

PUTNAM PLANNING BOARD

November 11, 2009

The Putnam Planning Board met on November 11, 2009 at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Tim Condit, Richard Malaney, Joe Rota and Richard Beebe. Other guest included: Chris Navitsky, Burt Windle, Barbara & Walter Connor, Cecile Rudt, Mike & Carolyn Andersen, William Ball, Edward Grennon, Att. John Breitenbach, John Kochen, Peter Leyh and Wayne Busby.

Public Hearing

Sally Freud – Wayne Busby was there to represent the Freud's in a 2 lot subdivision proposal. The proposal is located on 4425 Link Way in the Town of Putnam. Lot 1 is approx. 2.24 acres and Lot 2 is approx. 2.72 acres. The Lake George Waterkeeper requested the existing septic on Lot #1 be verified. The septic was installed by OK Sanitary in 1984. They submitted a map showing a potential site for a septic and a house on Lot #2. Public Hearing closed at 7:10.

RESOLUTION #111: Motion was made by Joe Rota to approve last month's minutes with the correction on Resolution #107, 108 & 109. Verbiage not correct; change to Robert Rudt placing a "No" vote not distain. Seconded by Tim Condit and passed unanimously.

RESOLUTION #112: Motion was made by Tim Condit to accept and approve the Sally Feud 2 lot subdivision proposal. Seconded by Richard Malaney and passed unanimously.

Edward Hunter – Wayne Busby is representing the Edward Hunter. He wants to place a 30' trailer with wheels on his property on the Gull Bay Rd. Attorney Breitenbach addressed the board regarding a letter he received from Mr. Hunter. Documentation was not supplied to the attorney regarding release of the restrictions on the deed. He suggested Mr. Hunter would need to supply him with a certified abstract of title to review.

Travel Trailers - The Planning Board suggested a fee schedule to the Town Board but no reply has been received from the board to date. All trailers are subject to SPR Law. The Planning Board has the authority to waive sections of the SPR Law that is not applicable to an applicant's proposal.

Edward Grennon – Mr. Grennon had previously submitted a Site Plan to remodel an existing house on 4042 Beach Lane. He has decided to change his plans and would like to demolish the existing structure and replace it with a 760 sq. ft. dwelling. He hired an engineer to design a septic plan. This was difficult due to the lot being so small. He would like to put the house and the well in the back of the lot and the septic in the front. The engineer designed an Elgen In Drain system but the LG Waterkeeper suggested a Peat Filtered System. Since there isn't 100' between his well and septic, he would need Dept. of Health approval. Burt Windle suggested he get an easement from the town to place his well on town property. John Kochen spoke to the board; he is relying on the board to make the right decision on this project. He has water runoff concerns.

RESOLUTION #113: Motion was made by Robert Rudt to write a letter to the Dept. of Health on the Edward Grennon project. The Planning Board is in favor of this project, but they are looking for their assistance in developing a workable plan. Seconded by Richard Beebe and passed unanimously.

Attorney Breitenbach stated it is his opinion that it is not the board place to encourage another agency to approve a project. The applicant should submit the technical data to the DOH not the Planning Board.

Mike & Carolyn Andersen – Mike submitted a proposal for a 2 lot subdivision on Backus Lane. He would like to give his daughter a 2 acre lot that has a current house on it (Lot 1) and he will retain 74.72 acres (Lot 2). He will need to place the proposed well, proposed house site, and on

site waste water system on the map for Lot 2. He will also need to note the deep hole test pits on the map.

RESOLUTION #114: Motion was made by Joe Rota to set the Public Hearing for Mike Andersen's subdivision proposal December 9th, 2009. Seconded by Robert Rudt and passed unanimously.

Galen asked Att. Breitenbach "Do we require an existing septic system be tested before a site plan is approved?" Breitenbach says yes the board has the authority under our SPR Law but it is a judgment call on some proposals (ex: construction of an open porch). The applicant should be providing documentation on septic. Breitenbach suggested all applicants should submit a drawing showing where septic, well and set backs are located.

RESOLUTION #115: Motion was made by Joe Rota to adjourn this month's planning board meeting. Seconded by Tim Condit and passed unanimously.

Respectfully Submitted,

Paula M. Wilson
Clerk

Next month's meeting November 11, 2009 at 7pm

Minutes Subject to approval