TOWN OF PLATTSBURGH
TOWN BOARD SEMI-MONTHLY MEETING
August 20, 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. 026-198 **Accept Minutes of the Previous Meeting**

RESOLVED, that the minutes of **July 9, 2026** and **July 16, 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. Bosley					
Ilona M. Kelting					
Charles A. Kostyk					

Public Comment -

TOWN OF PLATTSBURGH
TOWN BOARD SEMI-MONTHLY MEETING
August 20, 2026

Resolution No. 026-199 **Abstract 8B-26**

RESOLVED, that the abstract of audited claims **No. 8B-26** for $281,667.31, **Abstract 8B-26** prepays for the amount $1,152,036.54 be received as reviewed by the Audit Committee and the Supervisor is hereby authorized to pay said abstracts.

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
August 20, 2026

<u>Resolution No. 026-200</u> **<u>Professional Engineering Services – Cliff Haven Drainage Preliminary Engineering Report</u>**

WHEREAS, the Town of Plattsburgh Highway Superintendent, Greg Burnell, has identified the need to evaluate drainage concerns within the Cliff Haven neighborhood; and

WHEREAS, a proposal from Laberge Group, dated July 27, 2026, has been received to provide professional engineering services for a Preliminary Engineering Report for the Cliff Haven Drainage System; and

WHEREAS, the proposed scope of work includes a site review, limited field survey, and preparation of an engineering report identifying existing conditions, recommended improvements, preliminary cost estimates, permitting requirements, and potential project phasing; and

WHEREAS, the proposed fee for these services is $17,500, plus reimbursable expenses. Based on the proposal, the engineering report will evaluate the existing stormwater system and provide recommendations for future improvements; now, therefore be it

RESOLVED, that the Town Board of the Town of Plattsburgh hereby authorizes the Town Supervisor to execute the Professional Services Proposal with Laberge Group for the preparation of a Preliminary Engineering Report for the Cliff Haven Drainage System in an amount not to exceed $17,500, plus reimbursable expenses; and it is further

RESOLVED, that payment for said services be made from the 2026 Storm Drain Budget Account #SDB.5110.4000; and be it further

RESOLVED, that certified copies of this resolution be provided to the Highway Department, the Finance Manager, and Laberge Group, along with a copy of the accepted Professional Services Proposal.

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
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Resolution No. 026-201 **CV-TEC Lane Dedication of Road and Utilities**

WHEREAS, the Town of Plattsburgh Planning Board has reviewed and approved the CVES Site Plan and Subdivision 2024; and

WHEREAS, CIDC Plattsburgh has submitted a deed for conveyance of improvements to the Town representing approximately 485 feet of new public road right-of-way, road improvements and related water, sanitary sewer, sidewalks, street lighting, and storm drainage; and

WHEREAS, the Town Superintendent of Highways, Director of Water and Wastewater, and Facilities Supervisor have conducted and/or supervised on-site inspection of the constructed improvements and submitted letters recommending the acceptance and dedication of said improvements and new road extension; and

WHEREAS, the Applicant is required to prepare a final warranty deed to the Town of Plattsburgh for the new road and other improvements constructed in the subdivision conveying approximately 485 feet of new road and associated utilities as identified on the map titled "Map of Survey Prepared for County of Clinton and C.V.E.S. showing the County of Clinton Subdivision 2024" of which a draft has been provided and reviewed by the Town Attorney who has recommended acceptance; and

WHEREAS, the subdivider shall be required to place with the Town a One-year Warranty Deposit for the road and sewer utilities dedication in the amount of $4850.00 (485 ft @ $10.00 per ft. = $4850.00) which has been received by the Business Office; and

WHEREAS, the Town of Plattsburgh has agreed to dedicate CV-TEC Lane a public highway; now therefore be it

RESOLVED, that the Town Board hereby receives and places on file the Town Superintendent of Highways, Water and Wastewater Director, and Facilities Supervisor letters recommending the acceptance and dedication of said improvements and new road extension; and it is further

RESOLVED, that the Town Board of the Town of Plattsburgh does hereby, upon the final warranty deed being found acceptable to the Town Attorney, accept and dedicate 485 feet of road identified as CV-TEC Lane as a Public Town Road along with the associated water, wastewater, lighting, sidewalks, and stormwater infrastructure; and be it further

RESOLVED, that the Town Board of the Town of Plattsburgh does authorize the Town Supervisor to record the final warranty deed in the Clinton County Clerk's Office which conveys approximately 485 feet of new road with public water line, sanitary sewer, street lights, sidewalks, storm drainage, and other related improvements as shown on the subdivision final plans of the County of Clinton Subdivision 2024; and be it further

RESOLVED, that the Town Board does hereby authorize the energizing of the said streetlights, which are located in the General Lighting District; and be it further

RESOLVED, that the deed and related forms shall be filed with the Clinton County Clerk and a copy of the filings shall be provided to the Planning and Community Development Department and CIDC Plattsburgh.

RESOLVED, that a certified copy of this resolution shall be provided to the Planning and Community Development Department and CIDC Plattsburgh.

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
TOWN BOARD SEMI MONTHLY MEETING

RESOLUTION NO. 026-202

RESOLUTION APPROVING THE TERMS AND CONDITIONS OF (A) A CERTAIN PAYMENT IN LIEU OF TAX AGREEMENT TO BE ENTERED INTO BETWEEN COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AND THE COMPANY (AS DEFINED HEREIN) IN CONNECTION WITH THE UMS PROPERTY LLC AND SCHLUTER SYSTEMS LP,, PROJECT BEING UNDERTAKEN BY THE AGENCY, AND (B) A CERTAIN HOST COMMUNITY AGREEMENT WHICH MAY BE ENTERED INTO BETWEEN THE COMPANY AND PERU CENTRAL SCHOOL DISTRICT.

BE IN ENACTED by the Town Board of the Town of Plattsburgh, New York (the "Board"), as follows:

WHEREAS, pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended (the "Enabling Act") and Chapter 225 of the Laws of 1971 of the State of New York, as amended, codified as Section 895-f of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act"), the County Legislature of Clinton County, New York (the "County Legislature") has heretofore appointed the Chairperson and members of County of Clinton Industrial Development Agency (the "Agency") and has duly caused to be filed in the office of the Secretary of State of the State of New York the certificates required by Section 856 of the Act; and

WHEREAS, in June, 2026, UMS Property, LLC (the "Company"), a limited liability company duly organized and validly existing under the laws of the State of Nevada, submitted an application (the "Application") to the Agency, which Application requested that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project to include the following: (A) (1) the acquisition of an interest in an approximately 24.31 acre parcel of land located at 133 Connecticut Road (Tax Map No.233.-5-52) in the Town of Plattsburgh, Clinton County, New York (the "Land"), together with an approximately 60,000 square foot building located thereon (the "Facility"), (2) the renovation of the Facility and (3) the acquisition and installation therein and thereon of related fixtures, machinery and equipment (collectively, the "Equipment") (the Land, the Facility and the Equipment hereinafter collectively referred to as the "Project Facility"), all of the foregoing to constitute a warehousing/office facility to be owned by the Company and operated by Schluter Systems L.P. (the "Tenant") and other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854 (14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes and real estate transfer taxes (collectively, the " Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Town of Plattsburgh (the "Town"), the Peru Central School District (the "School District") and Clinton County (the "County") (the Town, the School District and the County being sometimes collectively referred to as the "Affected Tax Jurisdictions") constitute all of the "affected tax jurisdictions" (within the meaning ascribed to such term in Section 854(16) of the Act) with respect to the Project Facility; and

WHEREAS, to effectuate a real property tax exemption with respect to the Project Facility by reason of the involvement of the Agency with the Project, (A) the Company and the Agency will execute and deliver a payment in lieu of tax agreement (the "Payment in Lieu of Tax Agreement") by and between the Company and the Agency pursuant to which the Company will agree to pay certain payments in lieu of taxes (each a "PILOT Payment") with respect to the Project Facility to the County Treasurer of Clinton County (the "County Treasurer") for distribution to all or a portion of the Affected Tax Jurisdictions, and (B) the Agency will file with the appropriate assessor or assessors having jurisdiction over the Project Facility (each, an "Assessor") and mail to the chief executive officer of each of the Affected Tax Jurisdictions a copy of a New York State Board of Real Property Services Form RP-412-a (the form required to be filed by the Agency in order for the Agency to obtain a real property tax exemption with respect to the Project Facility under Section 412-a of the Real Property Tax Law) (a "Real Property Tax Exemption Form") relating to the Project Facility and the Payment in Lieu of Tax Agreement; and

WHEREAS, the School District has indicated to the Agency: (a) that it does not wish to receive any of the PILOT Payments allocable to the School District under the Payment in Lieu of Tax Agreement; and (b) that it may consider entering into a certain host community agreement (the "Host Community Agreement") by and between the School District and the Company (the "District Request"); and

WHEREAS, Section 858(15) of the Act provides that, unless otherwise agreed in writing by the Affected Tax Jurisdictions, all PILOT Payments payable under the Payment in Lieu of Tax Agreement must be allocated among the Affected Tax Jurisdictions in the same proportions to the amount of real property tax and other taxes which would have been received by each Affected Tax Jurisdiction had the Project Facility not been tax exempt due to the status of the Agency; and

WHEREAS, as a result of the District Request and for purposes of compliance with Section 858(15) of the Act, the Agency and the Affected Tax Jurisdictions desire that the Town approve the allocation of the PILOT Payments payable under the Payment in Lieu of Tax Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Plattsburgh, as follows:

Section 1. For the purpose of satisfying the requirements contained in Section 858(15) of the New York State General Municipal Law and the requirements, if any, contained in the Policy, the Town hereby approves the terms and conditions of the Payment in Lieu of Tax Agreement, including but not limited to, the terms of the distribution and allocation of payments under the Payment in Lieu of Tax Agreement thereunder, including no payments being made to the School District by the Company thereunder.

Section 2. This resolution shall take effect immediately.

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					

STATE OF NEW YORK)
)SS.:
COUNTY OF CLINTON)

I, the undersigned (Deputy) Clerk of the Town Board of the Town of Plattsburgh, New York, DO HEREBY CERTIFY that the preceding Resolution was duly adopted by the Town Board of the Town of Plattsburgh, New York at a regular meeting of the said Town Board duly called and held on Thursday,__________________; that said Resolution was entered in the minutes of said meeting; and that I have compared the foregoing copy with the original thereof now on file in my office and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I FURTHER CERTIFY that (A) all members of said Town Board had due notice of said meeting, (B) said meeting was in all respects duly held, (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and public notice of the time and place of said meeting was duly given to the public and the news media as required by the Open Meetings Law; and (D) there was a quorum of the members of the Town Board present throughout said meeting.

I FURTHER CERTIFY, that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Plattsburgh, New York this _____ day of _____, 2026.

BY:
(Deputy) Clerk of the Town Board of the Town of Plattsburgh, New York

(SEAL)

TOWN OF PLATTSBURGH
TOWN BOARD SEMI-MONTHLY MEETING
August 20, 2026

Resolution No. 026-203 **Execute a Memorandum of Agreement by and Between the Town of Plattsburgh and Teamsters Local 687**

WHEREAS, the Town of Plattsburgh and the Teamsters Local 687 are parties to a Collective Bargaining Agreement ("CBA") with effective dates of January 1, 2026 through December 31, 2028; and

WHEREAS, the Town of Plattsburgh and the Teamsters Local 687 membership have agreed to a Memorandum of Understanding to modify the current and future CBA's for the purpose of clarifying certain terms of the agreement; therefore, be it

RESOLVED, that the Town Board of the Town of Plattsburgh hereby authorizes the Supervisor of the Town of Plattsburgh to execute the Memorandum of Agreement modifying current and future CBA's with and between the Town and Teamsters Local 687 and, be it further.

RESOLVED, that a copy of this Resolution and attachment be given to the Finance Manager, Shop Stewards in the Town of Plattsburgh, and the Labor Relations Teamster Representative, Mickey Smith.

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
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Resolution No. 026-204 **Purchase of Water Meter Reading Software Subscription**

WHEREAS, Resolution 09-296 authorized the standardization of water reading meters to be Neptune Water Meters, and

WHEREAS, Neptune Technology Group has submitted documentation stating Ti Sales Inc. is the authorized Level I certified distributor for Neptune and is the exclusive supplier of Neptune products in the Upstate New York market area; and

WHEREAS, Ti Sales Inc., as the authorized Level I certified distributor for Neptune and the exclusive supplier of Neptune products in the Upstate New York market area, has submitted price quotation for the subscription of meter reading software; therefore, be it

RESOLVED, the purchase for the 1-year subscription (9/1/2026-8/31/2027) of meter reading software be awarded to TI Sales Inc., in the amount of $8,472.72 be approved; and be it further

RESOLVED, that payment be made payable from the 2026 Water and Wastewater Budget Account # WSA.1610.4720 and that a copy of this Resolution be given to the Water & Wastewater Department and Finance Manager.

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
August 20, 2026

Resolution No. 026-205 — **August 2026 Budget Amendment**

WHEREAS, the Town may need to amend the 2026 budget to reflect changes in revenues and expenditures during the year; and

WHEREAS, the budget amendments will be offset from existing fund balance or additional revenues; therefore, be it

RESOLVED, that the Town Board of the Town of Plattsburgh authorize the following budget amendment as attached:

and be it further

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

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
August 20, 2026

Motion to **go** into Executive Session to discuss……

Motion by
Seconded by:
Time: PM

	YES	**NO**
Thomas E. Wood		
Dana M. Isabella		
Daniel A. Bosely		
Ilona M. Kelting		
Charles A. Kostyk		

Motion to **come out** of Executive Session

Motion by:
Seconded by:
Time: PM

	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			