

PUTNAM PLANNING BOARD
April 8, 2009

The Putnam Planning Board met on April 8, 2009 at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Tim Condit, Joseph Rota, and Ed Marra. Other guest included: Cee McKenzie, Linda Barber, Tim Johnson, Larry Walsh, Bob Weilacher, Peter & Elizabeth Emmi, Gary Rancour, Walter Connor and Wayne Busby.

Public Hearing - Jamie Reale Site Plan – Gary Rancour presented a site plan proposal to construct a new home (approx. 1500 sq. ft.) on 997 Lower Road. The property was previously subdivided and this new home will sit on the 4 acre lot. There was a deep hole test pit dug for septic approval. William Ball did a site visit and approved the septic but no documentation was presented. The board asked Bill to present a hard copy for the file. There were no comments from the public. Public Hearing closed at 7:10pm.

Public Hearing –Margaret Bence Site Plan – Rick White is representing the client in a proposal to construct a 4 season porch on the lakeside of her home on 2070 Black Point Rd. The porch will be 90' from the lake. The addition will be approx. 658 sq. ft. There is a letter from both the APA and the Lake George Park Commission both agencies are non-jurisdictional. There were no comments from the public. \$25 fee paid. Public Hearing closed at 7:20pm.

Public Hearing – Tim Condit Site Plan – Tim presented to the board a proposal to add an addition with a 2nd. story (approx. 1300 sq. ft.) and a mechanical room to his home on 3097 Lake George Way. The APA will not determine the project non-jurisdictional until the deed is verified (letter on file). Public Hearing Closed at 7:30pm.

RESOLUTION #37: Motion was made by Joe Rota to approve last month's minutes. Seconded by Tim Condit and passed unanimously.

Thomas Eliopoulos – Letter was sent to the clerk asking the board to table their subdivision project until the May meeting due to APA issues. Letter in file.

Frank Muscente – Site Plan Review – Wayne Busby is representing the Muscentes in a proposal to build a new single family dwelling (approx. 1200 sq. ft.) on the existing footprint. The old home (approx. 1900 sq. ft.) will be demolished and removed. The site location is 426 Liddle Harris Road. All neighbors have been notified. The house sits on 141 acres. There is an existing septic. \$25 fee paid.

RESOLUTION #38: Motion was made by Ed Marra to accept Muscente's site plan application and deem it a Type 1. Seconded by Tim Condit and passed unanimously.

RESOLUTION #39: Motion was made by Tim Condit to approve the Muscente proposal to construct a new home on his property. Seconded by Robert Rudt and passed unanimously.

RESOLUTION #40: Motion was made by Tim Condit that the Frank Muscente proposal has a negative declaration regarding SEQR. Seconded by Ed Marra and passed unanimously.

Peter Emmi – Site Plan Review – Robert Weilacher represented Peter in a site plan review proposal to construct a new home (approx. 1466 sq. ft.) on his property 6621 Royal Anchorage Way . All neighbors have been notified. His property is 13 acres. The Lake George Park Commission approved the stormwater management plan. They will be connected to the new sewer project. The sewer project is to be completed by May 8th. per the architect. No APA permit to date. All neighbors have been notified. A \$25 fee was paid.

RESOLUTION #41: Motion was made by Joe Rota to accept Emmi's application and deem it a Type 2. Seconded by Tim Condit and passed unanimously.

RESOLUTION #42: Motion was made by Tim Condit to hold a Public Hearing May 13th. for the Emmi's site plan proposal. Seconded by Richard Malaney and passed unanimously.

Tim Johnson – Site Plan Review – Tim presented a site plan proposal to construct a single family dwelling (approx. 1500 sq. ft.) on Royal Anchorage Estates Lot #13. They will be connected to the new sewer project. The Lake George Park Commission approved the stormwater management plan. No APA permit to date. All neighbors have been notified. A \$25 fee has been paid.

RESOLUTION #43: Motion was made by Joe Rota to accept the Johnson site plan proposal and deem it a Type 2. Seconded by Tim Condit and passed unanimously.

RESOLUTION #44: Motion was made by Tim Condit to hold a Public Hearing May 13th. for the Tim Johnson's site plan proposal. Seconded by Ed Marra and passed unanimously.

RESOLUTION #45: Motion was made by Tim Condit to approve the Jamie Reale Site Plan proposal and deem it a negative declaration regarding SEQR. This is contingent upon the applicant returning a signed SEQR form. By no fault of the applicant he wasn't here to hear the verdict. Seconded by Ed Marra and passed unanimously.

RESOLUTION #46: Motion was made by Tim Condit that the Margaret Bence proposal has a negative declaration regarding SEQR. Seconded by Ed Marra and passed unanimously.

RESOLUTION #47: Motion was made by Joe Rota to approve Margaret Bence's site plan review application. Seconded by Robert Rudt and passed unanimously.

Douglas Connor – Site Plan Review – Walter Connor is representing Douglas in an application to remove and demolish an old building and construct a new single family dwelling on his property on 5163 Sagamore Road. The new construction will be approx. 1382 sq. ft. The old building was partially on neighbor's property. The new building will not be on neighbor's property. All neighbors have been notified.

RESOLUTION #48: Motion was made by Tim Condit to accept Connor's site plan review application and to deem it a Type 2. Seconded by Robert Rudt and passed unanimously.

RESOLUTION #49: Motion was made by Tim Condit to hold a Public Hearing for the Douglas Connor site plan proposal May 13th. Seconded by Ed Marra and passed unanimously.

George Theodore – The board approved a 22x28 addition on Theodore's property on 2246 Black Point Road at last month's meeting. Code Enforcement Officer, William Ball informed the board a stop work order had been issued on January 8th. The board was not aware of the order. The board asked Wm. Ball to issue a new stop work order and list all the issues that needed to be resolved.

RESOLUTION #50: Motion was made by Joe Rota that due to conflicting information the George Theodore approval for his site plan project has been rescinded. Seconded by Ed Marra and passed unanimously.

Dwayne Handley – We received a letter from John Breitenbach stating that he is representing Mr. Handley in a proposal to subdivide his property on Black Point Road. He is proposing a 7 lot subdivision. He is currently preparing an application to submit to the APA. Galen completed the Local Government Notice form. Lee Peters, Chairman of the Ticonderoga Planning Board wrote a letter requesting notification of the review of this project. This subdivision will be located in both the Town of Putnam and the Town of Ticonderoga.

Fred Granger - The board told William Ball the trailer on NYS Route 22 needs to be removed by May 31st, 2009.

RESOLUTION #51: Motion was made by Joe Rota to adjourn this month's planning board meeting. Seconded by Ed Marra and passed unanimously