

PUTNAM PLANNING BOARD
June 10, 2009

The Putnam Planning Board met on June 10, 2009 at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Tim Condit, Joseph Rota, Richard Beebe, Richard Malaney and Ed Marra. Other guest included: Cee McKenzie, William Ball, Fred Granger, Peggy Pellegrini, Todd & Tammy Harris, Greg Harris, Lee Peters, Ed Monda, Lee Catlin, Joseph Young, Joseph Vilardo, Don Lindstrom, Ray Freud, Chris Navitsky, Keith & Sandy Jackson, Joe Fuerst, Rick White, Patty Hamel, Burt Windle, Att. John Breitenbach and Wayne Busby.

Public Hearing – Frank Muscente – Wayne Busby represented Muscente in a 2 lot subdivision proposal located on the Liddle Harris Rd. and the Peterson Rd. Total acreage is 141.3 acres. 1 lot will be 70 acres and the 2nd. lot 71.3 acres which has an existing single family dwelling. The APA determined the project non-jurisdictional. Test holes were dug and Wm. Ball determined septic approval on both lots. There were no comments from the public. Public Hearing closed.

RESOLUTION #69: Motion was made by Richard Malaney to approve last month's minutes. Seconded by Tim Condit and passed unanimously.

RESOLUTION #70: Motion was made by Robert Rudt to approve Frank Muscente's 2 lot subdivision. Seconded by Richard Malaney and passed unanimously.

RESOLUTION #71: Motion was made by Joe Rota that the Muscente subdivision has a negative declaration regarding SEQR. Seconded by Richard Malaney and passed unanimously.

Rene & Patty Hamel – Patty presented a site plan proposal to construct a 16'x32' woodshed. The front will be open and the sides covered. \$25.00 cash received.

RESOLUTION #72: Motion was made by Richard Malaney to approve the site plan proposal of Rene Hamel and deem it a Type 1. Seconded by Richard Beebe and passed unanimously.

RESOLUTION #73: Motion was made by Tim Condit that the Hamel project has a negative declaration regarding SEQR. Seconded by Richard Beebe and passed unanimously.

Lee Catlin – Lee presented a proposal to construct a new single family dwelling on his property on the Black Point Road. He has recently submitted an application for a 911 address. The house will be approx. 1482 sq. ft. The house will be 29' high. There is currently a wooden deck in place. He proposes a 4 ½' setback on each side of the property line. 50' setback from the lake. To date the applicant has not notified the APA or the Lake George Park Commission. \$25.00 check received. There were comments from the audience.

Rick White representing neighbor Mr. Townhall – He feels a stream was diverted illegally onto his property. Pictures were presented.

Ed Monda – Located 6 lots south of Mr. Catlin. States the property is small and wet. The deck appears to be larger than 100 sq. ft. without the proper setback from the lake. He claims he saw workmen actually diverting the stream onto Mr. Townhall's property.

Peg Pellegrini – Was concerned that the property # is her property as indicated in the adjoining neighbor letter. Note: Mr. Catlin submitted a septic map that stated his address. This was incorrect. He is in the process of applying for a new 911 address.

Don Lindstrom – Located 1 property to the north of Mr. Catlin. He has lived there for 31 years and he stated there has always been a stream running through Mr. Catlin's property until recently. He also stated in the spring the runoff can be significant. He is concerned of the small lot size for the proposed dwelling.

Chris Navitsky – Recommends that the DEC be notified of the project.

RESOLUTION #74: Motion was made by Joe Rota to accept the Catlin site plan proposal and deem it a Type 2. He would like the clerk to notify the APA, Lake George Park Commission and the DEC of the proposed project. Seconded by Ed Marra and passed unanimously.

Peter & Ellen Smith – Joe Vilardo is representing the Smith's in a proposal to demolish 2 existing structures and build a guest house on the same footprint. The guest house will be approx. 2300 sq. ft. The old structures were approx. 1956 sq. ft. The property size is 67 acres. There is an existing turf driveway and an existing well and septic. There will be eve trenches around the building for storm water runoff. They will need a jurisdictional letter from the APA and approval from the LGPC. Wm. Ball will be visiting the site for septic approval.

RESOLUTION #75: Motion was made by Tim Condit to accept the Smith proposal and deem it a Type 2 project. Seconded by Ed Marra and passed unanimously.

RESOLUTION #76: Motion was made by Richard Malaney to hold a Public Hearing July 8th for the Smith proposal. Seconded by Richard Beebe and passed unanimously.

Tom Eliopoulos Joe Fuerst represents Eliopoulos in a 13 lot subdivision proposal. The total acreage of this property is 93 acres. The APA has visited the site and they will be doing an environmental assessment. The entrance road will be entering on the north side of the 8 lots. To date the APA application is not complete. Deep hole tests were dug on 6/10/09. The board accepted the new map. Tim Condit recused himself from this project. Comments from the audience were:

Greg Harris – Concerned that the undersized lots will affect the town and there is a very large wetland on the property.

Todd Harris – There is a seasonal brook that runs through the property and he doesn't feel there is 100' set back on each lot for septic. He requested the board members walk the property.

Dwayne Handley– Att. John Breitenbach represented Mr. Handley. He recused himself as town attorney for this proposal. He presented a map and went over a proposal for a 7 lot subdivision located on 2048 Black Point Road. The subdivision includes a common lakefront lot with 6 new residential lots and Mr. Handley's existing house lot. The map presented shows Lot 9A as the common lot with access to the lake. This lot will need parking spots. Lot 9B has cabins on the lot. Lot 1 will be retained by the owner. Lot 4 has an existing building the owner will retain and refurbish. The remaining lots will be available for 1500 sq ft. homes. Each new house will have a common entryway onto the road. The board asked for a set of conveniences for each parcel. The APA permit is approx. 85% complete. Mr. Breitenbach gave an overview of the project as information only. They are not ready to proceed yet.

Fred Granger – The trailer on NYS Route 22 sits on a lot that measures 271' long by 83' wide. The septic has never been used. It will need to be tested as Wm. Ball states there is no septic approval on file for that septic system. The trailer needs to have a HUD sticker. The drilled well is 150' above the septic. The board directed Mr. Ball to do a site visit and determine if the trailer is to code.

RESOLUTION #77: Motion was made by Tim Condit to accept the Fred Granger project and deem it a Type 2. Seconded by Richard Beebe and passed unanimously.

RESOLUTION #78: Motion was made by Joe Rota to hold a Public Hearing for the Fred Granger proposal on July 8th, 2009. Seconded by Richard Malaney and passed unanimously.

Burt Windle asked the board to voice their opinion on the new APA Shoreline Regulations. He also opposes the Lake George Park Commission Regulations and asked the board to write a letter to each agency opposing these regulations. The board tabled the request until it could be looked into further.

Galen asked the planning board members if they would be willing to meet on Monday nights instead of Wednesdays. The members had no issue with the request.

RESOLUTION #79: Motion was made by Joe Rota to adjourn this month's planning board meeting. Seconded by Richard Beebe and passed unanimously

Respectfully Submitted,

Paula M. Wilson
Clerk

Next month's meeting July 8, 2009 at 7pm

Minutes Subject to approval