

PUTNAM PLANNING BOARD

August 11, 2010

The Putnam Planning Board met on August 11th. at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Joseph Rota, Richard Beebe, Tim Condit, Richard Malaney and Edward Marra. Wayne Busby, Cecile Rudt, Burt Windle, Robert Heineman, Rus Jockel, Edward Hunter and Peter Leyh were also present as guest.

Resolution #38 - Motion was made by Joe Rota to approve the July's minutes. Seconded by Tim Condit and passed unanimously.

Sheila White – Dennis MacElroy and Att. John Lapper presented a new map for the White subdivision proposal. There will be 7 lots created from the 59.6 acres. Lot 1 = 3.5 ac., Lot 2 = 2.7 ac., Lot 3 = 5.1 ac., Lot 4 = 2.8 ac., Lot 5 = 2.4 ac., Lot 6 = 3.6 ac., and Lot 7 = 37.5 ac. This parcel is located at the end of Gullbay Road. They also presented a site plan that shows potential house locations, septic and well locations. There is an existing easement to be used as access with a 600' addition to the road. A hammerhead turnaround would be made on Lot 6. The board voiced concerns over the easement road. There have been issues in the past with access and washouts. Galen suggested Dennis go over the subdivision regulations regarding easements and road specs. Dennis said there will be an association formed by the new owners that will maintain the easement road. Burt Windle asked if the APA would be making a determination prior to the Planning Board's decision on this proposal. The APA will need to make a determination and they will be doing a SEQR. He also voiced concerns over the right of way. He asked if a waiver will be needed. He felt a stormwater plan will be needed for the road. Galen expressed that the Planning Board will be looking at the project and the right of way. All aspects of this proposal will be reviewed. Donna Haanen read a letter of concerns they have as adjoining neighbors. Letter is on file. Dick Wilson asked if there was going to be 2 public hearings and will maps be made available for review. Yes 2 public hearings are required as indicated in our subdivision regs. and a map will be made available for review.

Resolution #39- Motion was made by Joe Rota to accept the Sheila White map. Seconded by Richard Malaney and passed unanimously.

Resolution #40- Motion was made by Joe Rota to deem the Sheila White subdivision proposal a Major Subdivision. Seconded by Richard Malaney and passed unanimously.

Wayne Busby – Wayne would like to construct a 30x30 pole barn with a dirt floor on his property off of Charter Brook Lane. He paid the \$25 site plan fee.

Resolution #41 Motion was made by Tim Condit to approve the Busby site plan proposal to construct a pole barn. Seconded by Richard Malaney and passed unanimously.

Resolution #42- Motion was made by Joe Rota that the Busby proposal has a neg. declaration re SEQR. Seconded by Ed Marra and passed unanimously.

Eugene & Sue Granger – Eugene and Sue of 270 Pulpit Point Road, presented a surveyed map they would like to have recorded. Their mom owned the property prior to 1974 and in 1984 divided it into 3 parcels, given to children, with a written deed and no map. The property was never surveyed. The county won't file unless a subdivision approval is on file. All 3 parcels have road access and all have a house and septic in place. Since the property was owned by mother; and since it was given to family the APA may consider it non-jurisdictional, but a determination will be needed. Directed Eugene and Sue to contact the APA.

Resolution #43- Motion was made by Richard Malaney to accept the Eugene and Sue Granger map and start the subdivision process. Seconded by Ed Marra and passed unanimously.

Resolution #44 Motion was made by Tim Condit to deem the Eugene and Sue Granger proposal a minor subdivision. Seconded by Robert Rudt and passed unanimously.

Resolution #45- Motion was made by Richard Malaney to hold a Public Hearing on the Eugene and Sue Granger subdivision on Sept. 8th at 7pm. Seconded by Ed Marra and passed unanimously.

Tom Eliopolous – Sarge Condit asked the current status of Eliopolous subdivision on Gullbay. Galen said we are at information only status. Sarge asked if the right of ways are on the map – yes they are. Eliopolous wants to get the driveway in on lot 1 and clean up the designated septic area. He was wondering if he needs a permit. He was told yes it needs a permit.

Burt Windle voiced concerns regarding the Town Enforcement Officer not attending the Planning Board meetings. He also stated the trailer on the Sagamore Rd. was removed. He is still asking what the board's position is on other trailers in town. The Planning Board will treat each case individually as a site plan. He also asked the board to join in the action against the APA on their Shoreline Regulation modifications. It was appealed by Essex and Warren County.

Resolution #46 - Motion was made by Joe Rota in support of the litigation of the opposition against the APA Shoreline Regulations. Seconded by Robert Rudt. 5 in favor 2 abstains. Passed

Galen spoke to Supervisor LaPointe re: trailer violations, the violation of the Sweet property on Black Pt. Rd. and the Harding violation on Glenburnie. Letters will be sent to the property owners.

Resolution #47 - Motion was made by Tim Condit to send letters to Harding and Sweet subject to Att. Breitenbach's review. Seconded by Richard Malaney and passed. 1 opposed

Planning Board Workshop scheduled for Tuesday Sept. 7th. at the Putnam Town Hall @ 6:30pm

Resolution #48 - Motion was made by Tim Condit to adjourn this month's meeting. Seconded by Ed Marra and passed unanimously.

Respectfully Submitted,

Paula M. Wilson
Planning Board Clerk

Next Planning Board Meeting Wednesday Sept 8th, 2010 at 7 pm.

Minutes subject to approval.