

PUTNAM PLANNING BOARD

JANUARY 14, 2015

The Putnam Planning board met on January 14, 2015 at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Janet Mallon, Larry Kissko, Richard Malaney, Richard Beebe & Charlie Bain. Kim Seerup, Warren Rosenthal, William Scott & Wayne Busby were also present as guests.

Resolution #1 – Motion was made by Richard Beebe to approve November’s minutes. Seconded by Charlie Bain and passed unanimously.

David Manchester - Wayne Busby is the agent on a site plan proposal to construct a new home located on 5177 Sagamore Road. Galen recused himself. The new home is approx. 2669 sq. ft. The storm water plan is in place and approved by the LGPC. They have submitted their application to the APA but they have not approved yet. Wm Ball granted a certificate of compliance for the septic system. Neighbors were notified. \$25 fee was paid.

Resolution #2 – Motion was made by Larry Kissko to accept the site plan application of David Manchester and deem it a Type 1. Seconded by Richard Malaney and passed unanimously. Galen recused himself.

Resolution #3 – Motion was made by Richard Malaney to hold a public hearing for the Manchester proposal March 11th at 7pm. Seconded by Richard Beebe and passed unanimously. Galen recused himself.

Resolution #4 – Motion was made by Charlie Bain the Manchester proposal has a negative declaration regarding SEQR. Seconded by Jane Mallon and passed unanimously. Galen recused himself.

Michael Haley – Att. Rudgers is the agent in a subdivision proposal that was originally submitted in July 2013. They would like to subdivide off 23.53 acres off from their 145acre lot. The parcel being subdivided is separate from the remaining lands by both Co. Rt. 22 and Putnam Center Road. This lot is known as the “Tire Lot”. There are no proposed development plans at this time. The APA had determined the project non-jurisdictional. Mr. Rudgers submitted a site plan showing a septic and potential house location on the site. Wm. Ball approved the site for septic. A \$50 subdivision was received.

Resolution #5– Motion was made by Richard Malaney to accept the 2 lot subdivision proposal for Michael Haley and deem it a Minor. Seconded by Larry Kissko and passed unanimously.

Resolution #6 – Motion was made by Charlie Bain there is a negative declaration regarding SEQR on the Haley subdivision proposal. Seconded by Richard Malaney and passed unanimously.

Resolution #7 – Motion was made by Richard Malaney to approve the Michael Haley subdivision proposal. Seconded by Richard Beebe and passed unanimously.

Lake George Land Conservancy/Thomas Eliopoulos – Information only. Warren Rosenthal is the representative on this project. Eliopoulos has conveyed approx. 39.8 acres to the LGLC. Dec 10th the APA gave a non-jurisdictional determination. A group of homeowners “The Glenburnie Club” is opposed to the project and they are currently involved in litigation concerning easement rights associated with this lot. Wm. Scott is the attorney representing the group and he attended the meeting. Town Att. Breitenbach has reviewed the deeds and he states “It appears to me that lot 13K as shown on the 1907 Glenburnie subdivision map is a lawful, pre-existing lot that can be conveyed by Eliopoulos to the LGLC without additional subdivision approval. Additionally, lot 30 is an existing lot being conveyed in its entirety and no further subdivision approval is necessary. The easement granted between the 2 lots is also lawful and requires no subdivision approval.” Att. Breitenbach is investigating the legal status of Lot 13K and if the information indicates the lot is not pre-existing he will let the board know by our next meeting. This conveyance of lands to the LGLC will give public access to Anthony’s Nose and Flat Rock. In the future they will submit a site plan for a parking lot to access the trail. The easement to the trail will need to be up to standards for emergency vehicles.

Hudson Falls Reality/Barber – The access road to the logging operation has changed. There has been storm water running onto the Gull Bay Road and into the wetlands. They have not been back to the board in regards to the subdivision proposal and the development plan.

Resolution #8 – Motion was made by Galen Seerup to write a letter to Hudson Falls Reality stating no more work to be done until an accepted plan is approved. Seconded by Richard Malaney. Charlie opposed – 6 yeas. Passed.

Resolution #9 – Motion was made by Charlie Bain to extend the Independent Tower AT&T project proposal to March 11, 2015. Seconded by Janet Mallon and passed unanimously.

Resolution #10 – Motion was made by Janet Mallon to adjourn this month’s meeting. Seconded by Charlie Bain and passed unanimously.

Respectfully Submitted,

Paula M. Wilson
Planning Board Clerk

Next Planning Board Meeting February 11, 2015