



October 23, 2025

TOWN OF PLATTSBURGH

PLANNING & COMMUNITY DEVELOPMENT

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PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

General Services Administration
Leasing Division
One World Trade Center
55th floor, Room 5509
New York, NY 10007

RE: GSA Plattsburgh Site Plan 2025
Planning Board Sketch/Detailed Plan Review Meeting

Dear General Services Administration:

Transmitted herewith is a copy of Resolution No. 25-62 dated October 21, 2025, wherein the Town of Plattsburgh Planning Board **TABLED** your detailed preliminary plan review request until such time sufficient additional information and questions requested by the Planning Board can be answered.

If you have any questions relative to the above, please contact the Planning Office at the Town of Plattsburgh.

Sincerely yours,
Tim Palmer, Chairperson of the Planning Board

Trevor Cole, AICP
Senior Planner, Town of Plattsburgh

Pc: Engineering Ventures, Project Engineer

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 21, 2025**

The Public Hearing is called to order at 5:31p.m. by the Chairman of the Planning Board for the purpose of hearing all persons interested in, or wanting to comment:

GSA PLATTSBURGH SITE PLAN 2025- Request to use a former warehouse for an office and temporary short-term holding/detention facility with a 1,120 sq ft one-story addition, a 616 sq ft exterior sallyport structure and related site improvements. Located on Idaho Ave. with public water and public sewer; Zoned A2; Tax Map Parcel # 233.-5-67; Owner WSSA Plattsburgh LLC; Applicant GSA; Engineer Engineering Ventures, PC
SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW

PERSONS SPEAKING FOR OR AGAINST

(Non-verbatim- please see video recording of full meeting on the Town of Plattsburgh YouTube channel)

1. Unknown-Doesn't care about building- wants to know what's going on in the building. Infrastructure problems- isn't this going to make it worse. Will local people do construction?
2. Curt Allen- Plattsburgh- concern is more about humanity-and what is wrong with this country. We don't need that kind of people in Plattsburgh. F*ck Donald Trump and F*ck ICE
3. Kevin Patnode- who is WSSA Plattsburgh LLC and who is their CEO? Very discouraged with this.
4. Cindy Snow- SEQRA issues Section 16-18 Social Constructs of Impact. Too many human services businesses and homes are too close to the facility. Looks like an intake center for another facility. They will need healthcare.
5. Carol- having an organization that strikes fear into people of our community. We need to look at what is morally right.
6. Sarah-Town of Plattsburgh resident- Not in my backyard. If it is an ICE facility the Board will be inviting this here. How can you make a decision when you don't know what this is? You don't need to approve the wrong doings of the government.
7. Bill Hartford- Remembers the Humanitarian Crisis in the 90's. Immigrants were stuck in Plattsburgh and the community built temporary housing for them. Allowing an ICE detention center is not the Plattsburgh he knows. There is a human aspect to this.
8. Nicolas Bilow- how is this going to affect our relationship with Canada? How can we allow this by a school (Seton).

9. Christan- Thanked the Board- Concerned with what the facility will be. Doesn't think a detention center should be considered a jail. This will hurt tourism, and the school systems are not prepared.
10. Jesse- Thanked the Board- we have to step up. You need to set a precedence. You need to show the community that you care about more than just the building. Don't do your job as usual- make the people that propose this show up.
11. Mike Carpenter- North East Group- Everyone should be offended that WSSA is not here. There is not enough parking for 46 employees. Property values will go down. Will my taxes go down? Please don't approve this project based on that.
12. Unknown-Can the project, if they get a no vote, file an Article 78? We don't need any more places in this country to incarcerate more people.
13. Lisa Newton-Keep political views out of this. Our integrity and North Country life will suffer.
14. Tim Dufrane- this will hurt our tourism. Economic impact on this ICE facility.
15. Ron D.- Realtor- people of color will not come here. If we bring this here, people will not come.
16. Rick Miller- Does Plattsburgh, NY support Fascism?
17. Sarah- We see what these ICE agents do (by social media) Are we going to let them in? They don't give a f*ck. It terrifies her and she fears for her friends. If the Board approves this, their blood is on this.
18. Winnie King- Light pollution-will it affect the planes? Has the Board ever approved something like this before where they didn't have answers?
19. Unknown-We don't know what's going there, we don't know why it will take 46 employees to take care of 2 people. Do not rubber stamp this.
20. Angela Rotella-The answer is blowing in the wind. I will walk in love-peace-the answer is blowing in the wind.
21. Kathleen Trombley- Do not make a decision on this facility until representation from the project can answer questions.
22. Patricia Barnett- This is where I want to live. Have you seen what the ICE agents are doing? Do you really want to invite this into our community?
23. Christy Moser- Teacher. She's never had to worry about her school kids (being taken by ICE)- we are also a farming community-we have migrants working here- this could have an impact on them.
24. Shannon-Just wanted more information-works with low-income families- people are afraid to go to doctor appointments or the grocery store. She feels unsafe and no one is here to represent the project and answer everyone's questions. You are doing a disservice to the North Country if you approve this tonight.
25. Al Lutz- This is a smart, creative Board-should find a way to make the right decision.

26. Colleen Lutinski-concerned and appalled. The Board owes the people of the Town of Plattsburgh to make the right decision. Table this and think about what you are doing. Thinks Board should be held accountable.
27. Tonya Bonnabesse-This will impact businesses. It's already hard to get and keep physicians. They will not come if there is an ICE facility.
28. Maria-If ICE does come to the Town-what can we expect from our police/sheriff if ICE acts in a way that is unconstitutional?
29. Unknown-Procedurally the questions haven't been answered- and the public isn't getting any answers.
30. Kim- would like this tabled. How many company vehicles? How has the developers previous projects done in other communities? Any plans for future expansion? How long are contracts in place? Any inspections of the facility? Will there be healthcare provided?
31. Unknown-If this is an ICE facility, it cannot be here. Immigrants deserve more. I do not want my people and my community to be afraid.
32. Unknown-Challenges Board to realize how difficult it is for immigrants to come to a different country and not know the language just to be sent to a country they have never been to.
33. Unknown-Maybe the Town can enter a moratorium until we can figure out more about this facility.
34. Jessica-Think about the impact on our healthcare and college. Everyone is allowed due process and that is not happening. Table this until we have more answers.
35. Kim Halson- 10,000 sf. + 46 employees + one cell does not add up. Something isn't being told.
36. Martha Swan- What rights and protections will the people have? It matters if it's Border Patrol or ICE.
37. Danielle Giordano- these are extraordinary times, and we should take extraordinary measures.

The hearing was left open

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 21, 2025**

Resolution No. 25-62

Motion by: James Sherman

WHEREAS, the Town Planning Board has received and reviewed a Sketch Plan Application, Sketch Plan, and Sketch Plan Fees for:

GSA PLATTSBURGH SITE PLAN 2025- Request to use a former warehouse for an office and temporary short-term holding/detention facility with a 1,120 sq ft one-story addition, a 616 sq ft exterior sallyport structure and related site improvements. Located on Idaho Ave. with public water and public sewer; Zoned A2; Tax Map Parcel # 233.-5-67; Owner WSSA Plattsburgh LLC; Applicant GSA; Engineer Engineering Ventures, PC
SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW and;

WHEREAS, the Town of Plattsburgh Planning Department has conducted a Detailed Preliminary Plan Review of the proposed subdivision and has submitted a completed subdivision checklist and letter dated October 17, 2025, for the Town Planning Board to review and consider; and

WHEREAS, Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act" (SEQRA), provides for the review of any "ACTION" to determine the effect of the action on the environment, along with any related administrative procedures for the implementation, authorization or approval of the action; and

WHEREAS, said Part 617 of the Environmental Conservation Law provides for an involved agency to review any action for the purpose of determining the effect of said action on the environment; and

WHEREAS, the Planning Board had many questions that the Engineer could not answer ; and

WHEREAS, the Planning Board Chairperson did entertain a motion for tabling action on the site plan application; now therefore be it

RESOLVED, that the Town Planning Board, does table action on the GSA Plattsburgh Site Plan 2025 until the project answers the questions of the Planning Board.

Seconded By: Sarah Cayea

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole provided a brief but detailed project summary and slide presentation outlining the project's components. Project Representative Peter Gibbs gave a brief follow up presentation. After much discussion and a lengthy public hearing, it was determined that the Planning Board would table this action until they receive answers to the questions below and would like to request that a representative from the project attend the next meeting to answer the public's questions. The following is a list of questions from the Planning Board:

- Will there be 24-hour surveillance? Inside? Outside?
- What is this facility?
- Who is operating this facility?
- What are the hours of operation? Shift changes?
- How many vehicles will be on site?
- How many similar projects has this company completed in other communities and what has been the impact?
- Will there be health inspections scheduled of this facility?
- Will they offer healthcare to the detainees?
- What is the maximum number of people that can be detained there?
- What are the demographics of the detainees? Age/sex etc.

	<u>Yes</u>	<u>No</u>
Roll Call:		
Terry Senecal	X	
Debbie Blake	X	
James Sherman	X	
Malana Tamer	Excused	
Sarah Cayea	X	
Tim Palmer, Chairman	X	

Carried: 5-0

Robin Burgess, Dep.
10/23/25