

**Public Hearing to consider the repeal of Local Law #1 of 2020**  
**&**  
**Regular Meeting of the Putnam Town Board**  
**February 12, 2026 7PM ~ Putnam Town Hall ~ Zoom**

**7:00 pm Public Hearing called to order**

<b>Town Board Members present:</b>	Supervisor	Darlene Kerr
	Councilwoman	Carole Schneider
	Councilman	Rick Bezio
	Councilman	Mark Karlson
	Councilman	Charles Bain, Sr.

**Others present:** May Drinkwine-Shiell (Resident, 439 County Route 3), Kay Greenough (Resident, 427 County Route 3), Jean Trudeau (Resident, 300 Pulpit Point Road), Gary Treadway (Highway Superintendent), Jim Kloiber (Resident, 2198 Black Point Road), Stephanie Wagoner (Resident, 2198 Black Point Road), Cynthia Floor (Resident, 293 Lake Road), Dick Malaney (Resident, 51 Hutton Square Road), Donald Treadway (Resident, 26 Treadway Lane), Sharon Moore (Resident, 974 County. Rte. 2), Peg Olsen (Resident, 3109 Lake George Way), Wayne Busby (Resident, 11 Charter Brook Lane), Joan Jenkins (Resident, 625 Gull Bay Road), Tom Jenkins (Resident, 625 Bull Bay Road), Glen Brownstein (Resident, 2300 Black Point Rd), Charles Koehler (Resident, 2214 Black Point Road), Paula Wilson (Resident, 15 County Rte. 3), Valerie Bogdan-Powers (Resident, 842 Gull Bay Road), Kevin Powers (842 Gull Bay Road), Chris Navitsky (Lake George Waterkeeper), Alex Portal (Reporter, The Post-Star), Galen Seerup (Resident, 17360 State Rte. 22), Jocelyn McRae (Resident, 606 Gull Bay Road), Janet C. Mallon (Resident, 575 Liddle Harris Road), Randy Rapple (Resident, 2346 Black Point Road), Janice Holding (Resident, 2234 Black Point Road), Kevin Gilday (Resident, 2234 Black Point Road), Lani Ohly (428 County Rte. 3), Cary Cross (412 Hutton Square Road)

\*\* ZOOM Participants are noted as they appeared on the screen, or if a participant spoke and identified themselves.

**Present via ZOOM:** Cee McKenzie, Nancy Wolf-Fisher, Dr. Ohly, Maryjane Dedrick, Mary Delongis, Corey Granger, Teresa Devlin, Tom Devlin, LD, Jim Hock, Joe Fisher, John Pinneli, Marta Koleman, Sid Barnhart, Bonnie Barnhart, Steve Hughes, Robert Winn, Vic Putnam, jtgu, Stuart Baker, Jada Beaudet, 518-852-4374, Tom Badenoch, Susan Soloman, Lynne, Ellen Smith, Hilary, EJ, PED, Bob Stevenson, Kiersten Geiger-Ryder

The Public Hearing was opened by Supervisor Darlene Kerr. Hearing rules were reviewed, including time limits, decorum, and expectations for respectful conduct.

## **Public Comment - Zoom Participants:**

### **Nancy Wolf-Fisher**

Nancy summarized her written submission and highlighted reasons to retain the Site Plan Review Law. She commented that rescinding it would eliminate neighbor notification, oversight of blasting, stormwater management, and aesthetic protection.

### **Cee McKenzie**

Cee emphasized the Planning Board's value in providing a cohesive understanding of town development and helping maintain the character of the community. She would suggest keeping the Site Plan Review Law in place.

### **Mary DeLongis**

Mary supported retaining a process for resolving issues between neighbors and agencies. She suggested one primary point of contact to steer applicants in the right direction, and two additional members to serve on the board.

### **Jim Hock**

Jim, a former nine-year Planning Board member, expressed disappointment at the suggestion that volunteers cannot be found. He offered to serve again and stressed the long-standing community investment in the Planning Board. He also suggested putting the decision out to the residents to vote on.

### **Dave Manchester**

Dave urged the Board to gather all facts, consider the entire constituency, and delay any decision for at least six months. He recommended studying how other lakefront communities work with their Planning Boards.

### **Lyle and Hilary Gorestein**

Lyle expressed support for the Planning Board and asked the Town Board to explain its motivation for disbanding a long time functioning system.

### **Bob Stevenson**

Bob associated himself with the comments of Nancy Wolf-Fisher and Jim Hock in support of retaining the Planning Board.

### **Tom Badenoch**

Tom, a long-time seasonal resident, praised past Planning Board interactions and urged postponement of any decision to allow time for corrections or improvements rather than elimination.

**Tom and Theresa Devlin**

Tom expressed concerns about losing local oversight, asked what system would replace the Planning Board, and supported postponement or reconsideration.

**Kiersten Geiger-Ryder**

Kiersten supported postponing the decision and asked how residents could help improve Planning Board operations.

**Public Comment – In-Person Participants:**

**Cindy Floor**

Cindy emphasized water quality concerns, noting changes observed over decades, and the importance of oversight to prevent harmful development.

**Randy Rapple**

Randy urged the Town Board to delay action and seek broader town input, suggesting a referendum as a fairer approach.

**Wayne Busby**

Wayne is a current Planning Board Member and supports tabling the issue and allowing the full town to vote instead of just the Town Board.

**Lani Ohly**

Lani offered to serve on the Planning Board. She emphasized environmental protection, scenic preservation, and the importance of local governance. She commented that despite her past extremely negative experience with the Planning Board, she still feels that having the Planning Board is an asset to the town.

**Janet Malon**

Janet also supports environmental protection and likes the idea of a referendum vote.

**Chris Navitsky**

Chris highlighted the Planning Board's role in transparency, public process, and consistent decision-making, and questioned the rationale for eliminating it. He commented that the Site Plan Review Law is a vital tool for the town to protect its residents.

**Kay Greenough**

Kay expressed her views on keeping the Planning Board and inquired about what the reasoning was for wanting to get rid of it. She commented that by having the Planning Board there is a review process, notice to neighbors and minutes of meetings, so residents know what's going on.

### **Peg Olsen**

Peg urged the Town Board not to relinquish local authority and warned of cumulative impacts from unregulated projects.

### **Valerie Powers**

Valerie described a positive experience working with the Planning Board and believes it should not be dissolved. She commented on how impressed her real estate agent was, as well as her architect and engineer on how the Planning Board operated.

### **Jim Kloeber**

Jim believes that keeping the Site Plan Review Law would be beneficial and commented on how he and his wife have had to deal with a neighbor that didn't involve the Planning Board with their project and how difficult it is for them.

### **Stephanie Wagoner**

Stephanie emphasized the Planning Board's role in facilitating communication and preventing neighbor disputes.

### **Dick Malaney**

Dick has been a member of the Planning Board since it started and provided historical context, noting the Board was created to assist the community. He would like the Town Board to keep the Planning Board.

### **Gaylen Seerup**

Gaylen reported that in 2024 the Planning Board reviewed 41 plans, only three of which were reviewed by APA or LGPC. He warned that eliminating the Planning Board would remove local knowledge and oversight.

### **Dawn Karlson**

Dawn described a drainage issue on her road caused by an unpermitted project, resulting in ice hazards which increased maintenance on the roadway by the Town Highway Dept. She urged consideration of financial impacts if the Planning Board was removed.

### **Robert Winn- Town Attorney**

Rob commented in response to residents looking for a referendum and putting the decision to a Town vote and stated that a referendum would not be permitted.

### **Closing of Public Comment**

After multiple invitations by Supervisor Kerr for additional speakers, no further comments were offered. The public comment portion of the hearing was closed.

### **Adjournment**

The hearing adjourned at 7:49 pm

**7:53 pm Regular Town Board Meeting called to order by Supervisor Darlene Kerr**

Councilman Bezio led the Pledge of Allegiance.

**Roll Call**

<b>Town Board Members Present:</b>	Supervisor	Darlene Kerr
	Councilwoman	Carole Schneider
	Councilman	Rick Bezio
	Councilman	Charles Bain, Sr.
	Councilman	Mark Karlson

**Discussion Following the Public Hearing**

The Board discussed the comments from the Public Hearing regarding the Planning Board and Site Plan Review Law. Councilman Karlson and Councilman Bain, Sr. expressed their thoughts about the need for more information and additional public input before making major changes. Councilwoman Schneider stated the issue has been discussed for six years and favored taking action tonight. The Supervisor clarified misinformation from the Public Hearing, noting that the comment at the January meeting about the deficit issue was not about money, but about lack of volunteers and quorum issues, and the Town can't continue to do business that way. Supervisor Kerr continued by saying this is the third time in six years that this has been brought to the table, so this isn't a decision done in haste. Jocelyn McRae inquired what the requirements are to be on the Planning Board. Supervisor Kerr commented that the Town Board would absorb the responsibilities of the Planning Board, if it was no longer in place, and the Town Board Members would need to take training to get familiar with the process. Cee McKenzie asked for clarification if someone had to be a full-time resident or just a property owner to be on the Planning Board. Rob Winn responded that someone would need to be a registered voter and have their main residence in the Town of Putnam.

***Resolution #9***

**Keep the Site Plan Review Law but dissolve the Planning Board**

Councilwoman Schneider withdrew her prior motion from the January 8, 2026, Town Board Meeting that included eliminating both the Planning Board and Site Plan Review Law, and instead made a Motion to keep the Site Plan Review Law but dissolve the Planning Board, transferring its responsibilities to the Town Board.

Motion seconded by Councilman Bezio.

**Roll Call**

Supervisor	Darlene Kerr	YES
Councilwoman	Carole Schneider	YES
Councilman	Rick Bezio	YES
Councilman	Charles Bain, Sr.	ABSTAIN
Councilman	Mark Karlson	NO

Passed by majority vote.

Town Attorney Robert Winn then presented Local Law #1 of 2026, which:

- Formally abolishes the Planning Board
- Transfers all Planning Board powers and duties to the Town Board
- Leaves the Site Plan Review, Subdivision Law, and Solar Law fully in effect

This Local Law does not abolish the Site Plan Review Law; it simply transfers the powers and duties of the Planning Board to the Town Board.

A copy will be emailed to the Town Board for review.

Cee McKenzie, who is the Town's Budget Officer, inquired about what will happen to the Planning Board's budgeted funds, and if the money would go to the Town Board Members instead. Supervisor Kerr commented that the Town Board has not yet determined how those funds will be handled, and more discussion is needed.

**Resolution #10**

**Accept the minutes of January 8, 2026 Regular Meeting with address correction**

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

**Resolution #11**

**Accept the Financial reports for the month of January 2026**

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

**Resolution #12**

**Accept the Town Clerk's report for the month of January 2026**

On motion of Councilman Charles Bain, Sr., seconded by Councilwoman Mark Karlson; all in favor. Resolution unanimously adopted.

**Resolution #13**

**Accept the Town Justice Report for the month of January 2026**

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

**Resolution #14**

**Pay bills as audited**

On motion of Councilman Charles Bain, Sr., seconded by Councilman Mark Karlson; all in favor. Resolution unanimously adopted.

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

General Fund	# 11-37	\$14,347.39
Highway Fund	# 7-17	\$ 11,733.10

### Correspondence

- Washington County Department of Public Safety sent the Town a listing of important contact names and numbers to have on hand.
- Letter from Dr. James Gabler regarding the misunderstanding of the Town Health Officer position. He does not wish to be the Health Officer for the Town. The Town will need to search for someone with the appropriate credentials.
- Correspondence from Bob Malletta that will be entered into the official Town records.

### Courtesy of the Floor

No comments.

### Supervisor's Report

Supervisor Kerr stated that there will now be a Supervisor's report given at Town Board meetings. When she is at Washington County meetings she represents not only the Town Board but also town residents, and would like to share information that she receives.

The following topics were discussed as part of the Supervisor's Report:

#### **State Proposal on Closed Prisons**

Governor Hochul proposed removing several closed Adirondack prisons from the "Forever Wild" clause, but Great Meadow was omitted. Supervisor Kerr requested authorization to send letters urging its inclusion. However, after a brief discussion it was decided to hold off on sending letters.

#### **DEC Proposal – PFAS Soil Thermal Treatment**

DEC is considering a permit for Clean Earth to test thermal treatment of PFAS-contaminated soil. The comment period has closed as of January 31st, but Supervisor Kerr wanted to be sure everyone was aware of what was happening.

#### **Commercial Lithium Battery Storage Facility**

Supervisor Kerr explained that there is a commercial battery storage facility located near Great Sacandaga Lake and is concerned about similar facilities potentially being proposed in Putnam. She asked the Town Board about how they would feel if the Town placed a 10 month moratorium on commercial storage applications so that the Town could gather more information. Supervisor Kerr made an initial motion for 10 months, but then withdrew that motion and moved on a 6 month moratorium instead.

### **Resolution #15**

#### **Six month Moratorium on Commercial Battery Storage**

On motion of Supervisor Kerr, seconded by Councilwoman Carole Schneider; all in favor.  
Resolution unanimously adopted.

A Public Hearing will be held next month prior to the regular Town Board Meeting on March 12, 2026.

### **Highway Report**

Highway Superintendent Treadway reported that the hard winter has caused an increase in the use of salt and sand so the department is running about 25%-30% over average. He continued to report that the salt barge is currently delayed in the Hudson River due to ice, but hopefully by the end of the month it will make its way up. The highway equipment is still holding up well despite the hard winter, and the use of improved plow blades has reduced salt usage over the past years. The usage of bryn was discussed. The Town currently does not use bryn as the supplier which is in Whitehall had issues making it when the Town of Whitehall had water issues last year. There's also a big investment involved as using bryn means that one of the pick up trucks has to have a tank and sprayer on the back, but then it has to be dismantled when they are done so that the truck can be used for other tasks. The Board thanked HS Treadway and commented that the department is doing a good job with keeping up on the roads.

### **Planning Board Report**

Councilman Karlson reported:

- Two subdivision applications were reviewed
- One approved; one awaiting additional information

### **Fire Department Report**

No report.

### **Court Audit Certification**

Supervisor Kerr explained that the Town Board is required to review Town Court records, including court financial records each year. However, each month the Town Board reviews that information instead of all at once at the end of each year. Supervisor Kerr asked for a Resolution acknowledging that the Town Board does in fact audit the court records monthly.

### **Resolution #16**

#### **Acknowledging monthly court audits are completed throughout the year**

On a motion of Supervisor Kerr, seconded by Councilwoman Carole Schneider; all in favor.  
Resolution unanimously adopted.

Supervisor Kerr asked if anyone had any business they would like to bring to the table.

Topics briefly discussed:

- Site Plan Review checklist - A checklist could be given to those that are inquiring about starting a project. It will be reviewed and updated as need be. Superintendent Treadway commented that the Ticonderoga Sewer Dept. needs to be on the list as there were a few projects that dealt with sewer lines and that department didn't know about them.
- Sewer district billing and administration - The Town bills Royal Anchorage, which is a private association, and they have a caretaker that handles pump outs or any issues that may arise. Peggy Moore handles the Town's billing for Royal Anchorage as well as for the Putnam Black Point sewer users.
- CHPE funding and reserve limits - There is no set amount for Towns that they should save. A reasonable amount would be 15% - 25% of the annual expenditures of the Town without having to earmark the money.

**Adjournment**

The meeting was adjourned at 9:07 PM

Respectfully submitted,

Nancy L. Treadway  
Putnam Town Clerk

Darlene Kerr _____	Supervisor
Carole Schneider _____	Councilwoman
Rick Bezio _____	Councilman
Mark Karlson _____	Councilman
Charles Bain, Sr. _____	Councilman



Darlene Kerr <townclerk@townofputnamny.com>

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**Record Preservation and Clarification - Maletta Parcels (7.12-2-7, 7.12-2-8, 7.12-2-14)  
Putnam, NY 12861**

1 message

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**rmaletta@nyc.rr.com** <rmaletta@nyc.rr.com>

Tue, Jan 20, 2026 at 9:13 PM

To: Rebecca.bussert@health.ny.gov

Cc: tmcDougall@washingtoncountyny.gov, jgraham@washingtoncountyny.gov, "Patrick Freeborn, Officer" <pfreeborn@washingtoncountyny.gov>, townclerk@townofputnamny.com

Dear All'

Attached please find a letter submitted on behalf of the Maletta parcels (7.12-2-7, 7.12-2-8, and 7.12-2-14) for the purpose of preserving and clarifying the administrative record relating to the Hillman/McCarthy project.

Also attached for reference are the Town of Putnam, NY, Town Board minutes dated December 11, 2025 and the Planning Board minutes dated December 10, 2025, as referenced in the letter.

Please include this correspondence and the attached materials in the official record.

Thank you for your attention.

Best regards,  
Bob Maletta

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 **Clarification - Preservation - Reinforcement Letter 01-20-2026.pdf**  
4456K

01-20-2026  
Patricia A. Maletta  
41 Wendover Road  
Forest Hills, NY 11375

**Via FEDEX & Emailed to:**

NYS Dept of Health  
Glens Falls District  
77 Mohican Street  
Glens Falls, NY 12801  
Attn: District Director: Rebecca Bussert  
rebecca.bussert@health.ny.gov

Washington County Dept of Public Health  
415 Lower Main Street  
Hudson Falls, NY 12839  
Attn: Director: Tina McDougall  
[tmcgougall@washington-county.gov](mailto:tmcgougall@washington-county.gov)

Washington County Code Enforcement Dept  
1153 Burgoyne Ave  
Fort Edward, NY 12828  
Attn: Admin. John Graham  
[jgraham@washington-county.gov](mailto:jgraham@washington-county.gov)

Town of Putnam Town Board  
C/O Town Clerk Nancy Treadway  
14 Putnam Center Road  
Putnam, NY 12861  
TownClerk@townofputnamny.com

**RE: Preservation and Clarification of Record – Hillman/McCarthy Project  
Parcels 7.12-2-7, 7.12-2-8, and 7.12-2-14  
Town of Putnam, Washington County, NY**

**To:** Town Clerk, Town of Putnam

**CC:** Town Supervisor; Town Board Members; Washington County Code Enforcement; Washington County Public Health; NYS Department of Health (Glens Falls)

**Date:** [Insert Date]

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I submit this correspondence for the limited purposes of **preserving the administrative record, clarifying statements reflected in recent meeting minutes, and accurately stating the basis of our position** regarding the proposed Hillman/McCarthy project.

Attached hereto are copies of the **Town Board meeting minutes dated December 11, 2025** and the **Planning Board meeting minutes dated December 10, 2025**, which are incorporated by reference.

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### 1. Preservation of Record

This letter is intended to ensure that the administrative record accurately reflects the factual and regulatory basis of our position and is not mischaracterized as opposition based on speculative or discretionary considerations.

Our position has been consistent throughout all proceedings and submissions.

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### 2. Clarification Regarding “Future Use”

Statements reflected in the December 11, 2025 Town Board minutes attribute to Town Counsel the view that it is unreasonable for a landowner to impede an adjoining landowner’s development based on “future use.”

For clarity, our objection is **not** based on speculative, hypothetical, or discretionary future use of our property.

Rather, it is based on the protection of a **legally required septic reserve/expansion area**, which is an **integral and mandatory component of an existing wastewater system** under **10 NYCRR Appendix 75-A**. Under State sanitary regulations, this reserve area must be preserved and afforded the same separation protections as an active system.

Accordingly, our objection is grounded in **current regulatory requirements**, not future aspirations.

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### 3. Opposition to Any Well Setback Encroaching on Our Property

We remain opposed to **any version of the project** that would allow a potable well setback to encumber, encroach upon, or rely upon our property—whether permanently or temporarily—to satisfy setback, variance, or regulatory requirements.

Approval of a well location that sterilizes or diminishes a required septic reserve/expansion area would be inconsistent with NYS Department of Health standards and would impair lawful use of our property.

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### 4. Clarification Regarding the “Offer to Cap the Well Later”

The Planning Board minutes reference an offer to install a well with the possibility of capping it at a later date should the affected portion of our property ever be needed.

That proposal was declined **not as a matter of preference**, but because it is **not lawful** under State sanitary regulations.

A septic reserve/expansion area must remain **continuously available and unencumbered**. A temporary or conditional encroachment—subject to future capping or removal—does not satisfy the requirements of **10 NYCRR Appendix 75-A** and does not preserve compliance for the existing system. Such an approach would improperly convert a mandatory sanitary protection into a contingent or revocable accommodation, which is not permitted under State law.

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### 5. Record of Resolution Reached

As reflected in the December 10, 2025 Planning Board minutes, the applicant and their engineer agreed to **remove the proposed well from the project**, draw water from the lake, and provide updated drawings reflecting that change. The public hearing was closed based on that representation.

This correspondence does not oppose that outcome and is submitted solely to ensure the record accurately reflects **why** that resolution was required and the regulatory basis supporting it.

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## 6. Closing

This letter is submitted to ensure the administrative record accurately reflects the lawful basis of our position and avoids reliance on mischaracterizations that could affect future agency action. All previously submitted surveys, correspondence, and supporting materials remain part of the record and are incorporated by reference.

Respectfully submitted,

**Patricia Maletta**

(on behalf of Parcels 7.12-2-7, 7.12-2-8, 7.12-2-8.1 and 7.12-2-14)

## **ATTACHMENTS (\*)**

- Minutes of Regular Meeting of Putnam Town Board 12-11-2025 (3 pages)
- Minutes of Regular Meeting of Putnam Planning Board 12-10-2025 (3 pages)

(\*) Pertinent and Important excerpts highlighted below

Minutes of Regular Meeting of Putnam Town Board 12-11-2025

### **(Highlighted Section: Town Board of Putnam, NY**

*Attorney Winn opined “that it doesn’t seem reasonable for a landowner to prevent an adjoining landowner’s property development based on “future use”. If the plan meets Department of Health standards the property owner should be able to complete their project and not be impacted by the adjacent landowner’s possible future use.”*

Minutes of Regular Meeting of Putnam Planning Board 12-10-2025

### **(Highlighted: Minutes of Regular Meeting of Planning Board, Town of Putnam**

- Hillman/McCarthy: 2048 Lake George Way South; Parcel 7.12-2-13
  - Replacement of two single family dwellings
    - This matter was tabled for a month at last month’s Public Hearing
    - Extensive discussion of this project between Bob Holmes and Bob Malletta.
      - Offer made to use a well for now and then cap it if Malletta ever needed to use the portion of his property under discussion. Offer declined.
      - Discussion of the requirement that any future septic be set back from property lines by 10 feet and the fact that well setback diameter only protrudes 10 feet into Maletta property- thus not overlapping future septic.
      - Discussion by the Board of hiring a third party engineer to review the situation
-

- **Resolution 60: Motion by Galen to hire a 3rd party engineer to review the Hillman plans relative to runoff and setbacks to make sure plans conform to regulations. This would be an overall review, not a review to seek a solution to the Malletta well setback issue. Second by Wayne. Vote: 3 opposed (Mark, Bill, Art) 2 in favor (Galen, Wayne). Motion failed.**
  - **Discussion by Chris Navitsky about rapid soil infiltrations, placement of septic near the lake, lack of an enhanced treatment system.**
    - *Despite all of the discussions, Maletta continues to be opposed to any version of the project that would have a well setback extend on to his land. No resolution will be possible unless there is **no** well.*
    - *In order to allow the project to move forward Bill Hillman and Kristin McCarthy agreed to remove the well from the project to satisfy Malletta's concern.*
    - *Bob Holmes agreed to provide updated drawings with the well removed.*

**Public Hearing closed at 7:55pm**

## **Monthly Meeting:**

December meeting of the Putnam Planning Board opened at 7:56

**Resolution 61: Motion by Galen to approve the minutes from the 11/12/25 meeting. Second by Wayne. Unanimous vote in favor. Minutes approved.**

- Hillman/McCarthy: 2048 Lake George Way South; Parcel 7.12-2-13
  - Replacement of two single family dwellings
- **Public Hearing brought resolution to the one remaining issue relative to the Hillman project. There will be NO well and they will draw water from the lake. Bob to provide updated plans.**

**Resolution 62: Motion by Wayne to accept the project as a minor project (subject to receipt of updated plans showing no well) Art second. 4 in favor (Bill, Mark, Wayne, Art) 1 opposed (Galen). Motion approved**

**Resolution 63: Motion by Wayne to deem the project a type 1 with a negative Declaration. Art second. 4 in favor (Bill, Mark, Wayne, Art) 1 opposed (Galen). Motion approved**

**Resolution 64: Motion by Wayne to approve the project. Art Second. 4 in favor (Bill, Mark, Wayne, Art) 1 opposed (Galen). Motion approved. Project approved.**

**Regular Meeting**  
**Of the**  
**Putnam Town Board**

December 11, 2025, 7PM ~ Putnam Town Hall ~ Zoom

**7:00 Meeting called to order**

Councilman Charlie Bain led the Pledge of Allegiance.

**Roll Call**

<b>Members present:</b>	Supervisor	Darrell Wilson
	Councilwoman	Carole Schneider
	Councilman	Larry Shiell
	Councilman	Charles Bain

**Others present:** Nancy Treadway (Deputy Clerk, 67 Wright Road), Mary Jane Dedrick (2<sup>nd</sup> Deputy Clerk), Bill Brown (Planning Board Chair, 17 Charter Brook Lane), Arek Gordon (Sole Assessor, Cambridge, NY), Mark Karlson (Town Board Elect, 2388 Black Point Way), May Drinkwine-Shiell (Resident, 439 County Route 3), Kay Greenough (Resident, 427 County Route 3), Dave Hayes (PVFD, 560 Gull Bay Road), Jean Trudeau (Resident, Pulpit Point Road), Rick Bezio (Town Board Elect, 110 Lake Road)

**Present via ZOOM:** Cee McKenzie (Budget Officer, Gull Bay), Nancy Wolf-Fisher (Resident, 5183 Sagamore Road), Karl Ohly (Resident, 428 County Route 3), Galen Seerup (Planning Board, Route 22), Robert Winn (Town Attorney, 13 North Street, Granville, NY 12832)

**Resolution #116**

**Accept the minutes of November 13, 2025, Regular meeting with date correction**

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

**Resolution #117**

**Accept the Financial reports for the month of November 2025**

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

**Resolution #118**

**Accept the Town Clerk's report for the month of November 2025**

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

**Resolution #119**

**Accept the Town Justice Report for the month of November 2025**

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

**Resolution #120**

**Pay bills as audited**

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

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

General Fund	# 302-330	\$38,046.33
Highway Fund	# 120-134	\$92,350.73

**Correspondence**

Bob Maletta – Formal Reinforced letter with impact map

**Courtesy of the Floor**

None

**Highway Report**

Highway Superintendent (HS) Gary Treadway was absent. Attorney Winn advised that he was still working on an agreement form for residents using the Right of Way in construction.

**Planning Board Report**

Bill Brown reported that the Planning Board had two projects in front of them last week, one was the Hillman project which had a public hearing for their project. The second was a garage. Attorney Winn opined that it doesn't seem reasonable for a landowner to prevent an adjoining landowner's property development based on "future use". If the plan meets Department of Health standards the property owner should be able to complete their project and not be impacted by the adjacent landowner's possible future use. Chairman Brown gave a verbal resignation from the Planning Board after his report, which will be followed by a resignation in writing.

**Fire Department report**

None

**Old Business**

Attorney Winn reviewed the proposed short-term regulation and permitting law for short term rentals in Putnam. Based on a recent court decision on the Town of Hague's short term rental law, Attorney Winn advised a few minor changes in the proposed law to meet the standards set forth by the court decision. Attorney Winn suggested that the Town do a SEQR Review form. The Assessor advised that in other towns the number of rooms advertised needs to be in sync with the assessment of the property. The Budget Officer advised that currently there are 33 known properties that participate in short-term rentals. A fee structure was discussed. Councilman Bain suggested steps of two rooms for the fees. The Town Clerk suggested the penalty for not registering should be more than the actual fee to encourage registration.

Supervisor Wilson handed out a printout of options for the Champlain Hudson Power Express (CHPE) monies expected. The PILOT (Payment in Lieu of Taxes) and the Host Benefit Package. The Host Benefit Package amount is contingent upon the total cost of the project. The PILOT money must be used as revenue in the budget. Every year there will be revenue in the budget from the PILOT money. However, in 30 years that PILOT money will stop, this will create a huge increase in taxes on residents at that time because of the deficit created in revenue when it stops. Provision and/or plans should be put in place to protect future residents from this anticipated decrease in revenue and a large increase in taxes.

**New Business**

The Town's Sole Assessor Arek Gordon addressed the Board about the possibility of doing a revaluation of the Town. The Town is currently at a 66% equalization rate. A revaluation would be complete for the 2027 tax levy. He suggested the Board moves on initiating a revaluation soon to have it completed for 2027. Mr. Gordon advised of the additional expense of doing a revaluation.

Supervisor Wilson addressed the Board saying he was honored to serve the town and thanked the Board for their service with him. He also offered his assistance to anyone who may need it.

**Resolution #120 (8:35)**

Adjourn the Regular Meeting of the Putnam Town Board

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

**Next meeting is scheduled for January 8, 2026, at 7PM at the Putnam Town Hall and ZOOM.**

Respectfully submitted,

Darlene Kerr  
Putnam Town Clerk

Darrell Wilson \_\_\_\_\_ Supervisor

Carole Schneider \_\_\_\_\_ Councilwoman

Larry Shiell \_\_\_\_\_ Councilman

Charles Bain Sr. \_\_\_\_\_ Councilman

# Putnam Planning Board Meeting Minutes

December 10, 2025 Meeting

## Meeting Attendees:

- Planning Board Attendees: Bill Brown, Art Sheehly, Galen Seerup, Wayne Busby, Richard Maleny, Mark Karlson
- Attendance in Person: May Shiell Drinkwine, Larry Shiell, Pat and Bob Malletta, Chris Navitsky
- Attendance online: Bob Holmes, Kristin McCarthy, Aaron Roberts Public Hearing Continuation

opened at 7:00pm

## Public Hearing Continuation:

- Hillman/McCarthy: 2048 Lake George Way South; Parcel 7.12-2-13
  - Replacement of two single family dwellings
  - This matter was tabled for a month at last month's Public Hearing ●

Extensive discussion of this project between Bob Holmes and Bob Malletta.

- Offer made to use a well for now and then cap it if Malletta ever needed to use the portion of his property under discussion. Offer declined.
  - Discussion of the requirement that any future septic be set back from property lines by 10 feet and the fact that well setback diameter only protrudes 10 feet into Malletta property- thus not overlapping future septic.
  - Discussion by the Board of hiring a third party engineer to review the situation
- **Resolution 60: Motion by Galen to hire a 3rd party engineer to review the Hillman plans relative to runoff and setbacks to make sure plans conform to regulations. This would be an overall review, not a review to seek a solution to the Malletta well setback issue. Second by Wayne. Vote: 3 opposed (Mark, Bill, Art) 2 in favor (Galen, Wayne). Motion failed.**
    - Discussion by Chris Navitsky about rapid soil infiltrations, placement of septic near the lake, lack of an enhanced treatment system.
    - Despite all of the discussions, Malletta continues to be opposed to any version of the project that would have a well setback extend on to his land. No resolution will be possible unless there is **No Well**.
    - In order to allow the project to move forward Bill Hillman and Kristin McCarthy agreed to remove the well from the project to satisfy Malletta's concern.
    - Bob Holmes agreed to provide updated drawings with the well removed.

**Public Hearing closed at 7:55pm**

## **Monthly Meeting:**

December meeting of the Putnam Planning Board opened at 7:56

**Resolution 61: Motion by Galen to approve the minutes from the 11/12/25 meeting. Second by Wayne. Unanimous vote in favor. Minutes approved.**

Hillman/McCarthy: 2048 Lake George Way South; Parcel 7.12-2-13

— Replacement of two single family dwellings

- **Public Hearing brought resolution to the one remaining issue relative to the Hillman project. There will be *No Well and they will draw water from the lake.* Bob to provide updated plans.**

**Resolution 62: Motion by Wayne to accept the project as a minor project (subject to receipt of updated plans showing no well). Art second. 4 in favor (Bill, Mark, Wayne, Art) 1 opposed (Galen). Motion approved**

**Resolution 63: Motion by Wayne to deem the project a type 1 with a negative Declaration. Art second. 4 in favor (Bill, Mark, Wayne, Art) 1 opposed (Galen). Motion approved**

**Resolution 64: Motion by Wayne to approve the project. Art Second. 4 in favor (Bill, Mark, Wayne, Art) 1 opposed (Galen). Motion approved. Project approved.**

- Iannuzzi: 45 Tiroga Beach Lane; Parcel 1.14-1-2 ○ No discussion or updates
- Quesnel: Potential Subdivision; Parcel unknown
  - No discussion or updates
- Courtesy of the floor:
  - Sarge Condit presented background information on a project on Gull Bay Road. 14.-1-13. Scott and Colleen Stevens. 739 Gull Bay Rd.
    - Galen recused himself.
    - Project will be the replacement of an existing building/garage.
    - Application received, LGPC Approval received, APA approval received.
    - Letters to be sent to neighbors, Sarge to provide full details and formal application at future meeting
    - Galen rejoined the meeting
  - Larry: Suggestion that an opinion from the town attorney would be helpful for future situations like the Hillman project. Can a landowner legally prohibit an adjoining property owner from installing a well which creates a setback area that crosses the property line?

- Bill Brown update: Bill will be resigning from the Planning Board. He will inform the Town Board of his resignation at the 11/13/25 Town Board meeting.

**Resolution 65: Motion by Wayne to adjourn. Art second. Unanimous vote in favor. Meeting adjourned.**



Jan.23 2026

To whom it may concern:

Several months ago while I was at Sylvamo Paper, I was approached by an individual who said he was the Putman Town Supervisor. He asked me if I would be interested in being the Town Health Officer. At that time, before accepting the position, I asked for some more info including job description, what would be required of me, or if there was any compensation etc. After several months I had heard nothing more about this and frankly, I forgot about it having never said I would accept the position.

In Dec. I received a check from the Town of Putman for \$200. I called the town, and received a call back from someone who said I would be contacted by the town clerk. I did receive that call and I explained the above. I was informed that the health officer position was just a title and this was "like free money"! This certainly, as you might imagine, raised my apprehension. I was told I would be contacted by the town supervisor.

It has now been several weeks and I have had no further contact from anyone from the town. I am returning the check. I would also ask that you not report this as earnings to the IRS.

Thank you for your attention.

  
James Gabler

Voided Check # 13776  
12/11/2025 \$200.00

pm 2/11/26