

PUTNAM PLANNING BOARD

FEBRUARY 14, 2018

The Putnam Planning Board met on February 14th. at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Wayne Busby, Allen Moore, Richard Malaney and Richard Beebe. Jim Hock was absent. Darrell Wilson, Evelyn Spann, Cee McKenzie, Bill Brown, Tim Johnson & Chris Navitsky were also present as guests.

Resolution #3 – Motion was made by Wayne Busby to approve January’s minutes. Seconded by Richard Malaney and passed unanimously.

Rick & Evelyn Spann – Evelyn again presented a site plan proposal to construct a garage on 772 Gull Bay Road. The APA did a site visit and put 2 stakes in the ground and if the garage will fit in front of the stakes they approve the project. We still need an APA non-jurisdictional letter. The board had questions re: storm water and the engineered plan. There is concern with the drywell being located under the garage. The applicant is currently working with the Lake George Park Commission to determine if a permit is needed. No word from that agency to date. Jim Buxton from Washington Code Enforcement has visited the site. If they add a bathroom to the garage a written septic approval will be needed from code enforcement. We still need a site plan with specific siting of the intended garage and other facilities.

Tim Johnson – Tim presented a site plan proposal to construct a 24x38 two story single family dwelling on 6512 Royal Anchorage Way. The set back is approx. 200’ from the lake. The APA has approved the project. The LGPC has been working on the approval and emailed Tim saying the plans satisfactorily address my prior comments, but no official approval letter to date. The board requested a copy of the original plan for the area. Are there any easements? The board also asked Tim to meet with the local fire chief and have him visit the site to make sure emergency vehicles can ingress and egress. We also need the \$25 application fee. All adjoining neighbors have been notified.

Resolution #4– Motion was made by Robert Rudt to accept the Johnson application. Seconded by Allen Moore and passed unanimously.

Resolution #5– Motion was made by Allen Moore to type the Johnson application a Type 1. Seconded by Richard Malaney and passed unanimously.

Bill Brown – Bill came back with his APA conditional approval for a 3 lot Subdivision “Brown Subdivision”. The map needs to be recorded in Washington County by March 23rd, 2018. Lot 3 which is 6.4 acres needs a deed restriction “Non-Buildable Lot”. This needs to be added to the Mylar map. Lot 2 needs a building envelope. Bill asked for the Public Hearing to be waived since all neighbors have been notified by us and the APA twice.

Resolution #6– Motion was made by Allen Moore to waive the public hearing per applicants request due to prior public notification. Seconded by Richard Malaney and passed unanimously.

Resolution #7– Motion was made by Robert Rudt to authorize the Chairman to sign the Mylar map with the condition Lot 3 be designated as Non-Buildable and to be merged with the existing homestead. Lot 2 needs a building envelope consisting of house, well, and septic. Seconded by Richard Beebe and passed unanimously.

Site Plan Review – John Breitenbach will be working on the updated Site Plan Review Law. We appreciate his insight on this. The newest version was hard to understand and does not flow or suit our needs. John is going to make changes and then have a small committee (2 members and himself) review the revised draft. It will then go to the entire Planning Board for review and then finally to the Town Board for approval.

Kirkpatrick – We had received an email from Geoffrey Hillenbrand of Plumley Engineering. He is working on a driveway project for Kirkpatrick to extend his driveway on 538 Gull Bay Road. Joe Thouin had told him he may need Site Plan Approval. Mr. Hillenbrand does not feel he needs Planning Board approval. Galen will write him a letter that under Section 2.020 there are 7 exemptions and your project does not trigger any of those exemptions. He will need to present the project before the Planning Board. Galen will copy the Lake George Park Commission.

Resolution #8– 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 March 14, 2018
Minutes subject to approval*