

**TOWN OF PLATTSBURGH
TOWN BOARD WORK SESSION AGENDA
June 26, 2025**

The meeting was called to order at 6:00 PM by the presiding officer at the Town of Plattsburgh Town Hall, 151 Banker Road. Pledge.

	<u>Present</u>	<u>Absent</u>
MEMBERS: Michael S. Cashman, Supervisor	x	
Thomas E. Wood, Councilor	x	
Charles A. Kostyk, Councilor	x	
Dana M. Isabella, Councilor	x	
Daniel A. Bosley, Councilor	x	
Kathryn B. Kalluche, Town Clerk	x	
James J. Coffey, Town Attorney	x	

Also in attendance: Geoffrey Barker

Public Comments:

- Geoffrey Barker expressed concern regarding – see attached written comment

Supervisor's Report:

- PFAB Infrastructure update, comments from Charles A. Kostyk
- Clinton County unveiling feasibility report this week

Resolutions:

025-166 Abstract 6C-2025
025-167 Declaration of July as Official Michigan Month
025-168 The Agricultural and Industrial Fair of Clinton County, Inc.
025-169 Akey Properties LLC v. Town of Plattsburgh

Draft Resolutions:

025-xxx Minutes
025-xxx Monthly Reports
025-xxx Request to Advertise for Bids for Used Bucket Truck for Town of Plattsburgh Highway Department
025-xxx Authorizing the Purchase and Installation of a New Security System in the Water Plant Buildings
025-xxx Appointment of Representative to SRTG Board of Directors

**TOWN OF PLATTSBURGH
TOWN BOARD WORK SESSION
June 26, 2025**

Resolution No. 025-166

Abstract 6C-25

RESOLVED, that the abstract of audited claims **No. 6C-25** for \$881,502.84, **Abstract 6C-25** prepays for the amount \$206,789.63 be received as reviewed by the Audit Committee and the Supervisor is hereby authorized to pay said abstracts.

Motion: Thomas E. Wood

Seconded by: Dana M. Isabella

Discussion: None

	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Carried</u>	<u>Tabled</u>
				x	
Thomas E. Wood	x				
Charles A. Kostyk	x				
Dana M. Isabella	x				
Daniel A. Bosley	x				
Michael S. Cashman	x				

**TOWN OF PLATTSBURGH
TOWN BOARD WORK SESSION
June 26, 2025**

Resolution No. 025-167

Declaration of July as Official Michigan Month

WHEREAS, regional food icons are an integral part of community, economy, and culture; and

WHEREAS, similar to our neighbors that are known for such delicacies as poutine, garbage plates, Coney dogs, and Buffalo wings; and

WHEREAS, Plattsburgh, and our corner of the North Country, is known for the Michigan dog; and

WHEREAS, the Michigan is a delicious hot dog served in a split-top bun topped with a specially seasoned meat sauce served with or without mustard and onions; and

WHEREAS, the Michigan has been an iconic food landmark and local favorite for more than 90 years; and

WHEREAS, the Town of Plattsburgh is the home of the Michigan, with the highest concentration of Michigan restaurants, which have been staples in the community for decades; and

WHEREAS, July 16th is National Hot Dog Day and Americans consume over 150 million hot dogs on Independence Day; and

WHEREAS, the Michigan is forever “buried” in regional culture; now, therefore be it

RESOLVED, that the Town Board does hereby declare the month of July *Michigan Month* in the Town of Plattsburgh.

Motion: Dana M. Isabella

Seconded by: Thomas E. Wood

Discussion: Daniel A. Bosley

	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Carried</u>	<u>Tabled</u>
				x	
Thomas E. Wood	x				
Charles A. Kostyk	x				
Dana M. Isabella	x				
Daniel A. Bosley	x				
Michael S. Cashman	x				

**TOWN OF PLATTSBURGH
TOWN BOARD WORK SESSION
June 26, 2025**

Resolution No. 025-168

**The Agricultural and Industrial
Fair of Clinton County, Inc.**

WHEREAS, the Town Clerk has received an application with the fee (a check, for the amount of six-hundred dollars) for a license to conduct and operate a place of public amusement within the Town of Plattsburgh, from the Agricultural & Industrial Fair of Clinton County, Inc., at the Clinton County Fairgrounds; and

WHEREAS, upon the applicant receiving the issuance of a New York State Certificate of Inspection by the Code Enforcement Officer indicating full compliance and it will be submitted to the Town Clerk's office; therefore, be it

RESOLVED, that after review of the certificate of insurance naming the Town of Plattsburgh as additional insured, the Town Clerk is hereby authorized to issue said license for the period from Monday, July 7, 2025 through Saturday, July 12, 2025; and, be it further

RESOLVED, that a copy of this Resolution be given to the Finance Manager and Codes Enforcement Officer.

Motion: Charles A. Kostyk

Seconded by: Daniel A. Bosley

Discussion: None

	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Carried</u>	<u>Tabled</u>
				x	
Thomas E. Wood	x				
Charles A. Kostyk	x				
Dana M. Isabella	x				
Daniel A. Bosley	x				
Michael S. Cashman	x				

**TOWN OF PLATTSBURGH
TOWN BOARD WORK SESSION
June 26, 2025**

Resolution No. 025-169

Akey Properties LLC v. Town of Plattsburgh

WHEREAS, Akey Properties LLC and the Town of Plattsburgh are desirous of having certain assessment issues resolved as to property owned by Akey Properties LCC in the Town of Plattsburgh, and

WHEREAS, a settlement proposal resolving pending tax certiorari litigation was recommended by the Vincelette Law Firm, special counsel to the Town of Plattsburgh, and reviewed by the Plattsburgh Town Board at its regular monthly meeting, and

WHEREAS, such a proposed settlement would present the parties with an expeditious and economic alternative to further litigation so as to resolve issues between the parties, and

WHEREAS, the Town Board has determined that the proposed settlement is in the best interests of the Town; now

THEREFORE, BE IT RESOLVED, that the Town Board does hereby accept a proposed settlement for the 2024 tax certiorari proceeding filed by Akey Properties LLC in which the 2024 assessed value of parcel # 194.-1-25 shall be reduced as follows:

<u>Year</u>	<u>Parcel No.</u>	<u>Prior Assessed Value</u>	<u>Revised Assessed Value</u>	<u>Reduction</u>
2024	194.-1-25	\$3,165,200	\$1,800,000	(\$1,365,000)

and it is further

RESOLVED that Akey Properties LLC shall be entitled to a refund of excess taxes paid, waiving statutory interest based upon the above revision; and it is further

RESOLVED that Section 727 of the Real Property Tax Law shall apply to the adjusted assessment for assessment year 2024 and shall affect the 2025, 2026 and 2027 assessment rolls, and it is further

RESOLVED, that the Town Board does hereby adopt this resolution to end the litigation between Akey Properties LLC and the Town of Plattsburgh as to the above referenced assessment.

Motion: Daniel A. Bosley

Seconded by: Dana M. Isabella

Discussion: Michael S. Cashman

	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Carried</u>	<u>Tabled</u>
				x	
Thomas E. Wood	x				
Charles A. Kostyk	x				
Dana M. Isabella	x				
Daniel A. Bosley	x				
Michael S. Cashman	x				

6/26/2025

To: Town of Plattsburgh Board

Good evening. My name is Geoffrey Barker of Route 9, Plattsburgh. Tonight, I want to convey to you my concerns for what I see as overzealous and impractical buildup of town commercial and industrial properties and the lack of fiscal responsibility.

What I foresee beyond the current self-created "housing shortage" that is bringing in unaddressed population growth is inadequate infrastructure such as our roadways, water, and sewage handling. For example, spend time along Dock St. in the city. There you will witness numerous daily tanker trucks transporting out raw sewage waste that also originates from this town. With more growth this method of disposal is impractical, expensive, and damaging our roadways.

On June 11, I addressed the CC Legislature over four of my concerns, one of which is this local overbuilding resulting in a housing shortage and inadequate infrastructure. I am leaving a copy of this reading with you tonight.

I read recently how the Town of Plattsburgh, after owning and developing its part of the former air base with extensive Industrial, commercial, and residential properties for over 20 years, now wants federal money to correct new problems that are developing there. My understanding is that the town acquired the land at a mere fraction of its fair market value and it was a "where is, as is" sale with a no-liability relationship to the federal government. Think "knew or should have known" about the age and military codes exemptions that are now becoming evident. Further, the current federal governments policy is to stop waste and abuse of federal tax money. They rightfully should probably not fund a problem that is not their responsibility. The end being that the town, by managing its income and just expenditures, should be willing and able to cover these infrastructure costs that are their responsibility.

Many of us have recently seen large increases in our residential assessed property values and it is unknown if the commercial and industrial side has also kept up to be fair and impartial to all. It would be unjust to have commercial properties undervalued to entice building here at the expense of the residents.

How you spend this tax revenue is a concern to all residents so plan accordingly. Thank you.

Geoffrey B. Barker
Plattsburgh, NY

Good evening. My name is Geoffrey B. Barker of Plattsburgh NY. I have a few items I want to bring to your attention.

First, I have a concern for some unregistered vessels that operate on county waters and the potential for non-compliant Marine Sanitation Devices being utilized. I have here a letter I sent to the country Sheriff's office on May 22 and then faxed to the Clinton County Fax number on June 6, 2025. Not knowing who has read this important subject matter I am submitting a copy now for you all to be aware of this. For support, at a marina in this county there are at least two unregistered motorized vessels in operation there.

Second, I am very concerned about the federal aid cuts that is out of our control but needs to be considered. One result may be the loss of E.A.S. funding for the five North Country airports. It would be reasonable to ask NYS to fund any loss of this federal aid and maintain the airline service. I calculate that with the huge NYS budget of \$254 billion a mere \$31 million or so would support all five airports. This is a very small amount compared to the "Universal Free School Meals" program at \$340 million that is to be given to each and every NYS student regardless of need. It could be called the "NYS Economic Air Service" program since without such aid some communities and airports would be in dire financial shape. Certainly, there are many other support areas where money could be reconsidered and redirected.

Thirdly, I am aware of the proposed Dog Restraint Law. I have read the original document and find it overly restrictive. Here, I have said copy with my suggested ink changes. I submit this to the you for consideration.

Lastly, there is valid concern by the residents of the ever-increasing costs of our property taxes. How this is spent should also be our concern. For years there has been unchecked area commercial and industrial growth resulting in a claimed housing shortage. My concern, watching several large tanker trucks daily loaded with human waste leaving the Dock Street treatment plant is to have you plan for infrastructure upgrades and use our tax monies wisely.

Thank you for your attention to these matters.

Geoffrey B. Barker, Plattsburgh, NY

11 JUN 2025

Committee Reports: None

Town Board meeting be adjourned at 7:08 PM.

Executive Session – as needed:

Motion to go into Executive Session
to discuss collective bargaining
negotiations per Article 14 of
Civil Service Law.

Motion by: **Thomas E. Wood**

Seconded by: **Charles A. Kostyk**

Time: 6:45 PM

Motion to come out of Executive session

Motion by: **Dana M. Isabella**

Seconded by: **Thomas E. Wood**

Time: 7:08 PM

	<u>YES</u>	<u>NO</u>
Thomas E. Wood	x	
Charles A. Kostyk	x	
Dana M. Isabella	x	
Daniel A. Bosley	x	
Michael S. Cashman	x	

	<u>YES</u>	<u>NO</u>
Thomas E. Wood	x	
Charles A. Kostyk	x	
Dana M. Isabella	x	
Daniel A. Bosley	x	
Michael S. Cashman	x	

Minutes Respectfully Submitted by:

Katie Kalluche, Town Clerk