

# PUTNAM PLANNING BOARD

SEPTEMBER 14, 2016

The Putnam Planning Board met on September 14<sup>th</sup> at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Allen Moore, Janet Mallon, Wayne Busby & Richard Malaney. Cee McKenzie, Chris Navitsky, Dennis Earle, Jeanie Gleisner, Linda & Robin Rapaport, Susan & Dennis Johnson, Pam & Tom Hoiland, John & Anita Meissner, Nathan Hall, John Caffry, Jane Cramer, Stephanie Bitter, Jon Lapper, Dennis MacElroy, Sally & Ray Freud, Michael Kisel, Bert Windle, Libby Coreno, Att. Michael O'Connor and 2 illegible names were also present as guests.

**Resolution #47** – Motion was made by Richard Malaney to approve the August minutes. Seconded by Robert Rudt and passed unanimously.

**Tom & Pam Hoiland** – Submitted a proposal to build a 20x28 (560 sq ft) pole barn on 17019 State Rt. 22. The barn will be used for equipment storage. No plumbing or electric. There is an existing driveway. Neighbors, Dennis & Sue Johnson and Wayne Busby were present and they have no issue with the proposal. \$25 fee received.

**Resolution #48**– Motion was made by Richard Malaney there is a negative declaration on SEQR for the Hoiland proposal. Seconded by Robert Rudt and passed unanimously.

**Resolution #49**– Motion was made by Richard Malaney to type the Hoiland proposal a Type 1. Seconded by Wayne Busby and passed unanimously.

**Resolution #50**– Motion was made by Richard Malaney to waive the Hoiland public hearing and accept and approve their site plan proposal. Seconded by Janet Mallon and passed unanimously.

Allen Moore introduced Wayne Busby to the Planning board as our newest member. All planning board members welcome Wayne.

**Sheila White** – Att. Jon Lapper returned to the board as the agent for Sheila White in her subdivision proposal to subdivide her property on the Gull Bay Road. This proposal has been in front of the board for 6 years. The proposal is a 7 lot subdivision on 59 acres. Sheila would like to sell 4 lots and gift 3 lots to her sons. The Whites have owned the property since the 1930's. The access road is a private road with a right of way for all the homes located on the road. Many neighbors disapprove of the Whites proposal due to the road. The Town Board had approved an Open Development Plan under 280A with a detailed road maintenance plan. The bridge on the access road will be replaced. A guideline of the progress to date was submitted. The Hannans will be granted an easement to their property, this is currently being worked on by the lawyers. The covenants still need some work. Att. Jon Caffry represents the Hannans and he stated the road is actually 10' to 12' not 14' as the court previously approved. This court action has been appealed. Caffry asked the deed covenants to be Binding and unable to be changed. Att Michael O'Connor asked if the proposal would need to start from square 1. The Planning Board responded by saying our Town Att. Breitenbach sent an email indicating that the application can move forward from where we left off. It is not necessary to start over. Att. O'Connor also has issues with the width of the easement road and the Maintenance Road Agreement. He introduced Libby Coreno. Libby is an Attorney and she will submit their issues in writing that we can provide to our town attorney for review. Galen spoke indicating that the Town Engineering firm agreed that the road was acceptable. Chris Navitsky asked the status of SEQR. SEQR was approved 5/14/14 – NEG DECLARATION. Burt Windle is upset that this subdivision proposal has taken so long and Mrs White is elderly. He feels a decision needs to be made.

**Michael & Luisa Kisel** – Submitted a proposal to construct a single family home on 6200 Oliver Way. Galen recused himself. The APA has determined the project non-jurisdictional. The LGPC had some concerns regarding stormwater and the applicant is currently revising their stormwater plan to satisfy them. He will resubmit a new plan when it becomes finalized. All neighbors have been notified. The \$25 site plan fee is needed. Septic approval is needed. He will get info to the clerk prior to next meeting.

**Linda & Robin Rapaport** – The site plan proposal is for a single family dwelling on 6516 Royal Anchorage Way. Proposed site is approx. 2525 sq. ft. Robin addressed the board stating that all the technical questions that the LGPC needed are satisfied. A letter from the LGPC is in the file. We still need the APA approval letter. We won't need to do SEQR since the APA will be issuing the permit. The driveway is constructed of porous pavement. There is a question on a pvc pipe in the driveway – Page 3 of the plan – Sec F. Looks like it goes into a stone dry well possibly. \$25 site plan fee was paid.

**Resolution #51**– Motion was made by Allen Moore to accept the application and to deem the Linda & Robin Rapaport site plan a Type 1 and to set the Public hearing for November 9<sup>th</sup>. Seconded by Janet Mallon and passed unanimously.

**Peter & Lynn Huber** – Peter DellaRatta is the agent in a site plan proposal to construct a 1300 sq ft single family home on Lot #8 Royal Anchorage Way. Peter has submitted info to the LGPC and the APA recently, no response from either agency to date. He will need parking lot plans for the area across the road. \$25 fee is needed.

**Earle & Jeanie Gleisner** – They had previously submitted site plans for multiple buildings and such on Gull Bay Road. They have now changed their plans and would like to build 1 screen house 9'x11' set back further on the property, and a storage structure 9' x 11' on the road. They have non-jurisdictional letter from the APA and the LGPC approved this project. The Craimers are neighbors and had sent a letter regarding their concerns and the classification of the property. Jane Gellert was present and discussed this letter as well. The board is questioning whether the DEC will allow building on this site.

**Resolution #52**– Motion was made by Robert Rudt to table the Gleisner proposal until we get jurisdiction from the DEC. Seconded by Wayne Busby. Allen Moore opposed – 4 yes – passed.

**John & Anita Meissner** – John and Anita would like to eventually build a home and a barn on their property on 1099 County Route 2. They submitted a site map and a topo map but they have no house plans yet. They are also unsure of septic location. They simply wanted to make sure that they could build on the property. The house location is approx. 400' from the brook. They will need to submit plans to the APA. The letter they have claiming non-jurisdiction is outdated - 2009. The board asked for a magnification of the proposed lot with the house site, septic, well and driveway located on it. They will need septic approval. Comment was made that the site is solid clay so most likely an engineered plan will be needed. A site plan fee is still needed.

**Resolution #52** – 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 October 12, 2016*

*Minutes subject to approval*