

PUTNAM PLANNING BOARD
February 10, 2010

The Putnam Planning Board met on February 10th. at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Joseph Rota, Richard Beebe, and Edward Marra. Rick Calder, Philip McLaughlin, Tom Jarrett, Chris & Jane Breisetech, Tom Morehouse, Chris Navitsky, Joyce Muridian, Betty & Hans Retting, Eric Rafferty & Cecile Rudt were also present as guest.

Resolution #6 - Motion was made by Joe Rota to approve the January minutes and the workshop minutes. Seconded by Robert Rudt and passed unanimously.

Rick Calder – Rick presented a site plan review proposal on 5142 Bay View Way. He would like to increase the height with a 4’ wall and adding a loft. He will be changing the roof pitch to a 9x12. The height will only increase by 10’ at the most. His neighbor’s, the Lill’s, wrote a letter with concerns. The letter was read. Chris Navitsky wrote a letter also with concerns of the waste water treatment system and the stormwater. They will be installing a new septic system which will be 240’ from the lake. He will need to present septic approval from Wm. Ball. The board also requested a map of the property with location of well & septic noted. The SPR fee needs to be paid. He has 2 trees on the property that will need to be taken down. He was given information from Chris Navitsky for a rain garden that will help with stormwater.

Resolution #7 - Motion was made by Robert Rudt that the Rick Calder SPR proposal is a Type 2. Seconded by Ed Marra and passed unanimously.

Resolution #8 - Motion was made by Joseph Rota to hold a Public Hearing for Rick Calder’s SPR proposal on March 10, 2010. Seconded by Richard Beebe and passed unanimously.

Dwayne Handley – Tom Jarrett is representing Mr. Handley in a subdivision proposal located on 2048 Black Point Road. They are proposing an 8 parcel subdivision (7 residential & 1 empty lot). The total number of acres is 21.36. It expands both sides of Black Pt. Rd. The development will be located on the lake side of the road. This proposal has been submitted to the APA, NYS Dept. of Health, Lake George Park Comm., Dept. of Environmental Conservation, and the Town of Ticonderoga. Each lot will connect to the Black Point Sewer District. They have submitted a stormwater management plan comprised of a series of rain gardens; then a wet meadow will also provide water treatment. The plan will be treating stormwater from Black Point Road that is not currently being treated now. The 1 lot will not be developed and allowed to forest. They are proposing a common driveway for 6 of the residences to a waterfront beach area with docks. There is currently an airplane hanger that may be converted to a recreation building. No bathrooms are in the plan. The board would like to see bathroom facilities at this site. There are concerns over the common maintenance of the rain gardens and beach area. There are talks of a homeowners association being formed. The common gravel road on Lot #1 will need to conform to highway dept. specs to be accessible to emergency vehicles. Many neighbors attended the meeting and voiced the following concerns:

- The project is being discussed when neighbors are not here in the winter.
- Lots should not be sold until the number of docks and the location have been determined.
- Blasting needs to be addressed.
- Density needs to be addressed with the APA. Suggested fewer lots
- The view scape is a major concern with the neighbors.
- A buffer is needed along the stream on the northside of the property. Stormwater is a concern.
- The old cabins on the mountain side of the road should be removed.

Eric Rafferty – Eric would like to hold a 1 day 4 wheel drive truck event on May 22nd. He will have event insurance. He will not charge for admission but will accept a donation. He has 68 acres on NYS Route 22. He will be making mud pits for the event. When the event is over he will fill the pits in.

Resolution #9 - Motion was made by Robert Rudt that a 1 day event does not fall under our jurisdiction. Although it is the understanding that insurance and safety people will be on site and no one will be formally charged admission. Seconded by Richard Beebe and passed unanimously.

Workshop scheduled for March 1st. at 6:30. The Lake George Waterkeeper will do a 1 hr. presentation on disturbance.

Resolution #10- Motion was made by Joe Rota to adjourn this month’s meeting. Seconded by Robert Rudt and passed unanimously.

Respectfully Submitted,

Paula M. Wilson
Planning Board Clerk

Next Planning Board Meeting Wednesday March 10, 2010 at 7 pm.

Minutes subject to approval.