

TOWN OF PLATTSBURGH
TOWN BOARD WORK SESSION AGENDA
February 12, 2026

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

Present **Absent**

MEMBERS: Charles A. Kostyk, Supervisor
Thomas E. Wood, Councilor
Dana M. Isabella, Councilor
Daniel A. Bosely, Councilor
Iona M. Kelting, Councilor
Jonathan J. White, Town Clerk
Matthew G. Favro, Town Attorney

Public Comments:

Supervisor's Report:

Resolutions:

026-051 Easement Authorization Delaware River Solar Benny Blake Road Project

Draft Resolutions:

026-xxx Minutes

026-xxx Awarding Carpet Installation at Town of Plattsburgh Town Hall to Mark Whitney

026-xxx Recreation Program Contract of Services – Birch Basket Making

026-xxx Request to purchase 2-Ton Hot Box Trailer for Highway Department

026-xxx Receive Draft Zoning Amendments, Type the SEQRA Action, Notice Public Hearing,
Refer Plan to Involved Agencies

026-xxx Resolution Authorizing Adoption by the Town Board of the Town of Plattsburgh of
Local Law No. 1 of 2026 – a Local Law Providing for the Administration and
Enforcement of the New York State Uniform Fire Prevention and Building Code

026-xxx Salt Storage Facility – Immunity

Committee Reports:

Town Board meeting be adjourned at _____ PM.

Executive Session – as needed:

Motion to go into Executive Session
to discuss

Motion by:

Seconded by:

Time:

Motion to come out of Executive session

Motion by:

Seconded by:

Time:

YES NO

YES NO

**Thomas E. Wood
Dana M. Isabella
Daniel A. Bosley
Ilona M. Kelting
Charles A. Kostyk**

**Thomas E. Wood
Dana M. Isabella
Daniel A. Bosely
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**TOWN OF PLATTSBURGH
TOWN BOARD WORK SESSION
February 12, 2026**

Resolution No. 026-051

**Easement Authorization Delaware River
Solar Benny Blake Road Project**

WHEREAS, the Delaware River Solar Benny Blake Site Plan and Special Use Permit project identified the need for an access easement over lands of the Town of Plattsburgh known as Benny Blake Road in order to develop access for the proposed project; and

WHEREAS, the proposed easement-in-gross identifies an approximate 49.50 foot wide and 380.72-foot-long access easement along the eastern property line of the recently subdivided parcel identified in Schedule A of the draft easement for consideration; and

WHEREAS, the project is subject to the Solar Local Law, Zoning Ordinance, and all conditions set forth in the Detailed Preliminary Plan approval by the Planning Board as well as those to be applied by the Codes and Zoning Department for building permits and energization; now therefore be it

RESOLVED, that the Town Supervisor be authorized to sign said Easement, that it be filed with the necessary forms at Clinton County, and that a certified copy of said resolution be returned the Planning & Community Development Department and the Project Representative and Counsel.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

**Thomas E. Wood
Dana M. Isabella
Daniel A. Bosley
Ilona M. Keling
Charles A. Kostyk**

**TOWN OF PLATTSBURGH
TOWN BOARD SEMI-MONTHLY MEETING
February 19, 2026**

Resolution No. 026-xxx

**Awarding Carpet Installation at Town of Plattsburgh
Town Hall to Mark Whitney**

WHEREAS, the Town of Plattsburgh recognizes the need to replace the old, existing carpet within the Town Hall building located at 151 Banker Road, Plattsburgh, NY 12901; and

WHEREAS, quotes were obtained in accordance with the Town's procurement policy for the installation of new carpeting in all specified offices at Town Hall; and

WHEREAS, Mark Whitney submitted a quote, which has been reviewed and determined to be of the best interest of the Town; therefore, be it

RESOLVED, that the Town Board of the Town of Plattsburgh hereby awards the carpet installation for Town Hall to Mark Whitney, in the amount not to exceed \$10,200.00; and be it further

RESOLVED, that the Town Supervisor is hereby authorized to execute any and all documents necessary to facilitate the completion of the carpet installation and that payment for said purchase be made payable from the 2026 Building Repairs and Service Account #AAA.1620.4510.0000; and be it further

RESOLVED, that a copy of this Resolution be given to the Finance Manager and the Building and Maintenance Supervisor.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

**Thomas E. Wood
Dana M. Isabella
Daniel A. Bosley
Ilona M. Keling
Charles A. Kostyk**

**TOWN OF PLATTSBURGH
TOWN BOARD SEMI-MONTHLY MEETING
February 19, 2026**

Resolution No. 026-xxx

**Recreation Program Contract of Services
– Birch Basket Making**

WHEREAS, Parks and Recreation utilizes instructional services for programs in the Town of Plattsburgh; and

WHEREAS, the Youth Services and Recreation Director recommends contract services for program and said person(s) get a W9; now, therefore be it

Spring Program Contract:

Lindsay Going-Swaim \$400 Birch Basket Making *March 8, 2026*

RESOLVED, that the Supervisor is authorized to sign all necessary documents necessary for these short-term contract services.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

**Thomas E. Wood
Dana M. Isabella
Daniel A. Bosley
Ilona M. Kelting
Charles A. Kostyk**

**TOWN OF PLATTSBURGH
TOWN BOARD SEMI-MONTHLY MEETING
February 19, 2026**

Resolution No. 026-xxx

**Request to Purchase 2-Ton Hot Box
Trailer for Highway Department**

WHEREAS, the normal use of highway equipment requires periodic replacement and updates to ensure safe and effective road maintenance within the Town of Plattsburgh; and

WHEREAS, Greg Burnell, Highway Superintendent, has submitted a request for authorization to purchase a Falcon 2-Ton Hot Box Trailer from SEI Stephenson Equipment, Inc. utilizing Sourcewell contract #050625-FRM pricing, in the amount of \$24,832.00; now, therefore, be it

RESOLVED, that the Town Board of the Town of Plattsburgh hereby authorizes Mr. Burnell to order said Falcon 2-Ton Hot Box Trailer and that payment for said purchase be made payable from the 2026 Highway Budget Account #DAA.5130.2000.0000; and be it further

RESOLVED, that a copy of this Resolution be given to the Finance Manager and the Highway Superintendent.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

**Thomas E. Wood
Dana M. Isabella
Daniel A. Bosley
Ilona M. Keling
Charles A. Kostyk**

TOWN OF PLATTSBURGH
TOWN BOARD SEMI-MONTHLY MEETING
February 19, 2026

Resolution No. 026-xxx

**Receive Draft Zoning Amendments,
Type the SEQRA Action, Notice Public
Hearing, Refer Plan to Involved Agencies**

WHEREAS, the Town of Plattsburgh's Zoning Ordinance provides that amendments to Ordinances may be initiated by the Town Board upon its own motion or through the appointment of a committee for the purpose of amending said ordinance, and

WHEREAS, by Resolution 026-026 dated January 15, 2026, the Town Board instructed the Town Planning and Community Development Department to conduct research and make recommendations regarding standardized definitions for Public Building/Use and their permitted locations; and

WHEREAS, after review and discussion of the Planning & Community Development Department's February 2026 draft amendments report, the Town Board desires to distribute said report and proposed amendments to the appropriate agencies in accordance with Article XVII, 17.4 of the Town Zoning Ordinance and Section 264 and 265 of New York Town Law as follows:

1. Town Planning Board and Zoning Board; and
2. Clinton County Planning Board; and
3. Adjacent municipalities
4. Regional State Park Commission; and,

WHEREAS, New York State Law and the Town's Zoning Ordinance requires that a public hearing on proposed amendments be held to consider the advisability of amendment to the Town of Plattsburgh Zoning Ordinance; and

WHEREAS, Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act", Section 8-0113 (SEQRA herein) provides for the review of any "ACTION" to determine the effect of said Action on the environment, along with any related administrative procedures for the implementation, authorization or approval of said Action; and

WHEREAS, Part 617.12 (b)-(2) of SEQRA, provides that "the adoption of changes in the allowable uses within any zoning districts affecting 25 or more acres," mandates the proposed amendments to said Zoning Ordinance and said Zone Map Amendment be defined as a TYPE I ACTION which requires specific acts by the Town of Plattsburgh prior to the adoption or rejection of said proposed amendments; and

WHEREAS, determination of the effect of said action on the environment will be necessary to determine whether a Draft Environmental Impact Statement (DEIS) is required; and

WHEREAS, the Town of Plattsburgh Town Board is identified as an involved agency in accordance with SEQRA for the purpose of assessing the effect of this Zoning Ordinance Amendment on the environment and whether or not said effect is significant enough to warrant the preparation of a Draft Environmental Impact Statement (DEIS); and

WHEREAS, a coordinated review will be conducted, and the Town of Plattsburgh Planning Board shall request to be designated lead Agency; and

WHEREAS, the Town Board of Town of Plattsburgh, as the project sponsor, is required to review and use the EAF to determine the significance of said proposed amendments; now, therefore be it

RESOLVED, the Town Board does hereby determine that the proposed zoning ordinance changes are a TYPE I ACTION and a coordinated review under SEQRA will be conducted, and, be it further

RESOLVED, the Town of Plattsburgh Town Board shall notify all involved or interested agencies of the proposed zoning ordinance & map amendments, and request to be designated lead Agency; and be it further

RESOLVED, that the Town of Plattsburgh Town Board does hereby receive and place on file the Draft February 2026 Zoning Ordinance amendments report, SEQRA Part I Long Form EAF and any supplemental analysis and materials; and it is further

RESOLVED, that the Town Board shall hold a public hearing in relation to the proposed amendment to the Zoning Ordinance at the Town Hall, at 151 Banker Road, Plattsburgh, New York 12901 on the March 5, 2026 at 6:05 P.M., [Eastern Daylight Savings Time]; and, be it further

RESOLVED, that pursuant to the provisions of Article XVII, Section 17.4 of the Town Zoning Ordinance, the Town Clerk shall cause a notice of the time and place of said public hearing to be published in The Press Republican, a paper of general circulation in the Town of Plattsburgh, at least 10 days before the March 5, 2026 with such notice also being posted in the Town Hall and given to necessary adjoining municipalities and the Clinton County Planning Board and such other agencies and parties as required by law; and, be it further

RESOLVED, that notice of said Public Hearing and a copy of the February 2026 draft amendments report shall also be posted on the Town's Website; and be it further

RESOLVED, the proposed zoning amendments shall be entered into the meeting minutes as per NY Town Law § 265; and be it further

RESOLVED, that a copy of this Resolution and attachments be given to the Town Clerk, Planning and Zoning Departments the adjacent municipalities and Clinton County Planning Board and other interested agencies.

Motion:

Seconded by:

Discussion:

Roll Call:

Yes No Absent Carried Tabled

**Thomas E. Wood
Dana M. Isabella
Daniel A. Bosley
Ilona M. Kelting
Charles A. Kostyk**

DRAFT

TOWN OF PLATTSBURGH
TOWN BOARD SEMI-MONTHLY MEETING
February 19, 2026

Resolution No. 026-xxx

**Resolution Authorizing Adoption by the Town Board
of the Town of Plattsburgh of Local Law No. 1 of 2026
– a Local Law Providing for the Administration and
Enforcement of the New York State Uniform Fire
Prevention and Building Code**

WHEREAS, a resolution was duly adopted by the Town Board of the Town of Plattsburgh for a public hearing to be held by said Governing Body on February 19, 2026 at 6:05pm at the Town of Plattsburgh, 151 Banker Road, Plattsburgh New York to hear all interested parties on a proposed Local Law entitled Local Law No. 1 of 2026 – Providing for the Administration and Enforcement of the New York State Uniform Fire Prevention and Building Code; and

WHEREAS, notice of said public hearing was duly advertised in the Press Republican, the official newspaper of said Town, on February 10, 2026; and

WHEREAS, said public hearing was duly held on February 19, 2026 at 6:05pm at 151 Banker Road, Plattsburgh, New York and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said Proposed Local Law, or any part thereof; and

WHEREAS, pursuant to part 617 of the implementing regulations pertaining to article 8 State Environmental Quality Review Act (SEQRA) it has been determined by the Town Board of the Town of Plattsburgh that this is a Type II action and no further review will be and could be processed by other applicable governmental agencies without further regard to SEQRA; and

WHEREAS, the Town Board of the Town of Plattsburgh, after due deliberation, finds it in the best interest of said Town to adopt said Local Law; therefore, be it

RESOLVED, that the Town Board of the Town of Plattsburgh hereby adopts said Local Law No. 1 of 2026 entitled a Local Law Providing for the Administration and Enforcement of the New York State Uniform Fire Prevention and Building Code, a copy of which is attached hereto and made a part of this resolution; and be it further

RESOLVED, that the Town Clerk be and she hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of Plattsburgh, and to give due notice of the adoption of said Local Law to the Secretary of State of New York.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

**Thomas E. Wood
Dana M. Isabella
Daniel A. Bosley
Ilona M. Kelting
Charles A. Kostyk**

DRAFT

TOWN OF PLATTSBURGH
TOWN BOARD SEMI-MONTHLY MEETING
February 19, 2026

Resolution No. 026-xxx

Salt Storage Facility - Immunity

WHEREAS, the Town of Plattsburgh, in partnership with the New York State Department of Health and the NYSDEC, has developed a Drinking Water Source Protection Program for the purposes of studying, understanding, and preserving the Town’s drinking water resources; and

WHEREAS, the Town has utilized the services of Hanson Van Vleet, Hydrogeologic Consultants, LLC to produce a hydrogeologic investigation for the purposes of determining the most suitable location for highway salt storage within the Town; and

WHEREAS, the Town Highway Department has been awarded a \$268,968.00 grant through the NYSDEC Water Quality Improvement Program for the purposes of constructing a covered highway salt storage facility; and

WHEREAS, of the two primary locations identified in the Hanson Van Vleet study as ideal for the placement of a covered salt storage facility, the Town has selected a portion of the former Clinton County Airport as most desirable for its centralized location within the service area and for its potential shared services opportunities with the landowner, Clinton County; and

WHEREAS, Clinton County has signed an affidavit and duly authorized the Town of Plattsburgh to pursue an approximately 3-acre subdivision of tax parcel 220.-1-3.1-1 (former Clinton County Airport) located on Fairgrounds Road for the purposes of siting a covered highway salt storage facility; and

WHEREAS, subdivision of the parcel and construction of the salt storage facility would require a NYSGML 280A Variance, Use Variance, and Height Variance; and

WHEREAS, the Town Zoning Board of Appeals did approve the 280-A Variance appeal on February 10, 2026; and

WHEREAS, on February 19, 2026, the Town of Plattsburgh’s Town Board determined that the Salt Storage Facility Subdivision and, Use and Area Variance, and Site Plan (hereafter “Project”) collectively are an Unlisted Action pursuant to the State Environmental Quality Review Act (“SEQRA”). Even if the Site Plan and Subdivisions were deemed to be a Type 1 Action pursuant to SEQRA, no potential Involved Agencies under SEQRA were identified so the Town Board would have served by default as Lead Agency for review of that Type 1 action; and

WHEREAS, as Lead Agency, the Town Board determined to conduct a comprehensive review of the Salt Storage Shed Site Plan and Subdivisions and reviewed a short environmental

assessment form, with addendum, pursuant to SEQRA and its implementing Regulations set forth at Title 6 of the New York Compilation of Codes, Rules and Regulations (“NYCRR”); and

WHEREAS, on February 19, 2026, the Town Board adopted a negative declaration pursuant to SEQRA for the Project ; and

WHEREAS, the Town Board has reviewed the subdivision plat titled “Clinton County Subdivision, Fairgrounds Road 2026” prepared by AEDA and the Site Plan titled Town of Plattsburgh Salt Storage Facility, Fairgrounds Road 2026.

NOW THEREFORE IT IS HEREBY RESOLVED, that all of the aforementioned “whereas” clauses are hereby incorporated by reference as if fully re-stated herein; and it is further

RESOLVED, that an integral component of the Town Board’s SEQRA review included the subdivision of tax parcel 220.-1-3.1-1 (former County Airport), the Use and Area Variances, and the associated Salt Storage Shed Site Plan; and it is further

RESOLVED, that no referrals to the Clinton County Planning Board are necessary pursuant to GML § 239-m because there are no new applications before the Town Planning Board or Town Zoning Board of Appeals; and it is further

RESOLVED, that from time to time, in consideration of municipally sponsored public projects, the Town Board may perform an analysis set forth by the Court of Appeals in City of Rochester v. County of Monroe, 72 NY2d 338 (1988)—which establishes a balancing test to determine the propriety of governmental immunity from local zoning provisions; and it is further

RESOLVED, the Town Board has performed the following balancing analysis required in this matter and finds the following:

1. The nature and scope of the instrumentality seeking immunity. The Project involves coordination and cooperation between the Clinton County Government (landowner) and Town of Plattsburgh (local Municipality), as the Project sponsor to undertake the construction of a covered highway salt storage facility on a stand-alone parcel. This Project is limited in scope to approximately 3 acres for the purposes of implementing funding from the NYSDEC to protect the Town’s drinking water (aquifer) as identified in the Town’s Drinking Water Source Protection Plan.
2. The encroaching government’s legislative grant of authority. There is no encroaching government. The Town seeks to pursue the Project within the corporate limits of the Town of Plattsburgh. Conversely, in this instance there is coordination among the two government entities.
3. The kind of function or land use involved. The recitations above describe the various kind of function or land use involved.

4. The effect local land use regulation would have upon the enterprise concerned. The Town's subdivision and site plan regulations require certain frontage, access, landscaping, lighting, and size limitations for subdivided parcels. The project would require Use, height, and 280A variances, though all other aspects of Town regulations would be met by the development plan.
5. Alternative locations for the facility in less restrictive zoning areas. There are no viable alternative locations for this site-specific action.
6. The impact on legitimate local interests. The Town will mitigate any perceived or real impacts to adjacent properties by incorporating landscaping, and stormwater controls. Any lighting will be compliant with Town lighting regulations. The site will also be seasonal in use (winter) with an anticipated maximum of 5 vehicle trips per day. This Project is proposed in furtherance of the Town's Drinking Water Source Protection Program. Local interests would presumably support the Town's efforts to accomplish these goals.
7. Alternative methods of providing the proposed improvement. Due to the unique location of this site and the static location of the Town's drinking water aquifer, there are no other identifiable alternative methods of providing the proposed improvement.
8. The extent of the public interest to be served by the improvements. The general public will clearly benefit from the implementation of the Drinking Water Source Protection Plan and the construction of a covered salt storage facility.
9. Intergovernmental participation in the project development and an opportunity to be heard. The Town has worked closely with various agencies within New York State to develop and accomplish the various goals of the Drinking Water Source Protection Plan. Other governmental agencies and partners have had opportunities to be heard; now, therefore be it

RESOLVED, that based upon the Town Board's analysis of these nine factors, it is determined that the proposed subdivision, variances, and site plan for the Salt Storage Facility to be located on Fairgrounds Road, would not require local planning or zoning board review as they would be exempt from the City's local zoning provisions per the City of Rochester v. County of Monroe balancing test; and it is further

RESOLVED, that the Town Board hereby invokes its authority to exempt these Town actions from the Town's Subdivision and Zoning Regulations subject to their completion as per the subdivision and site plans prepared by AEDA; and it is further

RESOLVED, that the Town Board grants a Use Variance for the construction of a Public Building/Use in an MDR District, a Height Variance for a 42 foot tall structure where no more than a 35 foot tall structure is permitted; and it is further

RESOLVED, that the AEDA Survey may be forthwith recorded in the Clinton County Clerk's Office with the same effect as an approved subdivision plat and the Town Attorney is authorized to prepare and record any deeds, leases or other conveyance documents to be signed by the Supervisor as necessary to effectuate the intent of this Resolution; and it is further

RESOLVED, that the Town Board authorizes and directs the Supervisor, Town Clerk, Director of Community Development, Town Attorney and/or Special Legal Counsel to take such further actions as may be necessary to effectuate the intent of this Resolution.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

**Thomas E. Wood
Dana M. Isabella
Daniel A. Bosley
Ilona M. Kelting
Charles A. Kostyk**