

# PUTNAM PLANNING BOARD

APRIL 9, 2014

The Putnam Planning Board met on April 9<sup>th</sup> at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Larry Kissko, Charlie Bain, Richard Malaney, Richard Beebe, and Janet Mallon. Donna & Wes Dikeman, Bruce Bertrand, Jane Bertrand, Joshua Silver, Donna Haanen, Cee McKenzie, Michael O'Connor, Jon Lapper, Dennis MacElroy, Tim Condit, Chris Navitsky, Marta Kolman, Warren Rosenthal, Bob & Eileen Murray, Leslie Bain, Eugene Granger & John Caffry were also present as guest.

## **PUBLIC HEARING – TIM JOHNSON**

*Constructing a new single family dwelling located on 6508 Royal Anchorage approx 1500 sq. ft. The APA and the Lake George Park Commission approved the project. Chris Navitsky questioned the water flow (pipe along the front) on the storm water plan. It appears the water would have to flow uphill. He would like to see more erosion matting & vegetation added to the plan. Closed Public Hearing at 7:06.*

**Resolution #14** - Motion was made by Larry Kissko to approve the March minutes with changing the square footage on the Tim Johnson proposal to 1500 sq. ft. Seconded by Charlie Bain and passed unanimously.

**Bob Murray** – Has submitted to the board members a revised site plan regulations document. He has identified in highlights suggestions and would like the members to review and provide back comments via email. The park project is moving forward with the railroad crossing. He is following this project closely and working with the town.

**Resolution #15** - Motion was made by Charlie Bain to hold a Site Plan Regulations workshop on May 7<sup>th</sup> at 6:30. Seconded by Richard Malaney and passed unanimously.

**Tim Johnson** – The storm water plan shows roof drains and it flows into the infiltration system. The board had not seen the updated storm water plan that the LGPC had approved. This plan was now provided. Applicant initialed a change on Note #3 of the site map.

**Resolution #16** - Motion was made by Richard Beebe and there is a negative declaration regarding SEQR on the Tim Johnson project. Seconded by Janet Mallon and passed unanimously.

**Resolution #17** - Motion was made by Janet Mallon to approve the Tim Johnson proposal with adding on Note #3 of the map “by natural resources i.e. gravity”, and also adding additional vegetation to the project. Seconded by Robert Rudt and passed unanimously.

**Lake George Land Conservancy** – Warren Rosenthal is the representative on a proposal to construct a 5 car gravel parking lot off of Warrick Road for access onto The Last Great Shoreline Preserve. The location will be approx 1400' to the kiosk. There will be minimal signage. The LGPC approved the project. Condit stated that there is a culvert that runs southwest and the water will run to the farmhouse. Warren was unfamiliar with any culverts. The board requested the site line distance from the proposed entrance to the southeast corner and the culvert location on the southwest corner. Currently people are parking along the road and this parking lot should alleviate this issue.

**Independent Towers Holdings** – Joshua Silver is the representative in this proposal to construct a cell tower on the Peterson Road, Leslie Bain's property. Tower won't extend above the tree line, below 120'. They have not submitted to the APA officially yet. Currently AT&T will be using the tower but other carriers can also use the tower. The Balloon Testing still needs to be done. They will notify us when the testing date will be. The site plan is 75' x 75'. There will be minimal clearing around the site plan. A \$25 site plan fee has been paid. Galen suggested copying us on all their APA submissions.

**Priscilla Tsu** – Galen recused himself. Tim Condit is the representative in a proposal to make a 4 lot subdivision into a 2 lot subdivision, located on 260 Warrick Road. The lot lines will be redrawn. Lot #1 = 2.278 ac., Lot #2 = 2.009 ac., Lot #3 = 2.204 ac., Lot #4 = 3.867 ac. They will be combining Lot #1 + Lot 2 + a little. Lot #3 + Lot 4 – a little. The surveyor is currently working on the lot lines. This was a preliminary plan. He will be back with the surveyor map.

**Robert Geh** – He would like to subdivide his current parcel on the easterly side of Route 22 into 4 lots. He would like to gift to his children 3 lots and retain a lot for himself. He will need septic approval for each lot. Potential house locations will need to be noted on the map, along with water & septic. All lots have road frontage. The APA has determined the project non-jurisdictional. They also told him the trailer on the property will need to be removed. 1 lot will be 43 acres, 12.9 acres, 13.4 acres and the lot with the existing house is approx. 45 acres.

**Eugene Granger** – Currently has 2 lots on Pulpit Pt. Road. He would like to abolish the lot line and make just 1 lot. The County said he needed to come to our board.

**Resolution #18** - Motion was made by Robert Rudt to make a lot line adjustment between Lot #19-1-4.6 & Lot #19-1-4.1. He would like to abolish the line between the 2 parcels to make 1 lot. Seconded by Janet Mallon and passed unanimously.

**Sheila White** – The Whites' attended the last town board Meeting and requested the board approve an Open Development Area under Sec 280A sub 4 for the Gull Bay Road extension. The town board asked the Planning Board to look into this developmental area. Att. Lapper read a letter dated 2/28/14 that he had addressed to the town board. The Chazen Group had previously written a letter to the board. The letter indicated they had no further comment on the situation, since code Enforcement Officer had already made an assessment that the road is adequate for emergency vehicles. This board would like Chazen to review the road and report back if it can support an emergency vehicle. The Whites also asked to have their application extended. Caffry spoke to the board and has concerns re: the bridge. He would like the repair of the bridge be a condition upon approval of 280A. Att. O'Connor spoke regarding Fire code. He doesn't think this board or the town board can grant variances to NYS fire code. There are 2 lawsuits pending. 1 is against Sheila White stating she does not have a legal right of way. The other is against the APA for their preliminary approval since they did not review the access road. He wants this board to review the standards of this road – Health, Welfare & Safety.

**Resolution #19** - Motion was made by Galen Seerup to seek advice from the Chazen Group regarding the White's Maintenance Analysis Report in light of the code enforcement Officer's opinion that the Gull Bay Ext. Road is adequate for emergency vehicles. Seconded by Janet Mallon and passed. Larry Kissko opposed.

**Resolution #20** - Motion was made by Richard Malaney to move to the Town Board to approve an Open Development Zone for the Gull Bay Road Extension – No Second. Larry Kissko is in favor of this resolution but would rather see this done before Resolution 19.

**Resolution #21** - Motion was made by Janet Mallon to extend the Sheila White's application approval period to Aug. 13, 2014. . Seconded by Larry Kissko and passed unanimously.

Galen asked the board members to review the SEQR for the Sheila White project and be prepared to finish it up next month's meeting. If all goes well.

**Resolution #22** - Motion was made by Janet Mallon. Rules for the Agenda were drawn up and will now be printed on the Agenda each month. Rules are as follows:

“When a member of the audience is recognized by the chair to speak, please speak no more than 5 minutes for or against any applicant's proposal. Rebuttals are limited to 1 minute providing time is allowed. Please remember to direct all comments & questions to the board & not the applicant. Please do not repeat what has already been stated.” Seconded by Richard Malaney and passed unanimously.

**Resolution #23** - Motion was made by Janet Mallon to adjourn this month's meeting at 9:07. Seconded by Charlie Bain and passed unanimously.

Respectfully Submitted,

Paula M. Wilson  
Planning Board Clerk

*Next Planning Board Meeting Wednesday May 14, 2014 at 7 pm.  
Minutes subject to approval.*