

## PUTNAM PLANNING BOARD

MAY 13, 2015

The Putnam Planning Board met on May 13, 2015 at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Richard Beebe, Charles Bain Jr., Robert Rudt, & Richard Malaney. Kim Seerup, Warren Rosenthal, John Grady, Peter DellaRatta, Carley Blanchard, Aaron Williams, Wayne Busby, Chris Navitsky, Sam Bowman, Nancy Wolf-Fisher and Joe Fisher were also present as guests.

### **PUBLIC HEARING – LAKE GEORGE LAND CONSERVANCY**

*Warren Rosenthal presented a proposal to construct a 2,100 sq ft gravel parking area on the Schwerdtfeger Road. The APA has determined the project non-jurisdictional. The kiosk was noted on the site map as requested by the board. The line of sight was flagged and does not present issues. The LGPC approved the project. Sam Bowman, neighbor, was present and asked to review the plan, when done he had no issues. No other comments from the audience. Public Hearing closed.*

### **PUBLIC HEARING – AARON WILLIAMS**

*Aaron presented a site plan to construct a single family dwelling on 31 Rupp Lane. There was previously a trailer on the property that has been removed. He provided a copy of the deed, plans and a topo map. APA has determined the project non-jurisdictional. All neighbors notified with no responses. Wm. Ball visited the site for septic and stated it is satisfactory for a standard treatment septic plan. \$25 fee collected. Public Hearing closed.*

**Resolution #23** – Motion was made by Robert Rudt there is a negative declaration regarding SEQR on the Lake George Land Conservancy Parking Area proposal. Seconded by Richard Beebe and passed unanimously.

**Resolution #24** – Motion was made by Robert Rudt to approve as presented the LGLC Parking Area proposal. Seconded by Richard Malaney and passed unanimously.

**Resolution #25** – Motion was made by Charlie Bain there is a negative declaration regarding SEQR on the Aaron Williams house proposal. Seconded by Richard Beebe and passed unanimously.

**Resolution #26** – Motion was made by Richard Malaney to accept and approve the site plan of Aaron Williams. Seconded by Charlie Bain and passed unanimously.

**Resolution #27** – Motion was made by Charlie Bain to approve April's minutes. Seconded by Richard Malaney and passed unanimously.

### **PUBLIC HEARING – DAVID MANCHESTER**

*Re-opened Public Hearing - Wayne Busby presented the new plan that was approved by the APA determining the project non-jurisdictional after the plan change. The roofline was changed and there is now no basement. This now conforms to the APA rule of no higher than 40'. \$25 fee collected. No comments from the audience. Public Hearing closed.*

**Resolution #28** – Motion was made by Charlie Bain there is a negative declaration regarding SEQR on the David Manchester site plan proposal. Seconded by Richard Malaney and passed unanimously.

**Resolution #29** – Motion was made by Richard Malaney to accept and approve the site plan of David Manchester. Seconded by Charlie Bain and passed unanimously.

**Scott & Colleen Stevens/Doug & Nancy Willis** – John Grady is the representative on a 2 lot subdivision proposal to divide a 15.23 acre parcel having shoreline on Lake George that was purchased from Edward Hunter. The parcel is located on the Gull Bay Road. Each lot will have road frontage. They will each gain 7 ½ acres to add to their lots. No construction will take place. The APA has determined the project non-jurisdictional. The board would like to see copies of the proposed deeds. \$25 fee received. Robert Rudt recused himself.

**Resolution #30** – Motion was made by Richard Beebe there is a negative declaration regarding SEQR on the Stevens/Willis subdivision proposal. Seconded by Richard Malaney and passed unanimously. Robert Rudt recused himself.

**Resolution #31**– Motion was made by Charlie Bain to accept and approve the Stevens/Willis subdivision proposal pending deed covenants comply with the APA regulations. Seconded by Richard Beebe and passed unanimously. Robert Rudt recused himself.

**Royal Anchorage Assoc & Peter DellaRatta** – Peter presented a site plan proposal to construct a 2 story 832 sq. ft home in Royal Anchorage – Lot #3. The structure will be built on stilts – parking underneath. There is a retaining wall in the plan that surrounds over 75% of the proposed home. The LGPC has determined the project non-jurisdictional. He is still waiting for APA jurisdiction. There are currently 2 roads on the property for ingress and egress for adjoining neighbors. Wm Ball has visited the site and says the roads are fine. They will be hooking into the Royal Anchorage septic system. The board requested a topo map with scale and a stormwater plan. The neighbors also need to be notified.

**Resolution #32** – Motion was made by Charlie Bain to hold a Public Hearing for the Peter DellaRatta site plan proposal June 10<sup>th</sup>. Seconded by Richard Malaney and passed unanimously.

**Resolution #33** – Motion was made by Charlie Bain 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 June 10, 2015  
Minutes subject to approval*