

PUTNAM PLANNING BOARD

June 9, 2010

The Putnam Planning Board met on June 9th. at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Joseph Rota, Richard Beebe, Tim Condit, and Edward Marra. Supervisor John LaPointe, Wayne Busby, Kim Seerup, Cecile Rudt, Ed Grennon, Joel Hoell, Burt Windle and Att. John Breitenbach were also present as guest.

PUBLIC HEARING - EDWARD GRENNON

Edward Grennon of 4042 Beach Lane presented a proposal to remove an existing structure and replace it with a 760 sq. ft. single family dwelling. A septic location variance has been granted due to the lot size and a pre-existing non-conforming lot. An engineered Elgin-In-Drain septic system will be installed. Ed indicated he will use rain gardens as a stormwater plan. A letter from the Lake George Waterkeeper was read regarding septic and stormwater concerns. There were no concerns voiced from the audience. A \$25 fee was collected. Public Hearing closed at 7:10 pm.

Resolution #29 - Motion was made by Joe Rota to approve the May minutes. Seconded by Tim Condit and passed unanimously.

Resolution #30 - Motion was made by Ed Marra to accept Edward Grennon's SPR proposal contingent upon the stormwater runoff on the lot being managed by a rain garden. Seconded by Robert Rudt and passed unanimously.

Resolution #31 - Motion was made by Joseph Rota that the Edward Grennon's proposal has a negative declaration on SEQR. Seconded by Richard Beebe and passed unanimously.

Trailers in Putnam – Att. John Breitenbach was present at the meeting to give us his input on trailers that might be in violation. The board is frustrated with their inability to control trailers going on sites that shouldn't be. Att. Breitenbach stated if a trailer is placed on a property without a permit, that is a violation of Site Plan Review Law and should be enforced through the code enforcement officer. We need to communicate with our enforcement officer to make sure these incidences are going through site plan review as indicated in Sec 2.020 of the Site Plan Review Law. Att. Breitenbach feels the regulations are in place we just need to follow through with them and enforce them. John suggested we start using a compliance certificate. He presented us with an example. This certificate would be granted to the applicant when the planning board approves a site plan proposal. The applicant then would present the compliance certificate to the code enforcement officer to get their building permit. This tool should help with the communication process, making the code enforcement officer aware that the project has been reviewed by the Planning Board. If the applicant does not have a compliance certificate the code enforcement officer should direct them to the Planning Board. No Building Permit will be granted without a compliance certificate unless it is one of the noted exemptions in the Site Plan Law. Land use violations that the Planning Board becomes aware of need to be directed to the Code Enforcement Officer. He should then follow up with a letter and directions on what they need to do to bring the violation into compliance. The board and the code enforcement officer will review and revise the example of the compliance certificate and then take it to the Town Board for approval of use.

Concerns – Joe Smiths property on the Glenburnie Road being used as a dump. Galen sent an email to Wm. Ball
Sweets property on the Black Pt. Rd. has a 3 story addition – No site plan – Galen will call Wm Ball to report
Tornburg property on the Black Pt. Rd. has a skirted travel trailer on site – Galen will call Wm. Ball to report
Charles Harding property on 153 Mosswood Way lights on – no CEO until septic is approved. Ball will be contacted

Resolution #32- Motion was made by Tim Condit 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 July 14, 2010 at 7 pm.

Minutes subject to approval.