

# PUTNAM PLANNING BOARD

FEBRUARY 8, 2017

The Putnam Planning Board met on February 8th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Allen Moore, Richard Malaney, Richard Beebe and Wayne Busby. Cee McKenzie, Samuel Bowman, Warren Rosenthal, Claudia Braymer and Chris Navitsky were also present as guests.

**PUBLIC HEARING - MICHAEL & LUISA KISEL** – Michael is still working with the LGPC and his engineers on the stormwater and he asked if we could extend the Public Hearing.

**PUBLIC HEARING – LAKE GEORGE LAND CONSERVANCY** – Warren Rosenthal and Claudia Braymer reviewed a 2 lot subdivision proposal located on Black Point Road. Per the board's request, they will merge Lots 2 and 3 so as not to create a landlocked lot. Lot 1 is approx .39 acres and shows a proposed house and well location. Lot 2 after the merge with Lot 3 will be 10.65 acres. There is no planned official public access to Lot 2. Closed Public Hearing 7:05

**Resolution #5** – Motion was made Richard Malaney to approve January minutes. Seconded by Wayne Busby and passed unanimously.

**Resolution #6** – Motion was made by Allen Moore to extend the Kisel public hearing and have Kisel notify us in time to publicize the Public Hearing. Seconded by Richard Malaney and passed unanimously. Galen recused himself.

Allen Moore feels the public should be notified of the Public Hearing extensions so that the public has the right to comment on this project. The board discussed this and the clerk will notify Mr. Kisel that once his LGPC stormwater issues are all approved we will publish a Public Hearing notification for public comment.

**Resolution #7** – Motion was made by Richard Malaney to approve the Reed/LGLC subdivision of Lots 1 & 2 with the contingency that Lot 3 will be merged into Lot 2. Seconded by Wayne Busby and passed unanimously.

**Agricultural Buildings** – The board had a discussion over our Site Plan Review Laws and Agricultural Buildings. The Code Enforcement Officer, Bill Ball says he doesn't believe we have jurisdiction over these types of buildings. This has been a discussion this board has contemplated over many times. Galen asked Bill if he could show us in writing the code, so that we can implement the code into our Site Plan Regs. Galen also said he will contact the NY Planning Federation and get their opinion. Chairman Galen and Code Enforcement Bill Ball have asked our town attorney his opinion on this subject and have had no reply.

**Brian Bolon** – Wayne Busby is representing Mr. Bolon in a site plan proposal on 4382 Link Way to construct a 24x34 single family home with an 8x10 deck. The old septic will be replaced with an engineered peat system. There is a shared water easement between Tax parcel #11.20-2-2 and #11.20-2-3 both owned by Brian & Margaret Bolon. This easement has been filed with the county. Galen said this easement will need to be made part of the deeds. The site plan fee was paid to the Town Clerk. The APA and the LGPC both approved the project. All the neighbors have been notified.

**Resolution #8** – Motion was made by Richard Malaney that the Brian Bolon Site Plan Proposal is a Type 1. Seconded by Robert Rudt and passed unanimously. Wayne Busby recused himself.

**Resolution #9** – Motion was made by Richard Malaney to set a Public Hearing for the Brian Bolon project on March 8<sup>th</sup>. Seconded by Richard Beebe and passed unanimously. Wayne Busby recused himself.

**Resolution #10** – Motion was made by Richard Malaney that there is a negative declaration regarding SEQR. Seconded by Allen Moore and passed unanimously. Wayne Busby recused himself.

**Chris Edwards** – Chris would like to replace a rotten run-in shed on his property on 507 Cummings Road. This shed 32x16 will be used for firewood and farm equipment storage. The old shed was approx. 10x10. There will be no power or water. We explained to Chris that the Planning Board is currently trying to determine whether a permit will be

needed or not from this board. Chris understood and he isn't planning on building yet due to weather. We promised that we would let him know our jurisdiction over this project as soon as possible and thanked him for coming.

**Other items of discussion**

- The LGPC is in conversation with Tom Eliopoulos. Apparently the APA is questioning the existence of lots on his Glenburnie property. The map filed with the county doesn't correspond with the original map. The labeling of lots using A & B are under review.
- Indian Point – Jenkins property on Wambassa Trail has constructed a dock and a patio area with a stairway to the lake. The LGPC says that any permit for a dock must have a primary structure on the lot. In this case there is no structure.
- Trailers in Royal Anchorage are not hooked to the sewer system. Wm Ball said they are using Girard to pump out and this is only temporary. Bill is monitoring this.

**Resolution #11**– Motion was made by Richard Beebe to adjourn this month's meeting. Seconded by Allen Moore and passed unanimously.

Respectfully Submitted,

Paula M. Wilson  
Planning Board Clerk

*Next Planning Board Meeting March 8, 2017*  
*Minutes subject to approval*