able lot). 5 votes yes - Passed.

RESOLUTION #60 - Motion was made by Robert Rudt that Septic Approval Documentation will need to be presented to the board for Lot #1. Seconded by Tim Condit & passed unanimously.

WAYNE BUSBY - Wayne stated there is a written deed transfer by Attorney Pat Carney for the subdivision of Gary Smith's property on the Peterson Road. Therefore there was no map for the County to record. Wayne purchased 40 acres and Gary kept 10 acres for himself. The board would like a copy of the original deed and a copy of the new deed where the property was transferred from Gary Smith to Wayne Busby. Septic approval will also be needed for both lots.

RESOLUTION #61 - Motion was made by Galen Seerup to consider the Gary Smith subdivision a minor 2 lot subdivision and set the Public Hearing for November 8th. Seconded by Richard Malaney and passed unanimously.

JOSEPH SMITH - Joe explained to the board that the newer trailer was just set yesterday (10/10/06). The older trailer is going to be torn down. He stated he needs 1 month to dispose of the old trailer. He will be saving some of the lumber. Joe expressed his displeasure that there has been a trailer replaced on the Cummings Road belonging to Henry Sears that did not have Planning Board approval.

RESOLUTION #62 - Motion was made by Robert Rudt in view of the recent installation of the trailer on Joseph Smith's property, Joe has committed to have the old trailer removed by November 8th or his building permit will be revoked. Seconded by Galen Seerup & passed unanimously.

RESOLUTION #63 - Motion was made by Galen Seerup to have the secretary write to Washington County Code Enforcement regarding a new trailer on Henry Sears's property on the Cummings Road. The board would like to know the department's findings. Seconded by Richard Malaney & passed unanimously.

JERRY RYAN – Brian Bain will be representing Jerry Ryan, of the Sagamore Road, in his proposal to add an addition (Great Room 12'x22'). He will need an Agent Designation form and letters to adjoining property owners.

Next month's meeting is November 8, 2006 at 7pm.

SIGNED,

PAULA M. WILSON
CLERK

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