

**PUTNAM PLANNING BOARD**  
**February 11, 2009**

The Putnam Planning Board met on February 11<sup>th</sup>. at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Tim Condit, Joseph Rota, Richard Malaney, Richard Beebe, and Edward Marra. Gary Rancour, Mike Wolford, Tim Quarters, Gloria Hernandez, Debbie French, William Wolford, Alfred Haley, Donald Treadway, Wayne Busby, Doug Nadeau, Mary Lou Winters, Debbie Bessett, Ron & Nancy Cossey, Scott Moore, Peter Leyh, Chris Navitsky, Joe Fuerst and Cecile Rudt McKenzie were also present as guest.

**Resolution #7** - Motion was made by Edward Marra to approve the January minutes. Seconded by Richard Malaney and passed unanimously.

**John Powell/Michael Haley** – Alfred Haley presented to the board a proposal to subdivide John Powell’s property on NYS Rt. 22 and The Putnam Center Rd. The original property is approx. 247.5 acres. Mr. Haley would like to purchase the property on the east side of The Putnam Center Rd. and he is trying to subdivide that parcel into 2 lots. The board explained the original parcel has never been subdivided. Mr. Powell will need to present a subdivision application to have the parcel Mr. Haley is interested in purchasing divided off of Powell’s parcel and have the map filed at the county first.

**Jamie Reale** – Gary Rancour is representing Jamie in an application to subdivide his property on County Route 2. He would like to subdivide his 10 acre lot into 2 lots (4 acre lot and 6 acre lot). The APA has determined the project non-jurisdictional. All neighbors have been notified. We will need a copy of the deed and written septic approval for the 1 lot. The other lot currently has a house and approved septic. Also he would like to build a house on the 4 acre lot and present a site plan. The board explained he will need the subdivision approved first. A \$75 check was returned to the applicant and a request to have each proposal fee paid separate.

**Resolution #8** - Motion was made by Tim Condit to accept the Jamie Reale sketch plan and classify it a minor subdivision. Seconded by Richard Malaney and passed unanimously.

**Resolution #9** - Motion was made by Tim Condit to schedule a public hearing for the Reale proposal on March 4<sup>th</sup> at 7pm. Seconded by Joe Rota and passed unanimously.

**Resolution #10** - Motion was made by Tim Condit to amend March’s Planning Board meeting date to March 4<sup>th</sup> and to publicize the change. Seconded by Edward Marra and passed unanimously.

**Thomas Eliopoulos** – Joe Fuerst is representing Mr. Eliopoulos in a proposal to subdivide his property located on the corner of the Glenburnie Rd. and NYS Rt. 22. He would like to make a 13 lot subdivision out of his original 93 acres. Lot 13 will be approx. 72 acres and the remaining lots will each be 1 to 3 acres. There are a lot of wetlands on this parcel. The APA has flagged the wetlands and set boundary areas and this is noted on the map. Numerous adjoining property owners attended this meeting and voiced their concerns. The board will need to see APA determination on this project and septic & well location for each lot noted on the map. Clarify the driveway for lot #9,10 & 11. There is no turnaround. They also requested a topo map.

**Resolution #11** - Motion was made by Richard Malaney to accept the Eliopoulos’s sketch plan and classify it as a major subdivision. Seconded by Richard Beebe and passed unanimously. Tim Condit recused himself.

**Resolution #12** - Motion was made by Joe Rota to adjourn this month’s meeting. Seconded by Richard Malaney and passed unanimously.

Respectfully Submitted,

Paula M. Wilson  
Planning Board Clerk

*Next Planning Board Meeting Wednesday March 4, 2009 at 7 pm.  
Minutes subject to approval.*