

Public Hearing & Regular Meeting Of the Putnam Town Board

June 10th, 2021, 7PM ~ Putnam Town Hall ~ Zoom

7:00 Public Hearing called to order

Roll Call

Members present:

Supervisor	Darrell Wilson
Councilman	Christopher Mallon
Councilman	Larry Shiell
Councilwoman	Carole Schneider
Councilman	Charles Bain

Others present: Mary Jane Dedrick (Deputy Clerk, P.O. Box 14), David Hayes (PVFD President, Resident, 560 Gull Bay Road), Bert Windle (Resident, 5211 Sagamore Road), Leslie L. Bain (Resident, 371 Peterson Road). **Present via ZOOM:** Cee McKenzie (BAR Chair, 526 Gull Bay Road), Bob Rudt (Planning Board, 526 Gull Bay Road), May Drinkwine-Shiell (Resident, 439 County Route 3), Nancy Wolf-Fisher (Resident, 5183 Sagamore Road) Joe Fisher (Resident, 5183 Sagamore Road), Galen Seerup (Planning Board Chair, 17360 State Route 22), Karl Ohly (Resident, 428 County Route 3).

PUBLIC HEARING ON PROPOSED TOWN OF PUTNAM LOCAL LAW AS IT RELATES TO THE REGULATION OF SOLAR ENERGY COLLECTORS IN THE TOWN OF PUTNAM

Bert Windle addressed the Board first. Mr. Windle expressed concern with flush mounted panels and their reflective properties being a nuisance to neighbors. Mr. Windle asked about a permitting fee, and if it would apply to solar installations. Supervisor Wilson replied that yes, the Site Plan Review would still be needed by the Planning Board and the application fee would still apply. Mr. Windle also asked if the assessment is reviewed after solar farm built. Supervisor Wilson replied that it would be assessed with solar value.

Dave Manchester asked if the current draft was a template or prepared in house. Supervisor Wilson advised it was prepared from a template.

Leslie Bain asked for clarification on a setbacks. Supervisor Wilson explained that different setbacks are being considered, an appropriate value will need to be determined as parcel sizes vary greatly.

David Hayes expressed concern over trying to conflate commercial solar and residential solar in one document. Mr. Hayes opined that each was deserving of a document of their own to reduce confusion.

Karl Ohly Mr. Ohly asked how the surety would be assessed. Supervisor Wilson replied the intent is written as such that whatever that value would be to decommission the site. It's an appraised value of the at the beginning of the project on what it would take to decommission a project and fully remove panels at the end of their life. Mr. Ohly asked if that was for residential. Supervisor Wilson replied no it was not intended for residential. Mr. Ohly asked if there was a point where the vendor could supply information rather than using engineers, stating he does not see why homeowners should have the added expense when installing solar.

David Hayes raised a wording issue in the "Purpose and Intent" paragraph. Mr. Hayes suggested using "maximum" footprint rather than "minimum" footprint. Mr. Manchester agreed with the suggestion. A discussion about project size and how to apply prudent guidance and regulation to various sizes of solar applications took place. Supervisor Wilson asked if there were any further comments, there were none.

Resolution #51

Motion to close Public Hearing and open the Regular Meeting of the Putnam Town Board

On motion of Councilman Charlie Bain, seconded by Councilman Larry Shiell; all in favor.
Resolution unanimously adopted.

Public Hearing closed at 7:35

Regular Meeting of the Putnam Town Board opened at 7:35

The Pledge of Allegiance was led by Councilman Charlie Bain.

Resolution # 52

Accept the minutes of the May 13, 2021 meeting

On motion of Councilman Chris Mallon, seconded by Councilman Charlie Bain; all in favor,
Resolution unanimously adopted.

Resolution #53

Accept the Budget Officer's report for the month of May 2021

On motion of Councilwoman Carole Schneider, seconded by Councilman Charlie Bain; all in favor,
Resolution unanimously adopted.

Resolution # 54

Accept the Town Clerk's report for the month of May 2021

On motion of Councilman Larry Shiell, seconded by Councilwoman Carole Schneider all in favor,
Resolution unanimously adopted.

Resolution # 55

Accept the Town Justice Report for the month of May 2021

On motion of Councilwoman Carole Schneider, seconded by Councilman Larry Shiell; all in favor,
Resolution unanimously adopted.

Pay bills as audited

On motion of Councilman Christopher Mallon, seconded by Councilwoman Carole Schneider; all in favor, Resolution unanimously adopted.

Resolved, the bills on the following are paid as audited.

General Fund	# 130-161	\$3250.97
Highway Fund	# 50-64	\$11,267.81
Meadow Knoll	# 2	\$3100.00

Correspondence (7:40)

A letter from Roxanne Harris regarding commercial solar in Putnam was read aloud by Supervisor Wilson (See attached)

Cee McKenzie, Board of Assessment Review Chair, submitted a report from Grievance Day on May 25th, 2021. (See attached)

Courtesy of the floor (7:44)

Bert Windle expressed concern about potential boat parking on Sagamore Road. Supervisor Wilson advised that the Sagamore Road is not for boat storage or trailer parking, it will be for beach parking overflow, and for day parking only. Mr. Windle also expressed concern that during rainy weather mud will be dragged onto Sagamore Road from the parking area. Mr. Windle commented on the parking

situation at the old town landfill, saying “it’s sloppy and messy and a big eye sore” and residents do not want that on Sagamore Road. He explained when parking first began at the landfill there were far fewer trailers than there are today. Dave Manchester asked if there is a fee for boat trailer parking at the landfill. Supervisor Wilson replied it was originally meant for seasonal trailers only parking. Mr. Manchester suggested charging a fee. Bert Windle replied that initially the former Supervisor did not want to charge a fee believing it would introduce liability to the Town. Mr. Manchester replied that you can charge a fee and still say “at your own risk”, as many cities do with parking. Mr. Windle opined that very little money has been spent developing that area in the last 15 years and that a plan and marking out spaces would be appropriate and make it look much cleaner. Mr. Windle changed topic moving to the possible septic legislation proposed on Lake George. Mr. Windle agreed everyone wants to keep the lake clean, at the same time “we don’t want to open Pandora’s box with another government group coming in”. Mr. Windle continued from what he has been reading so far, he does not see who’s in control, or any rules, or any penalties, or who enforces the rules and penalties etc. there is “way too much left open” for his comfort. Mr. Windle spoke of the loss of younger generations who are selling properties often because they cannot afford to keep them, or they are seniors who cannot maintain the camps anymore who do not need the added financial stresses of selling by adding one more expense and possible deterrent to a sale. Councilman Shiell joined the conversation saying he completely agrees with Mr. Windle, not enough information has been made clear about the program, and who will run it, enforce it, penalties etc. Councilman Shiell stated “we need more answers before we move forward on it”. Cee McKenzie joined by commenting, Ms. McKenzie suggested before enacting this “burdensome law” we ought to look at some of the water testing that the Lake George Association (LGA) has been doing along the shore of Putnam, so that we understand what the water quality is. Ms. McKenzie continued that she is not aware of any septic breaches that would affect water quality in Putnam in the twenty years she has been here. She continued that Putnam is much lighter in residential and commercial properties as compared to the Village of Lake George. Ms. McKenzie also pointed out that prior to real estate transactions buyers are encouraged to have a home inspection and a septic inspection as part of the sale. If a remediation is required, the seller typically must resolve the issue before the buyer takes possession. Ms. McKenzie finished by encouraging the Board to hold this legislation until a review of the lake quality in Putnam over several years is done, before enacting something that will be burdensome to the sellers in Putnam “who really do support this town with their taxes paid”. Dave Manchester agreed with Cee McKenzie that buyers as they hear about these types of things are going to expect that septic is a component of inspection. Supervisor Wilson recommended taking a “wait and see” approach to this legislation. Supervisor Wilson asked if there were anymore comments from the floor. There were none.

Highway Report (8:00)

Highway Superintendent (HS) Gary Treadway was not present, his report was read by Supervisor Wilson. The crew cut brush on Gull Bay Road from the beach to the end of the road. Replaced damaged board on the board walk at Gull Bay Beach and painted the entire board walk with heavy duty deck paint. The parking area was striped for parking. Supervisor Wilson added that the crew took the satellite dish off from Town Hall. Mr. Windle asked about the mowing contract with Washington County and if the Town loses money on it and indicated he would like an accounting of how much it costs the Town vs. money paid by the County. Mr. Windle also addressed parking at the Klemm Ulcher ballpark on Route 22, He asked if the Sheriff could patrol the area during ball tournaments because the excessive parking on Route 22 is creating dangerous conditions for pedestrians and motorists when the park is in use.

Planning Board report (8:07)

Galen Seerup, Chair of the Planning Board, reported at the June 9th meeting of the PB there were three site plans and one subdivision. The subdivision of Jesse and Eleanor Berube was approved. The three site plans consisted of a project by Scott and Sandy Hay. The Hays plan to set a pre-built storage shed on their property. Ken and Beth Koornneef presented a proposal for a single-family dwelling at 2028 Lake George Way. The last project on the agenda was James Duffy, represented by Matt Huntington, has a plan to

renovate and expand their current home located at 3029 Lake George Way. The final issue before the Planning Board, Jon Herttua was given a retroactive site plan approval in December of 2020. The Planning Board directed Mr. Herttua to move the shed at least 5' from the property line by June 1, 2021. The shed has not been moved, and the LRCC1 has been withdrawn from the County due to not conforming to the approval. Chairman Seerup also advised the Town Board that Jodi Granger has resigned from the Planning Board due to a conflict with her new job and scheduling. A new member will be sought to fill Mrs. Granger's seat. Chairman Seerup raised the issue of the Planning Board having difficulty reaching a quorum and the need for members who can attend meetings regularly.

Fire Department report (8:10)

David Hayes, Putnam Volunteer Fire Department President, reported that in the month of May the FD had 7-911 calls, 4-EMS calls, and 3-standby calls. The FD hosted a Washington County COVID vaccine site on May 27, 11 people attended. A second clinic will be held for one hour with the Johnson & Johnson vaccine on June 24th, 2021, between 11am and noon. A new member joined the Department bringing the membership to 15. The new truck bay doors have arrived. The new doors will add approximately 18" in height to the threshold of the door. The installation is scheduled to begin June 14th. The FD will be doing spring cleaning at the firehouse on Sunday June 13. The annual barbeque is scheduled for July 24th, it will be outdoors and in person, not a drive through.

Old business (8:17)

Cemetery Regulations- Supervisor Wilson addressed the Board about the packets they received with information about various cemeteries and their regulations as well as some literature from the State. Supervisor Wilson asked the Board to review the materials for future discussions in regulation development for the cemeteries in Putnam.

New business (8:22)

Planning Board member- Supervisor Wilson asked the Board to spread the word among residents that there is an open seat on the Planning Board. The position will also be advertised.

Resolution #56

Re-appoint Angela Brown to the Board of Assessment Review for a 5-year term beginning October 1st of 2021 ending September 30th, 2026

On motion of Councilman Chris Mallon, seconded by Carole Schneider; all in favor.
Resolution unanimously adopted.

Supervisor Wilson advised the Board will be moving to Executive Session.

Councilman Shiell inquired why the new dog law was not on the agenda. Supervisor Wilson advised that the dog law will be on the agenda in the near future. Supervisor Wilson also explained that we have a law currently that is a penal law regarding penalties, whereas the new law would be a down grade to civil penalties saying we have time as our current law is in place.

Resolution #57

Move to Executive Session- Litigation- informational

On motion of Councilman Larry Shiell, seconded by Carole Schneider; all in favor.
Resolution unanimously adopted.

Executive Session – no action taken by the Board.

Resolution #58

Leave Executive Session and adjourn the regular meeting of the Putnam Town Board

On motion of Councilman Charlie Bain, seconded by Councilman Chris Mallon; all in favor.
Resolution unanimously adopted.

Meeting closed at 9:55 PM

Next Meeting July 8th, at 7 PM

Respectfully submitted,

Darlene Kerr
Putnam Town Clerk

Darrell Wilson _____ Supervisor

Christopher Mallon _____ Councilman

Larry Shiell _____ Councilman

Carole Schneider _____ Councilwoman

Charles Bain Sr. _____ Councilman

Roxanne Harris
521 Liddle Harris Rd.
Putnam Station, N.Y. 12866
June 10, 2021

Putnam Town Board
Putnam Station, N.Y. 12861

Atten: Board Members

I am writing our town board to ask them not to approve solar farms in our community. I was blessed to be married to a man whose roots ran deep in the town of Putnam, who always did what was best for this community. I know in my heart and in his, that if he were still here today he would never allow this to take place and have our town change forever. He would have maintained all the fields of Putnam if he could have. I recall one summer and I'm sure Chris Mallon does also when Chris' spillway on his property had washed out after a storm preventing any equipment from reaching his field my husband took his tractor and brush hog up and over a log road to reach the back-side of Chris' property to brush hog it. He was never asked to do this but did it anyway. He was a farmer who believed pastures should not become overgrown with brush or trees let alone acres of solar panels. Don't forget that Washington County has an Ag district. I am sure the farmers who fought for this did not envision the land to be used for this purpose.

When I recently found out that this topic was on the town boards agenda I have done some reading on solar farms and found that a number of towns in New York State are fighting against this. There is an article from The N.Y. Times dated March 18, 2020 regarding this. Some concerns that were listed was the glare from the panels on drivers. Another concern was endangering the bird population. You only have to have a cattail or two on your property to be considered wetlands. Don't our birds deserve the same protection? Solar farm investors are paying more money to the farmer for his property, making it impossible for small farmers to compete for the land they wish to lease.

Solar farms haven't been around all that long. We really don't know how damaging they could be to the environment or people. There are numerous sites on the internet that you can go to that mention loss of waterfowl due to the birds thinking the reflection is water and they are unable to fly off of the panels. There are also a number of toxic substances that are used in the making of these panels. It was also noted they emit their own greenhouse gases. And I am sure we can all agree on the eyesore they cause. This is not worth giving up our land.

Doesn't any of this cause you to take pause? Even if it's just out of respect for Gray, please take pause regarding this matter.

Sincerely,
D...

June 6, 2021

Town Council
Town of Putnam
Putnam Station, NY 12861

RE: 2021 Putnam Grievance Day Summary

The 2021 Board of Assessment Review met on Tuesday, May 25th for the review of grievances. There were five grievances received.

While the Board granted reductions of \$129,100 to Total Assessed Value, the original grievances requested a reduction of \$304,647. The actual reductions represent 0.0443% of the Total Taxable Town Value of \$291,332,883 as reported on the 2021 Tentative Assessment Roll.


Cecilia L. McKenzie

Chair 2021 Board of Assessment Review

Attachment (2021 BAR Grievance Summary)

cc BAR Files

Town of Putnam - 2021 Board of Assessment Review - Grievance Summary

	Name	Tax ID	Description	Tentative Assessment Roll 2021 Land Value	Tentative Assessment Roll 2021 Total Assessed Value	Claimed Assessment	Revised Land Value	BAR Determination Total Assessed Value
1	Shanard, Lauren	14.8-1-18	210	\$ 641,800	\$ 931,300	\$ 875,000	\$ 641,800	\$ 931,300
2	Cross, Landon & Nicole	12.-3-6.3	242	\$ 59,600	\$ 282,900	\$ 195,746	\$ 59,600	\$ 275,000
3	Bertot, John & Robin	4.9-1-1.1	210	\$ 522,500	\$ 765,300	\$ 680,000	\$ 522,500	\$ 765,300
4	SILC Network Solutions, Inc	646.000-0000-701.360-1881	836	\$ -	\$ 75,893	\$ -	\$ -	\$ 75,893
				\$ 1,223,900	\$ 2,055,393	\$ 1,750,746	\$ 1,223,900	\$ 2,047,493
						\$ (304,647)	\$ -	\$ (7,900)
							\$ 135,000	\$ 137,000
							\$ 135,000	\$ 129,100
								Total Reductions via BAR
								0.0443%
								Grand Total Assessed Tentative 2021
								291,332,883

# Name	Tax ID	Description	Assessment Roll 2021 Land Value	Assessment Roll 2021 Total Assessed Value	Revised Land Value	Assessor Stipulation / Correction Total Assessed Value
1 Hahn / Patricia Insogna	12.4-24	314	\$ 220,000	\$ 222,000	\$ 85,000	\$ 85,000
			\$	\$ 222,000	\$ 85,000	\$ 85,000
					\$ 135,000	\$ 137,000
						Stipulation Changes