

Regular Meeting of the Putnam Town Board

PUTNAM TOWN BOARD
AUGUST 10, 2017
7P.M. PUTNAM TOWN HALL

The meeting opened with the auditing of bills, the Supervisor's monthly report and the Town Clerk's monthly report.

7:00 Meeting called to order

Councilman Kevin Hart led the Pledge of Allegiance.

Roll Call

Members present:	Supervisor	John LaPointe
	Councilman	Greg Harris
	Councilman	Kevin Hart
	Councilwoman	Cathie Burke
	Councilwoman	Shirley Randall

Others present: Mary Jane Dedrick (Deputy Town Clerk, P.O. Box 14), Gary Treadway (Highway Superintendent, Treadway Lane), Cee McKenzie (BAR Chair, 526 Gull Bay Road), Bob Rudt (Planning Board, 526 Gull Bay Road), Charlie Bain (Resident, 17 Bain Lane), Bert Windle (LCP Tax Committee Chair, 5209 Sagamore Road), Wayne Busby (Planning Board, 11 Charter Brook Lane), Bob Coulter (Resident, 3512 Gull Bay Ridge Way), Al Coulter (Resident, 3514 Gull Bay Ridge Way), David Smalley (Resident, 542 Gull Bay Road) John Remillard (Guest Speaker, Inter-Lakes Health-Ticonderoga), Nancy Wolf-Fisher (Resident, 5183 Sagamore Road), Mike Furdyna (Resident, 3510 Gull Bay Ridge Way)

Resolution # 77

Accept the minutes of the July 13, 2017 meeting

On motion of Councilman Greg Harris, seconded by Councilman Kevin Hart; Resolution unanimously adopted.

Resolution # 78

Accept the Supervisor's report for the month of June, 2017

On motion of Councilwoman Cathie Burke, seconded by Councilwoman Shirley Randall; Resolution unanimously adopted.

Resolution # 79

Accept the Town Clerk's report for the month of June, 2017

On motion of Councilman Kevin Hart, seconded by Councilwoman Cathie Burke; Resolution unanimously adopted.

Resolution # 80

Pay bill as audited

On motion of Councilman Greg Harris, seconded by Councilwoman Shirley Randall; Resolution unanimously adopted.

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

General Fund	# 266-295	\$ 17,581.63
Highway Fund	# 113-124	\$ 7,394.91

Correspondence

None

Guest speaker John Remillard President of Inter-Lakes Health (7:03)

Supervisor LaPointe introduced Mr. Remillard, Mr. Remillard began by giving a brief personal work history that includes, currently the President of the Elizabethtown Community Hospital and Inter-Lakes Health in Ticonderoga. Formerly Mr. Remillard was the President of Fox Hospital in Oneonta, N.Y. a position he held for nearly 30 years. Mr. Remillard went on to say there are a lot of exciting things happening at Inter-Lakes Health in Ticonderoga. Over the past several years the Hospital has struggled financially for a lot of reasons, but the major reason is that health care is changing, reimbursements are changing, and it's becoming more difficult for small rural community hospitals to make the finances work. The Hospital Board decided a few years ago that they needed to make changes and transform how care is delivered at Inter-Lakes Health Ticonderoga to ensure the people of the region have sustainable health care services. A couple of "key" decisions were made. 1. It was decided to join the University of Vermont Health Network, based in Burlington. 2. It was decided to sell the nursing home. Post Acute Partners based in New York City purchased the nursing home. Mr. Remillard went on to explain the Ticonderoga Hospital is in need up an update/upgrade with this in mind New York State Department of Health was approached with the plan to join the University of Vermont, and sell the nursing home. It was also presented to the NYSDOH that the hospital needed upgrades but didn't have the money to do the work needed. The State reviewed the plans and produced a nine million dollar grant (\$ 9,000,000.00) to reconstruct the hospital. That construction started in May of 2017 and is expected to be completed by the end of 2018. The hospital will be gutted and the major departments will be rebuilt. A letter to employees was sent to inform them that their jobs, with their current employer, would be ending and that they would have a new employer by the fall, as required by law. The nursing home employees will be hired by Elderwood, and the hospital employees will be hired by Elizabethtown Community Hospital. He went on to explain there is a lot of red tape and requirements associated with changing operators, and they need to be approved by the New York State Department of Health, the Attorney General and HUD. He went on to review the changes happening with the construction at the hospital. The main entrance to the hospital will remain where it currently is. Then ambulance bay will be moved to the opposite side to the right side of the entrance. The emergency room will quadruple in size. The ER will be modern with more privacy for the patients. The ER will also house 4 private observation rooms for patients requiring overnight or extended care. There will be a new laboratory, a new X-ray department as well as a clinic space for visiting specialists. There will be two new services; one will be an infusion chemo therapy department, and a procedure area for colonoscopies. There will be a new pharmacy and a new rehabilitation area that will include physical therapy, occupational therapy and speech therapy space. There will be five phases to the project so that the hospital can remain open during the construction. Supervisor LaPointe inquired about dialysis. Mr. Remillard responded that they are hopeful about that possibility, however right now that is not established in the plans. Councilman Hart asked if Hudson Headwaters had plans to relocate to

the hospital. Mr. Remillard responded that in part 2 of the plan new primary care offices would be built at the hospital then leased to Hudson Headwaters. He also said they have preliminary plans but the financing was not in place at this time. Bert Windle asked about increased staffing with the expansion of the ER, and also if there would be seasonal staffing. Mr. Remillard replied that right now the hospital staffs up in the summer because of the spike in the number of residents, and in the new space they'll continue to do that. He went on to say that each year there are approximately 7 thousand visits to the ER. The current staff handles that traffic; however the space they function in is not adequate. The larger ER will not require more staff. If in the future there is more traffic at the facility more staff will be brought on to accommodate the increased patient load. Supervisor LaPointe asked if the assisted living would be eliminated. Mr. Remillard replied that assisted living was purchased by Elderwood and will remain in the same location. Councilman Harris asked if the parking would be increased at the facility. Mr. Remillard responded that an architect is reviewing the entire site plan because the campus needs more parking, sidewalks and lighting. The landing pad for the medical helicopter will remain where it is currently, and will be resurfaced. Bob Rudt asked if there are any plans for the slate roof building in the back. Mr. Remillard replied that building is called the Pavilion, and they are talking with St. Josephs about locating in that building to provide their services. The program would be unique in that it would service women and it would be residential. In the Adirondack region there are women who don't get drug and alcohol rehabilitation because they are single parents and do not have anyone to help care for their children. In the proposed facility women would be able to get treatment and get assistance in caring for their children while they receive treatment. St. Josephs has gone to the State to request help in funding that program. Supervisor LaPointe thanked Mr. Remillard for attending and the information.

Courtesy of the floor (7:27)

David Smalley of 542 Gull Bay Road wished to address a development issue on an abutting property owned by Gleisner/Earl. Mr. Smalley gave continued stating in November of 2016 the Putnam Planning Board denied a Site Plan that included a sun platform, stair cases along with various buildings on their property. The Plan was denied based on sanitation reasons. The property was deemed unbuildable in 1995. Mr. Smalley said it "appears" to him that the development has continued despite the denial from the Planning Board. A ladder system was built on the side of a cliff leading to the water; a foundation to a screen porch has been built, with various "temporary rooves" hanging from the trees. Mr. Smalley believes they're moving on with the development plan that was denied. Mr. Smalley would like the development stopped. Mr. Smalley indicated that the neighbors do have a wharf permit that was granted by the Lake George Park Commission (LGPC). The wharf permit has stair cases in the permit. Mr. Smalley believes the stair cases in the permit exceed the LGPC's authority. He went on to say he's addressing that particular issue with the LGPC. Mr. Smalley stated he's come before the Board to address the upland development activity that's continued despite the denial. Mr. Smalley contended that the Gleisner/Earl residents are building a mini "shanty town" on their property; he asserted that he has a right to protect his property values. Mr. Smalley stated that the Gleisner/Earl property is surrounded by very expensive home, and the Gleisner/Earl property "looks terrible". He also said they built a swim raft that didn't appear to meet regulations of LGPC. Mr. Smalley has complained to the LGPC about the "raft". In 1988 the prior owner of Mr. Smalley's property, Seymour Cramer sued the owners of the property for development without a permit. In 1999 an engineering company reviewed the property and determined it to be undevelopable. The Town of Putnam was then petitioned for tax relief, which was granted. Supervisor LaPointe stated that he knew Mr. Smalley was planning to attend the board meeting so he asked the Town Code Enforcement Officer Mr. Ball to assess the property in question before the meeting. Mr. Ball stated he did look at the property earlier in the day. Mr. Ball reported that where the drainage ditch goes in there is a lot of debris; he felt the wind blows the debris in and stated that area was not at all developed. Mr. Ball stated he read the engineers report from 1999. He went on to say in 1999 there were no septic systems that could be put on that property, and that's why they achieved the reduction in taxes. Supervisor LaPointe asked if there have been any new developments in septic systems since 1999. Mr. Ball responded that in fact there are systems now that were developed for "very small spaces" that would

be adequate for the needs of properties like that one. Mr. Smalley interjected saying he doesn't want to address the applicant's engineering strategy for the property because they don't have a permit to do anything, and that his objection is, that they're continuing the development plan without the proper permits. Mr. Smalley asserted that the landowners obtained the dock permit under false information provided on the application. Bob Rudt added that, the permit provided for the dock stated that the adjacent lot was owned by a relative, however it was not, and it had been sold 6 months prior to the application. The permit was granted based on fraudulent information. Councilman Hart joined the conversation saying there are always people who fall through the cracks. Code Enforcement Officer William Ball stated he and Mr. Busby visited the site being discussed at an earlier date, there was some "lumber laying around but there were no structures" he continued saying a couple of weeks later there was a tarp that had been hung from the trees and a large ladder going to the water and a couple of lawn chairs. Mr. Smalley added that the ladder was built to withstand small wave action, and lumber was piled in an area where a run off stream flowed. Councilman Harris asked if Gleisner/Earl was still getting a cut on their taxes based on the claim it was an unbuildable property. Supervisor LaPointe responded yes. Councilman Hart said that would be addressed. Bert Windle joined saying when a situation like this occurs a seasonal landowner has a limited window to address the problem. When the landowner leaves in the winter the "problem goes away" and doesn't get resolved. He asked the board contemplate a way to accelerate addressing such problems due to the short time frame seasonal residents have. Mr. Smalley added he felt there was certain urgency because the longer this situation was allowed to continue the harder it will be to take corrective action. Councilman Hart commented that the Town will do what they need to do to get them to go through the permitting process or halt the activity.

Wayne Busby (7:55) (after his monthly mention of pavement on Peterson Road) brought to the attention of the Town Board a parking situation at the beach/boat launch. Mr. Busby reported he had parked his truck at the beach/boat launch to ride with someone else to go to a potential job site. The attendant on duty told Mr. Busby he could park there for only 10 minutes. The following day at 7 A.M. Mr. Busby went through the area and witnessed a Dock Doctors truck with a low boy (trailer) parked in the same location he had parked the day prior. After 4 P.M. on said day the same Dock Doctors truck and low boy were still parked at the same location. Mr. Busby inquired as to why the Dock Doctors were allowed to park there for an entire work day when he, a tax paying citizen of Putnam was allowed 10 (ten) minutes. Mary Jane Dedrick the Recreation Supervisor for Putnam Beach/Boat Launch answered Mr. Busby saying the attendants do not allow parking if they're present when the vehicle is parked. Mr. Busby suggested the Town create a penalty system for those who park illegally, such as a fine, or a daily parking charge for people not using the beach or boat launch. Charlie Bain Sr. a launch attendant joined the conversation saying he does not allow parking when he is on duty and he often tells people to move to the parking area at the old dump entrance. Supervisor Lapointe indicated the issue would be addressed.

Bob Coulter (8:03) brought the topic of the beach to the Board. Mr. Coulter stated in 2002 the Lake George Association had some recommendations for the beach. Mr. Coulter went on to say he heard after the season is over there would be some work done to the beach. Supervisor LaPointe replied that he and HS Treadway had met with Randy Rath (Project Manager for the Lake George Association) the day prior. Mr. Rath is expected to prepare recommendations for the repair of the beach. Mr. Coulter distributed copies of recommendations from 2002 to the Board. (Text copied and pasted from the handout is as follows)

Lake George Association
People preserving the Lake - Since 1885
November 26, 2002
GULL BAY - PUTNAM BEACH EROSION ISSUES
FIELD VISIT ON SEPTEMBER 24, 2002

In Attendance:

Josh Carvajal, Lake George Association; **Jim Colloton**, Gull Bay Association; **John and Jane Freeman**, Gull Bay Association; **Mark Malchoff**, Lake Champlain Sea Grant Project; **Chuck O'Neill**, New York Sea Grant Coastal Resource Specialist.

This meeting was organized to determine what resources are available Sea Grant to help solve the continual problem of sand erosion, migration, occurring at Putnam Beach and affecting the residents of the Gull Bay Association.

Below are a few of the ideas and comments that were mentioned by Mark and Chuck:

- Create several terraces, made of natural materials, on the beach area. This will act to reduce the steep slope of the beach, which contributes to the surface erosion of the sand.
- Substitute the existing fine-grained sand applied to the beach with coarser-grained material that will be more resistant to the erosional activity occurring at the site.
- Develop a research project that will collect the data needed to design a lasting solution at the site. This might involve field surveying of the beach profile to establish existing conditions and see changes to the profile over a certain period, installation of a recording anemometer to collect wind data for Gull Bay, and a review of Land Sat and other aerial photographs to determine wave patterns and sediment transport within the bay.
- Conceptual Fix to problem: Construct two small groins at the southern most section of the beach to capture migrating sand and provide an area that can be dredged out on a recurring basis by Town forces. Dredged material to be reapplied to the beach area
- Need to hold a scoping meeting with the appropriate regulatory agencies to gain their support for the design phase of this project (DEC, APA, ACOE, LGPC, Town of Putnam).
LGA involvement:
- Explore funding opportunities for research project, engineering design, and construction.
- Provide aerial photographs of Gull Bay to involved parties
- Investigate support for the project from the Town of Putnam and LG Watershed Conference.

cc: Mary Arthur Beebe - Executive Director, LGA

John LaPointe - Supervisor, Town of Putnam

Rick Murdock - President, Gull Bay Association

Lake George Association • P.O. Box 408 • Lake George, NY 12845

Mr. Coulter stated that boats in Gull Bay are touching bottom due to the sand coming off from the beach. Supervisor LaPointe stated he would have more answers after Mr. Rath submits recommendations to the Town.

Bob Rudt (8:05) began by saying at the previous Board Meeting he had mentioned a culvert on Link Way that was in need of repair. Mr. Rudt reported the culvert has been replaced. Supervisor LaPointe responded he had contacted Warren Rosenthal of the Lake George Land Conservancy, the property

owner, after the last Board meeting, and urged Mr. Rosenthal to have the culvert repaired. Mr. Rosenthal arranged the repair. Bert Windle joined by saying he felt the dredging of Gull Bay some years ago was a complete failure, that it was more like “cutting the grass”. He continued that all he saw at that time was two big bags in the parking lot filled up with debris that was on top of the “muck”. Mr. Windle felt the best course of action would be to take truckloads of sand out of the bay.

Highway Report (8:14)

Highway Superintendent (HS) Gary Treadway reported the second round of roadside mowing of the Town roads is finished. The County roads that the Town is contracted to mow will start in the coming week. The crew has hauled the stock pile along with regular duties of garbage and recycling. Bert Windle joined by saying he thought the mowing looked great, however the trees are encroaching on the roads and there needs to be some trimming. HS Treadway responded saying every year the main time to trim is in the spring. He went on to say normally there is a window of two or three weeks for trimming, then again a window in the fall. Councilman Harris asked if the County as a machine to trim back the vegetation, he stated he felt it was a safety issue because people drive to the center of the road to avoid the trees hanging over the roads edge. Wayne Busby suggested looking into getting inmates to do the trimming. Supervisor LaPointe replied he would contact Moriah Shock Incarceration Correctional Facility to inquire about getting a group to assist in trimming back the roads.

Planning Board Report (8:18)

Bob Rudt reported the Planning Board approved a garage for Peter Della Ratta on Royal Anchorage. The second project brought before the board was Greg & Jada Beaudet on County Route 2 submitted the APA non-jurisdictional letter to construct a barn. The barn was approved by the Planning Board. Mr. Rudt reported the rest of the meeting was dedicated to discussing a stop work order for a property in Crow Point, as well as a few other issues going on that need to be addressed. He reported there is a property on Sagamore Road that was clear cut. Bill Ball the Code Enforcement Officer replied he attempted to contact the property owner but there has been no response thus far.

Old Business (8:23)

Supervisor LaPointe revisited the date for the Planning Board/ Town Board meeting scheduled for August 16, 2017 @ 7 P.M. at the Putnam Town Hall.

New Business (8:24)

Supervisor LaPointe said the budget workshop is scheduled for August 21st at 4pm at the Town Hall to begin working on 2018's budget.

Chazen Group as submitted a proposal on the remedial work to be done on the erosion at Cummings Park. The Town has a grant for the work. Chazen has proposed a fee of \$20,000 to oversee the project. Chazen was the only company to submit a proposal.

Resolution #81

Contract the Chazen Group for the South Lake Champlain Shoreline Mobilization Project

On motion of Councilman Kevin Hart, seconded by Councilman Greg Harris; all in favor, Resolution unanimously adopted.

Bert Windle addressed the Board asking if there had been any advancement on the Trailer Ordinance. Councilman Hart replied that it is being addressed in the update to the Site Plan Review currently being worked on. Mr. Windle asked if the public would be made aware of any changes. Supervisor LaPointe replied there will be a public hearing before any changes are finalized.

Resolution # 82

Adjourn regular meeting of the Putnam Town Board

On motion of Councilwoman Cathie Burke, seconded by Councilman Kevin Hart; all in favor, Resolution unanimously adopted.

Meeting closed at 8:28 P.M.

Next regular meeting is September 14th, 2017 at 7 P.M.

Respectfully submitted,

Darlene Kerr
Putnam Town Clerk

John LaPointe _____ Supervisor

Cathie Burke _____ Councilwoman

Kevin Hart _____ Councilman

Shirley Randall _____ Councilwoman

Greg Harris _____ Councilman