

# PUTNAM PLANNING BOARD

DECEMBER 14, 2016

The Putnam Planning Board met on December 14th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Allen Moore, Richard Beebe, Janet Mallon, Richard Malaney and Wayne Busby. Bill Balfourt, Cee McKenzie, Jon Lapper, Dennis MacElroy, Claudia Braymer, Warren Rosenthal, Michael Kisel, and Nathan Hall were also present as guests.

**Resolution #66**– Motion was made by Richard Malaney to accept the November meeting minutes. Seconded by Wayne Busby and passed unanimously.

**Richard Reed & Lk George Land Conservancy**- Warren Rosenthal is the representative in a 2 lot subdivision proposal. One lot is .39 acres and the other 9.6 acres – total is approx. 10 acres located along Black Point Road. There will be 1 buildable lot approx. 130' x 130' and the other lot will be merged. There will be no lake rights to either lot. This property does not have lake frontage at all. The APA application has been submitted – no answer to date. Both lots have a Black Pt. Road sewer tap. The board asked for a topo map, \$50 subdivision fee, please number the 2 lots on the map, fill out the SEQR form, place a theoretical house site on the merged lot, and lastly notify the back neighbor “Catlin” of your proposal.

**Resolution #67**– Motion was made by Richard Malaney to accept the Reed, LGLC subdivision application and deem it a minor subdivision. Seconded by Janet Mallon and passed unanimously.

**Michael Kisel** – Galen recused himself from this project. Michael presented a revised site plan, SEQR and stormwater plan. He submitted the \$25 site plan fee. He resubmitted the LGPC application with his revisions. The LGPC has not responded to date, the project is under review. The house is just shy of 1200 sq ft not including the porches. The house will have 2 bedrooms but the septic is sized for 3 bedrooms.

**Resolution #68**– Motion was made by Allen Moore to accept the Kisel site plan proposal, deem it a Type 1 and set the Public Hearing for January 11<sup>th</sup>. Seconded by Richard Malaney and passed unanimously. Galen abstained.

**Resolution #69**– Motion was made by Richard Beebe that the Kisel SEQR has a negative declaration. Seconded by Robert Rudt and passed unanimously. Galen abstained.

**Sheila White Subdivision** – The board sent a letter 11/10/16 to the White team asking 7 questions. The team responded on 11/28/16. Dennis MacElroy explained their answers. The LGPC list of issues is almost completed. They are down to a couple of items that can be easily be satisfied. There have not been any significant changes to the project to affect the APA permit. On 9/16/15 Judge Pritzker determined the width of the easement was 14'. This is now being appealed before the Appellate Division. The Whites remain confident that the width of the easement does not limit the maintenance area. The area around the easement can be maintained so that the road remains passable. The appeal won't take place until the spring term. Jon explained the road maintenance plan – no commitment has been obtained from the other landowners. The intent is to address the surface and drainage areas that require repair. Mrs. White and her successors have the legal right to maintain the easement. Prior to the issuance of a building permit for this subdivision a \$10,000 bond will be placed on deposit to cover any damage done by trucks during construction. There was discussion as to who would hold this bond since the road is a private road. Galen will ask the Town Attorney his opinion on this. The 8 deed covenants have not been compromised on; once this is completed they will be supplied to the board for review. The bridge final design and installation will be Sheila's financial responsibility. The bridge will be sufficient to service the proposed subdivision. They will also make good on any repairs needed after construction. The Planning Board needs to provide a copy of the NEG DEC SEQR to the DEC, LGPC and the APA since we are the Lead Agency. Nathan Hall felt that any work beyond the scope of the 14' wide easement is an encroachment on the adjoining neighbor's property, and it will be up to the Appellate Court to decide. Claudia Braymer representing the Hannan family stated that she wants to review the revised covenants. She also mentioned that the road maintenance plan costs were never agreed upon by the adjoining neighbors.

The following 3 items were also discussed:

1. Cee McKenzie asked what the purpose of the video cameras was at the meeting. Carter Conboy hired the man to video tape the meeting.
2. Galen did some research and according to Joe Thoulin, no docks wrafs or boat houses can be built unless there is a primary building on the lot.
3. The board would like to thank Janet Mallon for her service to the Planning Board for the past 3 years. We will miss her and her input. She was a great asset to the board.

**Resolution #70** – Motion was made by Allen Moore to adjourn this month’s meeting. Seconded by Wayne Busby and passed unanimously.

Respectfully Submitted,

Paula M. Wilson  
Planning Board Clerk

*Next Planning Board Meeting January 11, 2017*

*Minutes subject to approval*