

PUTNAM PLANNING BOARD May 13, 2009

The Putnam Planning Board met on May 13, 2009 at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Tim Condit, Joseph Rota, Richard Beebe and Ed Marra. Other guest included: Cee McKenzie, Linda Barber, Tim Johnson, Larry & Lois Walsh, Peter & Elizabeth Emmi, Chris Navitsky, Mr. & Mrs. Walter Connor, Rob Simon, Peter Leyh, Ray Freud, Peter Mars, Rick Austin, Dave Rayno and Wayne Busby.

Public Hearing – Peter Emmi Site Plan – Peter presented a site plan proposal to construct a new home (approx. 1400 sq. ft.) on 6621 Royal Anchorage. The DEC has not put a stamp of approval on the Royal Anchorage septic project to date. This is expected to be done within the month per Supervisor John LaPointe. There were no comments from the public. Public Hearing closed.

Public Hearing – Tim Johnson Site Plan – Attorney Rob Simon and Tim Johnson presented a site plan proposal to construct a new home (approx 1500 sq. ft.) at Royal Anchorage. This project will be using the Royal Anchorage Septic which has not been signed off by the DEC yet. Chris Navitsky has concerns with the stormwater management plan. He feels the infiltration system is not adequate with a 4" drain underneath it. He also had concerns regarding the driveway stormwater runoff. There is a letter from the Lake George Park Commission stating they approved the stormwater plan. Due to these questions the planning board wants to make sure the plan submitted to the LGPC is the same plan that was submitted to us. Public Hearing closed.

Public Hearing – Douglas Connor Site Plan – Walter Connor represented Douglas. He presented a proposal to remove an old structure and build a new home on the old footprint. The project is located on 5163 Sagamore Road (Dark Bay). They have both LGPC Stormwater approval and APA approval. Public Hearing Closed.

RESOLUTION #52: Motion was made by Robert Rudt to approve last month's minutes. Seconded by Richard Beebe and passed unanimously.

RESOLUTION #53: Motion was made by Edward Marra to accept the Stormwater Management Workshop minutes. Seconded by Tim Condit and passed unanimously.

Peter Emmi – APA letter indicates the foundation removal may commence as previously approved. The well can be drilled. Construction of new dwelling may not proceed until the wastewater treatment system has been approved by the APA and the DEC.

RESOLUTION #54: Motion was made by Tim Condit to approve Peter Emmi's site plan proposal with the condition the DEC has signed off or stamped their approval on the waste water system and we will need a copy of the paper work. A copy of this resolution to be sent to George Outcalt of the APA. Seconded by Joe Rota and passed unanimously.

RESOLUTION #55: Motion was made by Tim Condit that the Peter Emmi's project has a negative declaration regarding SEQR. Seconded by Ed Marra and passed unanimously.

Tim Johnson – The LGPC approved the stormwater plan originally on 1/29/2008 and then extended to 1/3/2010. The board would like to see an approved signed map by the LGPC, due to the questions Chris Navitsky brought up at the Public Hearing.

RESOLUTION #56: Motion was made by Tim Condit to approve the Tim Johnson proposal with the condition the DEC approves the waste water system and a copy of such is filed with the Planning Board also conditional upon the Lake George Park Commission approving the same map and plan that was submitted to us. A copy of this resolution to be sent to George Outcalt of the APA. Seconded by Ed Marra and passed unanimously.

RESOLUTION #57: Motion was made by Tim Condit that the Tim Johnson's project has a negative declaration regarding SEQR. Seconded by Richard Bebee and passed unanimously.

Douglas Connor – 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. He submitted an approved LGPC stormwater plan. The original septic system will need to be approved by William Ball prior to hookup.

RESOLUTION #58: Motion was made by Tim Condit to approve Connor's site plan review application with the condition the septic is approved by William Ball, code Enforcement Officer. Seconded by Ed Marra and passed unanimously.

RESOLUTION #59: Motion was made by Tim Condit that the Douglas Connor's project has a negative declaration regarding SEQR. Seconded by Joseph Rota and passed unanimously.

Marcella Dietz – Steve Young is representing Mr. Dietz in a proposal to remove an existing wrap around porch and construct a new one approx. 400 sq. ft. larger. Due to this project being under the size threshold of our site plan regulations it does not require a site plan permit. Applicant directed to see William Ball for a building permit.

Fred Granger – Mr. Granger did not attend the meeting to present his proposal. Wm. Ball made a site visit. The septic was uncovered for him to inspect. It hasn't been used. Mr. Ball can not find where a septic permit was ever granted. To date no HUD certification has been submitted. This is a non-permitted project and any work done on site is in violation of Putnam's Site Plan Review Law. Mr. Ball was asked to issue a Stop Work Order if any work is started. The board directed the clerk to write a letter to Mr. Granger stating that failure to comply by not appearing at the meeting is not to be construed as a project approval. If the applicant wishes to move forward he must attend the June 10th. meeting.

Tomeshwere Rampershand – Maureen Herrman represented Mr. Rampershand in a proposal to construct an agricultural barn in the same location as the barn that previously burnt. The barn will be 32 x 70' and used to store hay and house animals. Due to this project being agricultural use it does not fall under our Site Plan Review Law. The applicant was directed to see Mr. Ball for a building permit.

Dave Rayno – Dave presented to the board a proposal to construct a 24 x 28' deck on his existing home (1600 – 1700 sq. ft.) on 2324 Black Point Road. The closest the deck will be to the lake is 55'. He submitted a non-jurisdictional letter from the Lake George Park Commission. A \$25 fee was paid.

RESOLUTION #60: Motion was made by Joe Rota to accept the Rayno proposal and deem it a Type 1 project. Seconded by Ed Marra and passed unanimously.

RESOLUTION #61: Motion was made by Tim Condit to approve the Rayno project with the condition the clerk sends the APA an informational letter on the project. Seconded by Ed Marra and passed unanimously.

RESOLUTION #62: Motion was made by Joe Rota that the Rayno project has a negative declaration regarding SEQR. Seconded by Richard Beebe and passed unanimously.

George Theodore – Peter Mars is the representative on this project that previously had a stop workorder issued and the permit revoked. He would now like to proceed. Mr. Ball stated that the existing septic is located under the new addition and will need to be removed or filled in with sand. Mr. Theodore will need to hook into the new Black Point Wastewater System. If he is using his own grinder, he will need to comply with the septic regulations and submit acceptable plans approved by an engineer. Mr. Ball also asked for a set of building plans.

RESOLUTION #63: Motion was made by Tim Condit that the stop workorder for George Theodore's project will remain in place until the existing septic tank is filled in or removed and a set of building plans is submitted to Mr. Ball. Mr. Cunningham, the Black Pt. sewer project engineer, will need to approve Theodore's new septic plan. Seconded by Joe Rota and passed unanimously.

Frank Muscente – Wayne Busby is representing Mr. Muscente in a proposal to subdivide his 141.3 acres located on the Peterson Road. He would like to make 2 lots. Lot 1 being 70 acres on the Peterson Rd. and Lot 2 being 71.3 acres bordering the Liddle Harris Rd. The APA has determined the project non-jurisdictional. A \$50 fee was paid.

RESOLUTION #64: Motion was made by Tim Condit to accept the Muscente subdivision proposal and schedule the Public Hearing for June 10th. at 7pm. Seconded by Ed Marra and passed unanimously.

Lake George Park Commission – There was an informational workshop on Monday May 11th. Galen gave a summary of the meeting and submitted minutes. Mr. White of the LGPC guaranteed that any questions submitted to them would be answered within 1 week.

Beaver Dams – Peter Leyh and Gary Treadway hiked off of the Schwartzfigger Road to 2 different beaver dams. He submitted pictures. If the dams break loose we will have a very serious situation. He informed the board that the Army Corp of Engineers will be making a visit to do an analysis of the dams.

Rick Austin – Representative of the Glenburnie Club asked the board if he would need a permit to construct an 18x28' building with no foundation to house water tanks. This falls under agricultural use.

RESOLUTION #65: Motion was made by Ed Marra that the Glenburnie club will not need a site plan permit due to the project not falling under our regulations. Tim Condit and Joe Rota recused themselves. Seconded by Richard Beebe and passed unanimously.

Joseph Rota – Presented to the board a proposal to construct an 8x12 (96 sq. ft.) addition to his kitchen.

RESOLUTION #66: Motion was made by Tim Condit that Joe Rota's proposal does not fall under the threshold for site plan review. He will only need a building permit. Seconded by Richard Beebe and passed unanimously.

Tim Condit – He received a letter from the APA stating that they are trying to determine if the Dept of Health ever approved the subdivision.

Town of Putnam Salt Shed – Wm. Ball said the APA wants to know if we want Lead Agency on the new salt shed project.

RESOLUTION #67: Motion was made by Tim Condit to defer Lead Agency status to the APA but to keep the Planning Board informed. . Seconded by Richard Beebe and passed unanimously.

RESOLUTION #68: Motion was made by Joe Rota to adjourn this month's planning board meeting. Seconded by Ed Marra and passed unanimously

Respectfully Submitted,

Paula M. Wilson
Clerk

Next month's meeting June 10, 2009 at 7pm

Minutes Subject to approval

DRAFT