

**TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
August 6, 2026**

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

MEMBERS:

PRESENT

ABSENT

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

Resolution No. 026-182

Accept Minutes of the Previous Meeting

RESOLVED, that the minutes of **June 18, 2026** and **June 25, 2026** be accepted, and the reading of the minutes be dispensed with.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

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

Public Comment -

TOWN OF PLATTSBURGH
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Resolution No. 026-183

Abstract 8A-26

RESOLVED, that the abstract of audited claims **No. 8A-26** for \$555,664.16, **Abstract 8A-26** prepays for the amount \$250,846.63 be received as reviewed by the Audit Committee and the Supervisor is hereby authorized to pay said abstracts.

Motion:

Seconded by:

Discussion:

<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Carried</u>	<u>Tabled</u>
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Thomas E. Wood
Dana M. Isabella
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**TOWN OF PLATTSBURGH
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Resolution No. 026-184

Monthly Department Reports

RESOLVED, to receive and place on file Monthly Department Head Reports.

Building and Grounds – **April 2026** and **May 2026**

Codes and Zoning –

Dog Control Officer – **June 2026**

Historian –

Highway Superintendent – **June 2026**

Justice Court –

Parks and Recreation – **June 2026**

Planning and Community Development –

Safety Committee –

Supervisors Financial Report – **June 2026**

Tax Receiver –

Town Clerk – **June 2026**

Water Wastewater – **June 2026**

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

**Thomas E. Wood
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**TOWN OF PLATTSBURGH
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Resolution No. 026-185

**Resolutions Authorizing the Supervisor to Enter into
a Tier 3 Solar Decommissioning Agreement with NY
PLATTSBURGH II, LLC and David Merkel**

WHEREAS, NY Plattsburgh II, LLC intends to build a Tier 3 solar energy generation “Project” on Benny Blake Road in the Town of Plattsburgh known as the Delaware River Solar (Benny Blake) Site Plan and Special Use Permit 2026; and

WHEREAS, the Town and NY Plattsburgh II, LLC and David Merkel (landowner/lease holder) wish to enter into an agreement to set forth terms and conditions of having funds available to pay for the costs of any Decommissioning of the “Project”; and

WHEREAS, Matthew Favro, Town Attorney, has reviewed the Decommissioning Agreement and related Decommissioning Plan and Deposit amount, and it is in the judgement of the Town Attorney that entering into the Decommissioning Agreement (a copy of which is hereby attached) is in the best interests of the Town of Plattsburgh; now, therefore, be it

RESOLVED, that the Town Supervisor is hereby authorized to execute any and all documents necessary to contract with NY Plattsburgh II, LLC and David Merkel regarding the decommissioning of the “Project”, and

RESOLVED, that a certified copies of this resolution be provided to the Business Office and Planning Department.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

**Thomas E. Wood
Dana M. Isabella
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TOWN OF PLATTSBURGH
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August 6, 2026

Resolution No. 026-186

**Request to Advertise for Bids for Fence and Gate
for Salt Shed Project on Fairgrounds Road**

WHEREAS, the Town of Plattsburgh has a draft site plan for the Salt Shed project; and

WHEREAS, the specifications for the fence and gate are as follows: 1050 Feet of Green Chain Link with Privacy Slats and a sliding remote control security gate; and

WHEREAS, Greg Burnell, Highway Superintendent, has requested to solicit bids for purchase and installation of the fence and gate; now, therefore, be it

RESOLVED, that the Town Clerk is hereby authorized to advertise for the purchase and installation of 1050 Feet of Green Chain Link Fencing with Privacy Slats and a Sliding Remote Control Security Gate, and that said advertisement shall be placed on the Town Website and the Town Clerk's Bulletin Board; and it is further

RESOLVED, that all sealed bids must be received at the Town of Plattsburgh Town Clerk's Office, located at 151 Banker Road, Plattsburgh, NY 12901, no later than 2:00 PM on Monday August 31st, at which time and place said bids will be publicly opened and read; and it is further

RESOLVED, that the Town of Plattsburgh Town Board reserves the right to reject any or all bids offered; and be it further

RESOLVED, that a certified copy of this Resolution be given to the Town Clerk, the Highway Department, the Planning Department, and the Business Office.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

**Thomas E. Wood
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**TOWN OF PLATTSBURGH
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Resolution No. 026-187

**3% Site Plan Return Deposit for
American Legion Site Plan 2025**

WHEREAS, the Town of Plattsburgh Planning Board has reviewed and approved all requirements of the American Legion Site Plan 2025; and

WHEREAS, the Planning & Community Development Department has coordinated inspection of said project and reports all requirements have been met and completed; now, therefore be it

RESOLVED, that the Supervisor is hereby authorized and directed to release the said deposit in the amount of \$369.00 plus accrued interest to date; and it is further

RESOLVED, that a certified copy of this Resolution be forwarded by the Planning & Community Development Department Secretary, with the return of deposit to American Legion Post 1619.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

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**TOWN OF PLATTSBURGH
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Resolution No. 026-188

**Standard Work Day and Reporting Resolution –
Ilona M. Kelting, Town Board Councilperson**

WHEREAS, Regulation 315.4 from the Office of the New York State Comptroller was passed and became effective January 1, 2016, and as per the regulation it is required that the Town Board of the Town of Plattsburgh adopt a Standard Work Day and Reporting Resolution it is required the term and days worked per month be reported for each such office or position; and further

WHEREAS, the Standard Work Day and Reporting Resolution should be updated periodically to reflected changes in work hours and for newly elected and appointed officials; and be it further,

RESOLVED, that the Town Board of the Town of Plattsburgh does hereby set the standard work day and service credit, that will be reported to the New York State and Local Employees' Retirement System as attached; and be it further

RESOLVED, that on passing, this Resolution shall be posted on the Town website and the official signboard located near the Town Clerk's office for a minimum of thirty days; and be it further

RESOLVED, that a certified copy of this Resolution, and an affidavit of posting, be filed with the Office of the State Comptroller within 45 days of the adoption of said Resolution.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

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**TOWN OF PLATTSBURGH
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Resolution No. 026-189

**Norther Border Regional Commission Catalyst
Application Partnership for Hamlin Heights
Housing Project Infrastructure**

WHEREAS, the Town of Plattsburgh is a Pro Housing Community designated by New York State; and

WHEREAS, the housing crisis has had a significant impact on the Greater Plattsburgh region; and

WHEREAS, we believe that it is our responsibility to seek out opportunities that increase the availability of diverse housing options in the Town of Plattsburgh; and

WHEREAS, the Advocacy and Resource Center of Clinton County has partnered with Housing Visions to develop 200 units of workforce housing (Hamlin Heights) in the Town of Plattsburgh; and

WHEREAS, the Town is eligible to apply for NBRC Catalyst funding that will directly support the development of the necessary Town infrastructure to develop this project, and

NOW THEREFORE BE IT RESOLVED, that Town of Plattsburgh Town Board authorizes the Town Supervisor to execute any agreements, applications, letters, etc. that are necessary to enter this partnership and make the application for NBRC Catalyst Funds that would support the development of Town infrastructure for the Hamlin Heights project; and it is further

RESOLVED, that certified copies of this resolution be provided to the Planning and Community Development Department and the Finance Manager.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

**Thomas E. Wood
Dana M. Isabella
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Charles A. Kostyk**

TOWN OF PLATTSBURGH
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Resolution No. 026-190

Agreement with The Precision Group for the
Cleaning and Servicing of the Oil Water Separator

WHEREAS, it is necessary to continue maintenance and improvements of buildings and grounds within the Town of Plattsburgh; and

WHEREAS, Erica Daniels, Building and Grounds Supervisor, is requesting for the Town to enter into an agreement with The Precision Group for the cleaning and serving of the Oil Water Separator; therefore, be it

RESOLVED, that the Town Board authorizes the Town Supervisor to enter into an agreement with The Precision Group, with its principal place of business at 1710 Erie Boulevard, Schenectady, NY 12308, to provide services as indicated in the Agreement; and be it further

RESOLVED, that, after the Town Attorney's review, the Supervisor be authorized to sign the Agreement between the Town of Plattsburgh and The Precision Group for the cleaning and servicing of the Oil Water Separator in the amount not to exceed \$15,000.00; and it is further

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

Motion by:

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
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Resolution No. 026-191

**Request to Purchase Three (3) 16'x12'
Overhead Shop Doors**

WHEREAS, the Town of Plattsburgh Building & Grounds Supervisor, Erica Daniels, has submitted a request to purchase three (3) 16'x12' overhead shop doors; and

WHEREAS, it is the recommendation of Ms. Daniels that the Town purchase the overhead shop doors from North Country Door Systems, located in West Chazy, New York, in an amount not to exceed \$24,000.00, which does include the installation; and

WHEREAS, as the Town has successfully utilized North Country Door Systems for previous overhead door replacements and wishes to maintain consistency in the appearance, quality, and color of all overhead doors as part of its long-term plan to replace approximately three doors per year until all overhead doors have been upgraded; now, therefore, be it

RESOLVED, that the Town Board does hereby authorize Ms. Daniels to order said overhead shop doors from North Country Door Systems and schedule the installation; and be it further

RESOLVED, that payment for said overhead shop doors purchase be made payable from the 2026 Building Repairs and Service Account AAA.1620.4510; and be it further

RESOLVED, that a copy of this resolution be given to Ms. Daniels and to the Finance Manager.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

**Thomas E. Wood
Dana M. Isabella
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Charles A. Kostyk**

TOWN OF PLATTSBURGH
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Resolution No. 026-192

Change Order for North Entrance Accessibility Project

WHEREAS, Luck Bros. has commenced the North Entrance Accessibility project which was authorized under Resolution #26-137, and

WHEREAS, they have encountered subsurface materials that are not suitable or up to Town specifications for parking lot construction, and

WHEREAS, Luck Bros. has provided an estimate of \$15,700 for the additional work and materials needed to meet the necessary specifications, now therefore be it

RESOLVED, that the Town Board authorizes this additional expense under the existing contract for the project, and

RESOLVED, that a certified copy of this resolution be provided to the Business Office and Planning and Community Development Department

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

Thomas E. Wood
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Charles A. Kostyk

**TOWN OF PLATTSBURGH
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Resolution No. 026-193

**Request to Purchase a Transmission
for Highway Department Truck No. 52**

WHEREAS, the Highway Department has requested authorization to purchase a replacement transmission for Truck No. 52 due to an internal failure of the existing transmission; and

WHEREAS, the replacement transmission will consist of a Weller Reman Unit, which includes a two-year/100,000-mile warranty, at an estimated cost of \$16,554.45 from Charlebois, Inc.; and

WHEREAS, replacing the failed transmission will ensure that Truck No. 52 is available for use during upcoming weather-related operations; therefore, be it

RESOLVED, that the Town Board of the Town of Plattsburgh does hereby authorize the purchase of a replacement transmission for Truck No. 52 from Charlebois, Inc.; and be it further

RESOLVED, that payment for said transmission purchase be made from the Highway Budget Account #DAA.5130.4200.0000; and be it further

RESOLVED, that a copy of this resolution be provided to the Highway Department and to the Finance Manager.

Motion:

Seconded by:

Discussion:

Yes No Absent Carried Tabled

**Thomas E. Wood
Dana M. Isabella
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Charles A. Kostyk**

TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
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Resolution No. 026-194

**Resolution Authorizing the Town Supervisor to
Execute a Lease Agreement with the County of
Clinton for Property Located on Fairgrounds
Road for the Construction and Operation of a
Town Highway Salt Storage Facility**

WHEREAS, the Town of Plattsburgh Highway Department has identified the need for a salt storage facility; and

WHEREAS, the County of Clinton has agreed to lease to the Town of Plattsburgh approximately 2.75 acres of property located on Fairgrounds Road, identified as Tax Map Parcel No. 220.-1.3.1-1, for the purpose of constructing, operating, and maintaining a salt storage facility and related improvements; and

WHEREAS, the proposed Lease Agreement provides for an initial term of ten (10) years commencing March 1, 2026, and ending February 28, 2036, together with two (2) optional five-year renewal terms in accordance with New York General Municipal Law § 72-h; and

WHEREAS, under the terms of the Lease Agreement, the Town shall construct and maintain a salt storage building, associated site improvements, and related infrastructure at its sole expense, while the County shall retain ownership of the underlying property; and

WHEREAS, the Lease Agreement establishes the respective rights and responsibilities of the Town and County regarding rent, maintenance, insurance, improvements, environmental compliance, renewal options, and other conditions necessary for the use of the premises; and

WHEREAS, the Town Board has reviewed the proposed Lease Agreement and finds that entering into the agreement is in the best interests of the Town and its residents by enhancing the Town's ability to provide efficient highway maintenance services and improving the storage and handling of highway materials; therefore, be it

RESOLVED, that the Town Board of the Town of Plattsburgh hereby approves the Lease Agreement between the County of Clinton and the Town of Plattsburgh for approximately 2.75 acres of property located on Fairgrounds Road; and be it further

RESOLVED, that the Town Supervisor is hereby authorized and directed to execute the Lease Agreement and any related documents necessary to carry out this Resolution, subject to review and approval as to form by the Town Attorney; and be it further

RESOLVED, that the certified copies of this resolution be provided to the Finance Manager, the Planning and Community Development Department, the Highway Department, and to the County of Clinton.

Motion:

Seconded by:

Discussion:

<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Carried</u>	<u>Tabled</u>
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Thomas E. Wood
Dana M. Isabella
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Charles A. Kostyk

TOWN OF PLATTSBURGH
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Resolution No. 026-195

Resolution Authorizing the Purchase of a Salt Storage Building from Hybrid Building Solutions

WHEREAS, the Town of Plattsburgh has developed a Drinking Water Source Protection Program to protect and preserve the Town's drinking water resources; and

WHEREAS, the Town Highway Department was awarded a New York State Department of Environmental Conservation Water Quality Improvement Program grant in the amount of \$268,968.00 for the construction of a covered highway salt storage facility; and

WHEREAS, following a hydrogeologic investigation and site evaluation, the Town selected property located at the former Clinton County Airport on Fairgrounds Road as the preferred location for the construction of the salt storage facility; and

WHEREAS, all required environmental reviews, site approvals, and authorizations necessary to proceed with the project have been completed; and

WHEREAS, the Town has entered into a lease agreement with the County of Clinton for the property upon which the salt storage facility will be constructed; and

WHEREAS, the Town Highway Superintendent has reviewed the proposal submitted by Hybrid Building Solutions and recommends the purchase of a 72-foot by 60-foot Calhoun Super Structures HT Series salt storage building, with a design that meets all New York State Office of General Services (OGS) requirements for highway salt storage; now, therefore, be it

RESOLVED, that the Town Board of the Town of Plattsburgh hereby approves the proposal submitted by Hybrid Building Solutions for the purchase of the above-described salt storage building in an amount not to exceed \$425,000.00; and be it further

RESOLVED, that upon full execution of the lease agreement between the Town of Plattsburgh and the County of Clinton for the property on which the salt storage facility will be constructed, the Town Supervisor is hereby authorized to accept the proposal from Hybrid Building Solutions and to execute any and all contracts, agreements, grant documents, and other instruments necessary to complete the purchase and construction of the salt storage building and to fulfill the requirements of the New York State Department of Environmental Conservation Water Quality Improvement Program grant; and be it further

RESOLVED, that certified copies of this resolution be given to the Highway Superintendent, the Planning and Community Development Department, the Finance Manager, and a copy to Clinton County.

Motion:

Seconded by:

Discussion:

<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Carried</u>	<u>Tabled</u>
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Thomas E. Wood
Dana M. Isabella
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Charles A. Kostyk

**TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
August 6, 2026**

Motion to go into Executive Session
to discuss.....

Motion to come out of Executive Session

Motion by
Seconded by:
Time: PM

Motion by:
Seconded by:
Time: PM

YES **NO**

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

YES **NO**

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

RESOLVED, that this Town Board meeting be adjourned at PM.

Motion by:

Seconded by:

Discussion:

Yes **No** **Carried**

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