

PUTNAM PLANNING BOARD

NOVEMBER 9, 2016

The Putnam Planning Board met on November 9th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Allen Moore, Richard Beebe, Janet Mallon, and Wayne Busby. Cee McKenzie, Chris Navitsky, Dr. James Glendening, Jeanie Gleisner, Tina Guzzi, Lauren Shanard, David Smalley, Linda & Robin Rapaport, Shane Porter, Alan Michalowski, Att. Michael O'Connor and 1 illegible name (possibly Tom Kirkpatrick??) were also present as guests.

PUBLIC HEARING – LINDA & ROBIN RAPAPORT

Linda and Robin explained their site plan project to build a single family 3 bedroom home on their lot on 6516 Royal Anchorage Way. The APA called Galen to advise it is currently before the APA analyst. LGPC had written a letter dated 9/9/16 stating that "all technical comments to date have been satisfied" They are awaiting approval from the APA & the Town of Putnam.

Chris Navitsky – He expressed his issues with the plan. The site is difficult to support the development proposed. He felt the building is too tall. Is there flexibility on the porch height? Can the building be set back further from the lake? Is there a landscaping plan guarantee? Linda responded by stating they have worked hard with the APA and the LGPC on the design and setback. They feel it is late and costly to change the plan at this point. They have submitted a landscape plan and will implement it as soon as building is completed or during construction if feasible. The applicant stated they would vacuum the permeable driveway annually. No other comments from the audience. Public Hearing closed 7:21pm.

Public Hearing - Earle & Jeanie Gleisner

Jeanie explained her proposal to construct (2) 9x11' structures. One is a storage shed and the other a screen house on their property at Gull Bay Road. They have approval from the APA, LGPC & the DEC since it falls below all agency thresholds. They guarantee there will only be these 2 structures and they will buffer the storage building with native plantings. They have great respect environmentally for the area. No septic or plumbing.

Lauren Shanard & David Smalley adjoining neighbors (purchased Cramer property). Wrote a letter of concerns dated 11/8/16. They were under the assumption the adjoining property was classified unbuildable when they recently purchased it, due to the AA stream that bisects the property – classified since 1988. "The absence of the stream on the wetland map is an error, which is correctable and appealable". In 1999 a tax reduction was incurred by the Tax Assessor due to no building allowed on the property, determined by Saratoga Assoc. (an engineering firm). The DEC permit doesn't take into effect the staircase which would make the project larger than the threshold. Maps submitted seem to be incorrect and they requested a licensed surveyor.

Tina Guzzi stated it has always been an unbuildable lot and history proves that. Public Hearing closed at 7:56 pm.

Public Hearing - Alan Michalowski

Bob Rudt recused himself as a board member so he could act as designated agent for Michalowski in a 2 lot Subdivision located on Gull Bay Road. The current property consists of approximately 700 acres made up of a 600 acre lot and a 100 acre lot. They would like to change the lot lines, making 1 lot of 400 acres and the other 300 acres. The APA requires that in order to do this the lots have to first be merged and then subdivided since the amount of acreage involved exceeds their 0.25 acre guidelines. There are currently no development plans. They did present theoretical house sites, well locations and septic locations with engineered systems in accordance with APA requirements. There are 2 existing roads for access. Public Hearing closed at 8:02 pm.

Resolution #59– Motion was made by Robert Rudt to accept the September and October meeting minutes with a correction that Resolution #53 was also opposed by Richard Beebe. Seconded by Allen Moore and passed unanimously.

Attorney Breitenbach and the Planning Board Clerk had discussed prior to the meeting the importance of clearly formulating Resolutions so that the clerk gets them correct in the minutes. Resolutions are often not stated clearly. The clerk brought this before the board to help improve the quality of the minutes.

Linda & Robin Rapaport- The landscaping plan was reviewed and will be implemented as soon as the building is erected or within the next growing season whichever is feasible.

Resolution #60– Motion was made by Galen Seerup to approve the Rapaport project as presented conditional upon APA approval before construction being started; the landscaping plan be completed within 1 year of the dwelling construction; and the permeable roadway be maintained & cleaned 1 time per year per specifications. Seconded by Robert Rudt and passed unanimously.

Earle & Jeanie Gleisner – The board has concerns that this is a non-buildable lot with the setbacks. Property will be recreational use which changes the use of the property. They have concerns of no bathroom facility.

Resolution #61– Motion was made by Allen Moore to deny the Earle/Gleisner application based on the fact that this is a non-buildable lot and there are no sanitary services on the lot. Seconded by Wayne Busby and passed unanimously.

Alan Michalowski – No SEQR needed as the APA approved the project and took care of SEQR. Robert Rudt recused himself from the vote.

Resolution #62– Motion was made by Allen Moore to approve the Michalowski 2 lot subdivision as proposed. Seconded by Janet Mallon and passed unanimously.

Resolution #63– Motion was made by Galen Seerup to contact Code Enforcement to look into the Tom Jenkins, Wambossa Trail lot that has water access between Toelstead & Dr. Peter Grey on Indian Pt. Way for a change of use. Seconded by Wayne Busby and passed unanimously.

Resolution #64– Motion was made by Galen Seerup to approve the letter compiled by the clerk to be mailed to the Sheila White team. Seconded by Wayne Busby and passed unanimously.

Resolution #65 – Motion was made by Richard Beebe to adjourn this month’s meeting. Seconded by Robert Rudt and passed unanimously.

Respectfully Submitted,

Paula M. Wilson
Planning Board Clerk

Next Planning Board Meeting December 14, 2016

Minutes subject to approval