

PUTNAM PLANNING BOARD

JUNE 8, 2016

The Putnam Planning Board met on June 8th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Richard Beebe, Richard Malaney & Allen Moore. Wayne Busby, Donna & Wes Dikeman, Joe Geiser, Leslie Chandler, Linda Barber, Ellen & Karl LeonForte, Guy Williams, Warren Rosenthal, Marta Kolman, Tim Johnson, Brian Mayfield, Sally & Ray Freud, Cee McKenzie, Bill & Angela Brown, Leslie & Richard Bain, Anthony DeFranco, Larry Cepelar, and Bert Windle were also present as guest.

PUBLIC HEARING – INDEPENDENT TOWERS

*Josh Silver, Att. presented a site plan to amend a previously approved siteplan for the construction of a cell tower on 371 Peterson Road. The new plan is for constructing 2 monopine towers with a new height of 85'. The towers will be built in the same 75x75' compound area as the 1st proposal. The APA had asked the applicant to lower the height to 85'. With the reduced height they need the 2nd tower. The APA endorses the horizontal co-location. The following comments were heard: **Bergeron**- The APA has not approved the amendment yet; - The Planning Board only has a permit for the single Tower to date. **Cepelar** – Concerned he was not informed – He is not an adjoining neighbor & the public hearing was posted in the "The Sun". **Busby** – "Great idea". **Bain** – Promotes the idea for quality of life & cell service. **Bergeron** – handed in a letter in opposition. **Geiser** – The tower will aid in Public Safety. **Brown Asst. Fire Chief** – Tower will increase communication – Great Advantage. **LeonForte** – In favor of the project. Public Hearing closed at 7:09 pm.*

PUBLIC HEARING – LAKE GEORGE LAND CONSERVANCY/THOMAS BAIN SUBDIVISION

*Warren Rosenthal presented a 2 lot subdivision on the Bain property off of Charter Brook Lane. The LGLC will be purchasing approx. 63 acres to adjoin the Last Great Shoreline Preserve & The Gull Bay Preserve leaving the Bain property with approx. 97 acres. The deed will state no building of dwelling units or septic systems. LGLC submitted a Waiver re: access for emergency vehicles. \$50 fee received. A topo map was submitted. All neighbors were notified. Comment as follows: **Windle** – In favor of project but was interested in the negative tax value for the Town. The Planning board can not use the tax value in ruling on the project. Public hearing closed 7:16 pm.*

Resolution #22– Motion was made by Richard Malaney to approve the May minutes as submitted. Seconded by Robert Rudt and passed unanimously.

Resolution #23– Motion was made by Richard Malaney to approve the Independent Towers site plan proposal pending the APA approval. Seconded by Allen Moore and passed unanimously.

Resolution #24– Motion was made by Richard Malaney that the Lake George Land Conservancy/Thomas Bain Subdivision has a negative declaration regarding SEQR. Seconded by Robert Rudt and passed unanimously.

Resolution #25– Motion was made by Robert Rudt to accept the LGLC/Thomas Bain Subdivision proposal as complete and deem it a minor subdivision. Seconded by Richard Malaney and passed unanimously.

Resolution #26– Motion was made by Robert Rudt to approve the LGLC/Thomas Bain subdivision. Seconded by Richard Malaney and passed unanimously.

Resolution #27– Motion was made by Richard Malaney to accept the LGLC/Bain Waiver for access. Seconded by Allen Moore and passed unanimously.

Vincent Beatty – Guy Williams is the representative in a proposal to demolish 2 homes on 4425 Link Way and replace with a new 5 bedroom home approx. 4500 sq. ft. The current home encroaches into the 75' set back from the lake. The new home will be outside of the 75' setback rule. The gravel driveway will remain the same. There will be no well. They will use the lake water and a filtration system. The APA has determined the project non- jurisdictional. The APA determined there are no wetlands on the property. Anthony DeFranco spoke on the engineered Bio-Peat filter septic

system with a 100' replacement area and the stormwater plans. They will be using rain gardens and stone water drips to maintain stormwater. The new plans will double the current control of stormwater. They will be leaving as much of the natural vegetation as possible. They are submitting a LGPC major permit next week. This board would like to see what the project will look like from the lake. Guy will provide that next meeting. Galen had issues with the existing garage that will remain on Dark Bay side. He would like to see a stormwater plan. Since we have the opportunity to protect Lake George now is the time to do it. DeFranco debated that this is an existing condition and he is afraid of doing more harm than good by disturbing the natural existing vegetation. He will work with the area and see what he can come up with. The board requested for next meeting the following: The view of the proposed house from both sides; the elevations; and the LGPC permit.

Resolution #28– Motion was made by Richard Malaney to hold a Public Hearing July 13th. Seconded by Richard Beebe and passed unanimously.

There is currently a camper placed on Matthew Minogue property in Royal Anchorage. There have been 2 electrical pedestals installed on the property. Wm Ball has visited the site and the electrical needs inspecting from one of Bill's inspectors. Bill told the owner he needs to get a permit from the Planning Board as well and he can't just have a camper on the property. Linda Barber explained that his camper will be removed once his house is constructed.

Galen went to the Low Impact Water Class held by the Lake George Waterkeeper.

Resolution #29 – Motion was made by Robert Rudt to adjourn this month's meeting. Seconded by Richard Malaney and passed unanimously.

Respectfully Submitted,

Paula M. Wilson
Planning Board Clerk

Next Planning Board Meeting July 13, 2016

Minutes subject to approval