

## PUTNAM PLANNING BOARD

APRIL 14, 2016

The Putnam Planning Board met on April 14th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Richard Beebe, Richard Malaney, Allen Moore & Janet Mallon. William Ball, Warren Rosenthal, Jamie Brown, Steven Peters Jr., Cee McKenzie, and Mr & Mrs Tom Jenkins were also present as guest.

**Resolution #11**– Motion was made by Janet Mallon to approve March’s minutes. Seconded by Richard Malaney and passed unanimously.

Brian Bolon has decided to remove his application for a site plan proposal. They need to work further with the Lake George Park Commission.

**Resolution #12**– Motion was made by Robert Rudt to disapprove the Bolon’s site plan application due to the applicant unable to meet the required criteria in the proper time. Seconded by Janet Mallon and passed unanimously.

**Lake George Land Conservancy/Eliopolous “Beaver Pond”** – Warren Rosenthal and Jamie Brown presented a new subdivision map dated 1910. They also presented a new survey map. They feel the area (Lot 20) that the LGLC is purchasing from Eliopolous represents a portion of the original subdivision that is outside of the lots that were originally created to be subdivided. Warren assumes this was a wetland area and they knew homes couldn’t be built on it, so it was never subdivided into lots. They are not changing any boundary lines. LGLC is looking to just purchase the remnant of the original subdivision, 72.6 acres known as Beaver Pond. Att. Breitenbach had sent an email that was circulated to our board. This will be forwarded to the LGLC. We still need a copy of the original deed. Galen explained that even though there is a road dividing the lot from the original lot, the Town of Putnam does not consider that to be a separate lot, therefore making this a subdivision. The survey map presented and the 1910 map do not match up. There have been changes and a previous subdivision already took place. We need to establish what type of planning or development will be considered on the entire lot. We understand the purpose of the LGLC but as a Planning Board we need to know was the lot changed from the original subdivision and when? When was the Beaver Pond lot created? We also need an Agent Designation Form on file.

**Tom Jenkin** – Tom presented a subdivision/boundary line adjustment for his property located on 627 Gull Bay Rd. He would like to join a section (.17 acre) of his property to his daughter and son in-laws property – Teresa & Donald Devlin. The APA determined the proposal non-jurisdictional. Cow Pasture Bay was created in 1999. There is a private roadway (easement) that goes through the property for all the adjoining lots. What is the purpose of changing the existing lot? Galen explained that the road couldn’t be taken away and no development can happen there. A Waiver will be needed to create a non-buildable lot. The lakeshore property is approximately .81 acres. They have submitted to the APA already a proposal to build on the lakeshore lot. The Town of Putnam Regulations say our purpose of subdivisions is to create new lots for building. Our Att. wrote his opinion on an email and he suggested that if this is approved then restrictions should be in place as to no further development and the easement is to stay in place.

**Resolution #13**– Motion was made by Allen Moore to approve the Tom Jenkin Boundary Line Adjustment request, subject to our Town Attorney’s review and opinion. Seconded by Robert Rudt and passed. 3 votes yes & 2 no. Motion passed. Galen and Richard Beebe felt this is poor planning.

**Steve Peters Jr.** – Steve presented a site plan proposal to construct a log cabin on his property located on 16254 NYS Route 22. He has plans to remove the existing home after the new one is built. William Ball gave septic approval. His application was sent to the APA but no response to date. New construction will be a log cabin kit with 1 story approx.40x50. He will use his existing well and power. The house will have the same number of bedrooms with a cellar. He will use the same driveway. We will need a topo map and the \$25 fee.

**Resolution #14**– Motion was made by Richard Malaney to hold a Public Hearing May 11<sup>th</sup> for the Steve Peter’s site plan proposal. Seconded by Richard Beebe and passed unanimously.

**Resolution #15** – Motion was made by Robert Rudt to adjourn this month’s meeting. Seconded by Richard Beebe and passed unanimously.

Respectfully Submitted,

Paula M. Wilson  
Planning Board Clerk

*Next Planning Board Meeting May 11, 2016*

*Minutes subject to approval*