

PUTNAM PLANNING BOARD

NOVEMBER 11, 2015

The Putnam Planning Board met on November 11, 2015 at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Allen Moore, Richard Malaney, Charlie Bain Jr., Robert Rudt, & Janet Mallon. Cee McKenzie, Bert Windle, Wayne Busby, Michael O'Connor, Michael & Robin Alessi, Ellen LeonForte, D. Leonforte, Fred Troelstra, Chris Navitsky, Tim Johnson, Marta Kolman, and Shane Porter were also present as guest.

Public Hearing – Ellen Leonforte

Closed Public Hearing based on the applicant's request. Ellen has submitted a brand new site plan and will be starting from the beginning.

Resolution #54– Motion was made by Charlie Bain to approve October's minutes. Seconded by Janet Mallon and passed unanimously.

Resolution #55– Motion was made by Robert Rudt to close and void the original Ellen LeonForte site plan proposal. Seconded by Charlie Bain and passed unanimously.

Ellen Leonforte – Submitted a new site plan to construct a new 3 bedroom home approx. 28'x48' with a full basement located on 426 Liddle Harris Road. The well is existing and an engineered septic plan submitted. The distance between the septic and well needs to be 200' per code enforcement officer Wm. Ball – Article 76A. Neighbor Brian Bain had previously shown concern since he gets his water from a spring located on their property. The APA has determined the project non-jurisdictional. The board asked the applicant to divert the water from coming down the driveway onto the road and also control the water coming off of the house.

Resolution #56– Motion was made by Robert Rudt there is a negative declaration regarding SEQR. Seconded by Janet Mallon and passed unanimously.

Resolution #57– Motion was made by Robert Rudt to accept the Leonforte proposal and deem it a Type 1. Set the Public Hearing for December 9th. Seconded by Allen Moore and passed unanimously.

Ray & Sally Freud – Wayne Busby is representing the applicant in a proposal to construct a single car garage approx. 20x26' at 4435 Link Way. The APA determined the project non-jurisdictional. They have LGPC approval. No water to garage. \$25 site plan fee received.

Resolution #58– Motion was made by Robert Rudt there is a negative declaration regarding SEQR. Seconded by Richard Malaney and passed unanimously.

Resolution #59– Motion was made by Robert Rudt to accept the Freud proposal and classify it a Type 1. Seconded by Allen Moore and passed unanimously.

Resolution #60– Motion was made by Charlie Bain to waive the Public Hearing for the Freud proposal. Seconded by Janet Mallon and passed unanimously.

Resolution #61– Motion was made by Allen Moore to approve the Freud Site Plan proposal. Seconded by Charlie Bain and passed unanimously.

Dr. Abdulaziz O’Hali – Shane Porter is representing Dr. O’Hali in a boundary Line Adjustment on his property located on the Royal Anchorage Estates. A map was submitted of the current and proposed adjustment. They submitted a letter to the APA no response to date.

Resolution #62– Motion was made by Charlie Bain, since this is a lot line adjustment of minor size and no building rights will be gained it does not fall under this board’s jurisdiction. Plan can move forward. Seconded by Janet Mallon and passed unanimously.

Michael & Robin Alessi – Galen recused himself. Michael & Robin are in contract to purchase land (approx. 10+ acres) on the Liddle Harris Road, and will build a single family home. They do not have a site plan to submit but were here to ask questions and see what will be needed for the future.

Alan Michalowski – Robert Rudt is representing Alan. He has recused himself from this project. Michalowski owns approx. 724 acres consisting of 2 lots off of the Gull Bay Road. They would like to reconfigure those lots so both lots will have access off of the Gull Bay Road. They currently do not. He presented maps with the boundary line proposal. They will be submitting to the APA. Galen signed the Local Government Notice form.

Washington County Planning Dept will be hosting an Introduction to Planning & Zoning and Sign Regulation Monday, December 7th from 5pm to approx. 8:45 pm in the Annex II Conference Room 411 Lower Main St. Hudson Falls. Please see the clerk for registration. Deadline is November 30th.

Resolution #63 – 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 December 9, 2015

Minutes subject to approval