

**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

Members present:	Supervisor	Darrell Wilson
	Councilwoman	Carole Schneider
	Councilman	Larry Shiell
	Councilman	Charles Bain

Others present: Nancy Treadway (Deputy Clerk, 67 Wright Road), Mary Jane Dedrick (2nd 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