

PUTNAM PLANNING BOARD

JULY 13, 2016

The Putnam Planning Board met on July 13th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Richard Beebe, Janet Mallon & Allen Moore. Wayne Busby, Anthony DeFranco, Michael McGrath, Cee McKenzie, John Caffry, Jamie Brown, Chris Navitsky, Guy Williams, Joe Smith Michael O'Connor, Steven Mildon, and Bert Windle were also present as guest.

PUBLIC HEARING – VINCENT BEATTY – SITE PLAN

Guy Williams and Anthony DeFranco presented a Site Plan to demolish 2 existing homes on 4425 Link Way and construct a new 5 bedroom home with attached garage. The old house encroaches in the 75' set back from the lake. The new home will be behind the setback. The house footprint is 2300 sq. ft. There will be a Pureflow, raised, engineered septic system with 2 tanks and 2 pumps. The septic is located outside of the 100' setback from the lake. There is an existing garage and they will be replacing the roof. A stone drip strip will be installed to capture the runoff. The driveway will be gravel and the shorefront will be left as untouched as possible. Pictures were presented. Burt Windle asked the size of the septic field. The field will be 1000 sq ft. which is larger then it needs to be, meeting the requirement. Chris Navitsky appreciates the increase of the set back from the lake. He was concerned what type of restoration will take place for the old footprint. Guy answered saying there is a large amount of vegetation existing in front of the old house that will not be removed. Some trees will be replanted. A rain garden will be installed as well. No other comments from the audience. Public Hearing closed at 7:27 pm.

Resolution #30– Motion was made by Robert Rudt to approve the June minutes with the correction on page 2 “the” should be “they”. Seconded by Allen and passed unanimously.

Vincent Beatty – Visual plans were reviewed and discussed. Once the home is constructed, the owner will be up and they will come up with a landscape plan to be installed in the spring of 2017.

Resolution #31– Motion was made by Robert Rudt there is a negative declaration regarding SEQR on the Vincent Beatty site plan. Seconded by Janet Mallon and passed unanimously.

Resolution #32– Motion was made by Robert Rudt to deem the Vincent Beatty site plan a Type 1. Seconded by Janet Mallon and passed unanimously.

Resolution #33– Motion was made by Allen Moore to approve the Vincent Beatty plan pending Lake George Park Commission approval. Seconded by Richard Malaney and passed unanimously.

ELIOPOULOS – LK GEORGE LAND CONSERVANCY – Att. Caffry represents the Lk. George Land Conservancy. They would like to buy the so called Lot 20 of the Glenburnie 1907 subdivision from the Eliopoulos's. Our Town Att. John Breitenbach has submitted a letter that states the current lawful status of several lots on a 1910 filed subdivision map are pre-existing, lawfully created and otherwise known as “Grandfathered”. Since the lot described as Lot 20 does not extend northerly of County Rt 1, no subdivision approval is required, in his opinion. In 1967 part of the lot was conveyed out in the northwest corner between lots 14 to 19 which is now known as the Glenburnie Club. At that time the Planning Board did not exist. They are asking for a decision that this purchase of Lot 20 is not a subdivision and does not require Planning Board Approval. Galen would like to know the future plans for the entire parcel. He feels that this is a segmented subdivision. Also we don't see a Lot 20 on the map. Caffry says the meats and bounds are there per the surveyor even though it isn't labeled Lot 20. Att Michael O'Connor represents Eliopolous. He agrees that #20 was not labeled on the 1910 map. It was a remainder lot with boundaries. He states this is a stand alone lot. All the other lots were pre-existing. He says this is not a segmented subdivision.

Resolution #34– Motion was made by Janet Mallon that per the advise of Att. Breitenbach; Eliopolous Lot 20 is a pre-existing lot and does not require Subdivision approval. Seconded by Allen Moore and passed. 4 yes votes and 1 opposed (Galen).

MICHAEL MCGRATH – Steven Mildon is the representative. A 14' x 32' carport for boat storage has been constructed on 453 County Rt 1. They did not realize they needed Planning Board approval. They are approx. 1000 yards from the lake. They have rock gardens to aid in the stormwater management. The \$25 fee was received. Wm. Ball has visited the site and brought to the contractor's attention that site plan approval was needed.

Resolution #35– Motion was made by Richard Beebe there is a negative declaration regarding SEQR on the Michael McGrath site plan. Seconded by Janet Mallon and passed unanimously.

Resolution #36– Motion was made by Robert Rudt to deem the Michael McGrath site plan a Type 1 and approve it after the fact. Seconded by Janet Mallon and passed unanimously.

PETER PALLIS – Steven Mildon is the representative. He would like to construct a 12'x33.6' carport and add a roof over an existing porch. Site plan is at 452 County Route 1. A stormwater plan was discussed. Galen would like to see the water captured with a rain garden. A \$25 fee was received.

Resolution #37– Motion was made by Richard Beebe there is a negative declaration regarding SEQR on Peter Pallis site plan. Seconded by Janet Mallon and passed unanimously.

Resolution #38– Motion was made by Robert Rudt to deem the Peter Pallis site plan as a Type 1, accept as complete and approve it. Seconded by Janet Mallon and passed unanimously.

Steven Mildon asked the Planning Board about a project at Toelstedt's on Indian Pt. Way. He is building a new boathouse and removing the existing one. He asked if he needed Planning Board approval. He is adding 4' to the size of the existing one. The LGPC is the agency he will need to get approval from. Galen recused himself.

Resolution #39– Motion was made by Robert Rudt that the Toelstedt's boathouse reconstruction is non-jurisdictional to this board. Seconded by Janet Mallon and passed unanimously. Galen recused himself.

Mrs. Anne Eaton had sent a letter questioning her notification of a project. The clerk had notified the neighbors that touch the property involved, hers does not. The clerk used the addresses provided by the applicant which came off the Washington County Tax property website.

Resolution #40 – Motion was made by Janet Mallon 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 August 10, 2016

Minutes subject to approval