

Putnam Planning Board

November 12, 2025 Meeting Minutes

Planning Board Members Present: Richard Melaney, Wayne Busby, Art Sheehly, Galen Seerup, Mark Karlson, Bill Brown

Attendance in Person: Rick Quesnel, Aaron Roberts, Michael Albrecht, Doren Rockhill, Bob Holmes, Mathew Huntington, Sid Barnhart, Patricia Maletta, Robert Malletta, Sarge Condit, Joe Iannuzzi

Attendance OnLine: Kristin McCarthy, Jim Barshinger, Kent Sweeney

Public Hearings (Meetings Opened at 7:02):

- Barshinger: 6614 Royal Anchorage Way; Parcel 11.8-5-2
 - Construction of a single family home. APA and LGPC have approved. Will use Royal Anchorage sewer system. Elva Blasting will do pre-blasting surveys. Letters have gone out to neighbors- no negative comments. Neighbors are aware that there will be blasting. Neighbors know that their properties will be reviewed prior to blasting. No questions or comments from the public. Discussion closed.
- Condit: 35 Warrick Rd; Parcel 8.-2-5.3
 - Construction of a single family home. APA and LGPC have approved, neighbors were notified- no negative comments. No questions or comments from the public. Discussion closed.
- Hillman: 2048 Lake George Way South; Parcel 7.12-2-13
 - Replacement of two single family dwellings. APA and LGPC have approved. Letters were sent to neighbors and Mr Malletta has responded with concerns and is present. Bob Holmes presented from RU Holmes Engineering. This is a densely packed property and the plans are highly engineered. The well location was moved from the original location to address neighbor's concern- it is now over 100 feet from neighboring existing septic system but the setback circle still overlaps onto neighbors property.
 - Mr Malletta presented significant concerns relative to his adjoining property and the well setback. He views the well setback as impeding his potential future use of his land within the setback for possible future septic system expansion. A very lengthy discussion centered around this topic.
 - Kristin McCarthy discussed how the well was moved to negate the need for a waiver relative to Malletta's existing septic system. Discussion of the potential option to delete the well and use the lake as water source. Recognition that Malletta objections may preclude Hillmann/McCarthy from using their land as they would like to.
 - No agreement reached and significant differences of opinion exist. All parties agreed to take a month to talk to each other to see if they can come up with a workable solution that will satisfy all parties.
 - **Resolution 50:** Motion made by Galen to table this discussion for a month and continue it at the 12/10/25 meeting. Second by Dick. Discussion: Dick raised the potential for the town to hire a third party engineer (at the expense of the project owner as per town law) in order to provide the town with an expert opinion. Unanimous vote in favor of the motion. Discussion tabled for a month.

- **Resolution 51:** Galen made a motion to move forward and hire a third party engineer at the expense of the project owner. Wayne seconded. Discussion: The board discussed holding off on this until after the 12/10/25 meeting. This may not be necessary if the neighbors are able to resolve this between themselves. Voting to approve the motion: Galen, Dick. Voting against the motion: Bill, Mark, Art, Wayne. Motion failed 4-2.

Final Public Hearing ended at 7:52. Hillman/McCarthy property discussion will be continued at the 12/10/25 Planning Board Meeting.

Monthly Meeting:

Monthly meeting of the Planning Board was begun at 7:53.

Resolution 52. Meeting minutes from prior month. Motion to approve by Galen, second by Dick. No further discussion. October meeting minutes approved by unanimous vote.

- Barshinger: 6614 Royal Anchorage Way; Parcel 11.8-5-2
 - Construction of a single family home and other details as per prior meetings and preceding public hearing. Discussion and confirmation that all plantings will be done by 2 years after construction commences. APA and LGPC approvals are on file. No concerns were raised at public hearing. No further questions raised by the Board.
 - **Resolution 53:** Motion by Wayne to accept the project as a type 1 with a negative declaration. Second by Art. Unanimous vote to approve.
 - **Resolution 54:** Motion by Mark to approve the project. Second by Art. No further discussion. Unanimous vote to approve. Project approved.
- Condit: 35 Warrick Rd; Parcel 8.-2-5.3
 - Construction of a single family home. Approvals are on file, no concerns at public hearing. No further questions from the Board.
 - **Resolution 55:** Motion by Wayne to accept the project as a type 1 with a negative declaration. Second by Dick. No discussion. Unanimous vote to accept the project..
 - **Resolution 56:** Motion by Dick to approve the project. Second by Art. Unanimous vote to approve. Project approved.
- Hillman: 2048 Lake George Way South; Parcel 7.12-2-13
 - Replacement of two single family dwellings.
 - As per preceding Public Hearing, discussion and review of this project was tabled until the December meeting.
- Oliver/Ledbetter: 51 County Rt 2; Parcel 13.-1-4.2
 - Construction of a 30x40 pole barn. This is a new project to be built by Sid. It is a storage barn for an RV. No septic. Sid sent letters to all neighbors. Neighbors returned letters verifying that they have no concerns (including Henry Seers who is immediately across the road). APA approval, drawing, and topo map are on file. No issues or concerns raised by the Board.
 - **Resolution 57:** Motion by Galen to waive a public hearing as this is a simple pole barn and neighbors have provided written verification of no concerns. Second by Dick. No discussion. Unanimous vote in favor.

- **Resolution 58:** Motion by Galen to accept the project application, deem it a type 1 with a negative declaration, and approve the project. Second by Wayne. Unanimous vote in favor. Project approved.
- Iannuzzi: 45 Tiroga Beach Lane; Parcel 1.14-1-2
 - Construction of a garage. This is a new project being presented on an informational basis. APA approval on file. Awaiting LGPC approval. This is a lakefront parcel on Tiroga Lane. Tom Jarrett of RU Holmes is working on the stormwater plan.
 - This property is half in Ticonderoga and half in Putnam. The existing house is in Ti and the proposed garage will be in Putnam. Ti has no issues with the project and just asked for copies of Putnam approvals for their files. Garage would be in existing lawn area, not connected to existing house.
 - Garage is for storage of cars/boats. Upstairs will be a workshop. No plumbing. Property is connected to Ti sewer system so no septic would have been needed even if plumbing had been planned.
 - Letters will be sent by the clerk to neighbors. Project will be discussed at the December meeting if there are any LGPC updates.
- Quesnel: Potential Subdivision
 - No paperwork has been filed on this project as yet. Application form and all details will need to be submitted to Planning Board, including property Parcel ID and address.
 - This is a 202 acre parcel that is looking to be subdivided. A neighbor wants to buy 100+/- acres of what used to be an old orchard on the Seers farm. A new survey has been done.
 - Board described the paperwork, application, and other documents that must be prepared and filed for review in order to approve this.
 - Owner will put together a formal application.
- Courtesy of the floor
 - No comments in person or online
- Board Discussion
 - LRCC2's signed for a new roof, a generator, and a small porch roof.
 - Discussion of a property on Lillie Lane where a road has been built and stakes appear to outline construction location for a new building. No information on this has been submitted to the Planning Board. Bill Brown will bring this to the Town Board's attention for a possible letter from attorney Winn.
- **Resolution 59:** A motion was made by Art to adjourn. Second by Wayne. Unanimous vote in favor. Meeting adjourned.

Minutes submitted by Mark Karlson, 12/1/25