

PUTNAM PLANNING BOARD
March 4, 2009

The Putnam Planning Board met on March 4, 2009 at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Tim Condit, Richard Beebe, Joseph Rota, and Richard Malaney. Other guest included: Cee McKenzie, Josh Scupien, Peter Mars, Margaret Bence, Rick White, Jamie Reale, Gary Rancour, Kevin Hart and Wayne Busby.

Public Hearing - Jamie Reale Subdivision – Gary Rancour and Jamie presented a subdivision on 997 Lower Road. The total parcel is approx. 10 acres. He is intending to subdivide this parcel into 2 lots, one 4 acre lot and one 6 acre lot. There is an existing family residence on the 6 acre lot and they will be building a new home on the 4 acre lot. The code enforcement officer has not visited the site to date for septic approval due to him being out of town. Gary said he found 3' of useable soil at the septic location. Copy of the deed was presented. The APA declares the project non-jurisdictional. A \$75 ck was received for the subdivision application fee and the site plan application fee. There were no comments from the public. Public Hearing closed at 7:10pm.

RESOLUTION #13: Motion was made by Richard Malaney to approve last month's minutes. Seconded by Richard Beebe and passed unanimously.

RESOLUTION #14: Motion was made by Joe Rota to accept Jamie Reale's subdivision proposal and pass it with the condition septic approval is submitted as soon as the code enforcement officer does a site visit. Seconded by Richard Malaney and passed unanimously.

RESOLUTION #15: Motion was made by Tim Condit that the Reale subdivision has a negative declaration regarding the SEQR. Seconded by Richard Malaney and passed unanimously.

Jamie Reale – Site Plan Review – Jamie and Gary Rancour submitted a site plan review application to construct a single family dwelling on the 4 acre lot previously proposed on 997 The Lower Road. He will need to present a septic approval letter from the code enforcement officer at the next meeting. . All neighbors have been notified.

RESOLUTION #16: Motion was made by Joe Rota to accept Jamie Reale's site plan application. Seconded by Richard Malaney and passed unanimously.

RESOLUTION #17: Motion was made by Tim Condit to declare the Reale project a Type 2 Site Plan Review. Seconded by Richard Malaney and passed unanimously.

RESOLUTION #18: Motion was made by Tim Condit to schedule a public hearing for Jamie Reale's site plan review (to construct a home) on April 8, 2009 at 7pm. Seconded by Robert Rudt and passed unanimously.

Josh Scupien – Josh presented to the board a site plan review proposal to construct a 26x32' storage building on the Craig Road. All neighbors have been notified. His property is 13 acres. A \$25 fee was paid.

RESOLUTION #19: Motion was made by Tim Condit to accept Scupien's application and deem it a Type 1. Seconded by Richard Beebe and passed unanimously.

RESOLUTION #20: Motion was made by Tim Condit to approve Scupien's site plan proposal to construct a barn/storage building. Seconded by Richard Malaney and passed unanimously.

RESOLUTION #21: Motion was made by Richard Malaney that the Scupien proposal has a negative declaration regarding SEQR. Seconded by Richard Beebe and passed unanimously.

George Theodore – Peter Mars is representing. Peter presented a site plan proposal to construct a 22x28' addition at Theodore's home on 2246 Black Point Road. They will be connected to the new sewer project. The addition will be a living room, kitchen, bath and bedroom. They are 150' from the lake. All neighbors have been notified. A \$25 fee has been paid.

RESOLUTION #22: Motion was made by Richard Malaney to accept and approve the Theodore site plan proposal. Seconded by Joe Rota and passed unanimously.

RESOLUTION #23: Motion was made by Richard Malaney to deem the Theodore proposal a Type 1. Seconded by Robert Rudt and passed unanimously.

RESOLUTION #24: Motion was made by Tim Condit that the Theodore proposal has a negative declaration regarding SEQR. Seconded by Richard Malaney and passed unanimously.

Adirondack Camp – Tim Condit is representing the camp in a site plan proposal to add an addition 12x16' (bedroom) to the back of the Ice House building. The APA has declared the project non-jurisdictional. The septic is pumped to the main septic storage facility which is DEC approved. They have a Speedies Permit. All neighbors have been notified and the \$25 fee was paid. Tim Condit has recused himself from any votes regarding this project.

RESOLUTION #25: Motion was made by Robert Rudt to accept Adirondack Camp's site plan review application. Seconded by Richard Malaney and passed unanimously.

RESOLUTION #26: Motion was made by Richard Malaney to deem the Adirondack Camp proposal a Type 1. Seconded by Richard Beebe and passed unanimously.

RESOLUTION #27: Motion was made by Richard Malaney to approve the Adirondack Camp site plan proposal. Seconded by Robert Rudt and passed unanimously.

RESOLUTION #28: Motion was made by Joe Rota that the Adirondack Camp proposal has a negative declaration regarding SEQR. Seconded by Richard Malaney and passed unanimously.

Tim Condit – Tim presented an application to add an addition to his home on 3097 Lake George Way. The addition will be 10x10' and a 10x30'. 300 sq. ft. out build with a 2nd. story. Adding a total of 1300 sq. ft. Neighbor Milo Moore sent a letter of discontent regarding this project.

RESOLUTION #29: Motion was made by Joe Rota to accept Condit's site plan review application. Seconded by Richard Malaney and passed unanimously.

RESOLUTION #30: Motion was made by Joe Rota to deem the Condit proposal a Type 2. Seconded by Richard Malaney and passed unanimously.

RESOLUTION #31: Motion was made by Joe Rota to schedule a public hearing for April 8, 2009 for the Condit proposal. Seconded by Richard Malaney and passed unanimously.

Public Hearings are mandatory for all subdivisions. A Minor Subdivision requires 1 public hearing and a major at least 2 public hearings. A Type 1 Site Plan Project is permissive whether we require a public hearing (error on the side of caution). A waiver can be granted. A Type 2 Site Plan Project is mandatory to hold a public hearing.

Margaret Bence – Rick White is representing Margaret Bence in a site plan proposal to add a 36x17' addition (raising the roof and adding a porch) to her home on 2070 Black Point Road. This addition will be on the lakeside of the house which is 90' from the lake. They will be hooked into the Black Point sewer project. Neighbors will be notified.

RESOLUTION #32: Motion was made by Richard Malaney to accept Bence's application. Seconded by Tim Condit and passed unanimously.

RESOLUTION #33: Motion was made by Tim Condit to deem the Bence proposal a Type 2. Seconded by Richard Malaney and passed unanimously.

RESOLUTION #34: Motion was made by Tim Condit to schedule a public hearing for April 8, 2009 for the Bence proposal. Seconded by Robert Rudt and passed unanimously.

RESOLUTION #35: Motion was made by Tim Condit that the 1st. phase of Bence's remodel to raise the roof does not require a site plan permit or public hearing but does require a building

permit. Mr. White needs to contact Wm. Ball to proceed with that part of the project. Seconded by Richard Malaney and passed unanimously.

Thomas Eliopoulos – We received a letter from Joe Fuerst requesting an extension on their 13 lot subdivision proposal. Due to circumstances beyond their control they do not have sufficient updated information to present to the board. They asked to be on the agenda for our April 8th. meeting. The board agreed to this request. The application is incomplete at this time and we have not set the time table to date. The board requested the clerk send the agent a copy of this month's minutes.

RESOLUTION #36: Motion was made by Galen Seerup to send Wm. Ball a letter regarding the types of site plans that require a public hearing. Also applicants should request an application from the clerk only and they need to be submitted 10 days prior to the monthly meeting. Seconded by Robert Rudt and passed unanimously.

Agent Designation Form – The board requested the clerk change the form to include site plan review applications.

RESOLUTION #35: Motion was made by Tim Condit to adjourn this month's planning board meeting. Seconded by Joe Rota and passed unanimously.

SIGNED,

PAULA M. WILSON
CLERK

Next month's meeting April 8, 2009 at 7pm.

Minutes Subject to approval