TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
October 1, 2026

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

MEMBERS:	PRESENT	ABSENT
Charles A. Kostyk, Supervisor	X	
Thomas E. Wood, Councilor	X	
Dana M. Isabella, Councilor		X
Daniel A. Bosley, Councilor	X	
Ilona M. Kelting, Councilor	X	
Jonathan J. White, Town Clerk	X	
Matthew G. Favro, Town Attorney	X	

Resolution No. 026-243 **Accept Minutes of the Previous Meeting**

RESOLVED, that the minutes of **August 20, 2026** and **August 27, 2026** be accepted, and the reading of the minutes be dispensed with.

Motion: **Daniel A. Bosley**

Seconded by: **Ilona M. Kelting**

Discussion: **None**

	YES	NO	ABSENT	CARRIED YES	TABLED
Thomas E. Wood	X				
Dana M. Isabella			X		
Daniel A. Bosley	X				
Ilona M. Kelting	X				
Charles A. Kostyk	X				

Public Comment - No Public Comment

TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
PUBLIC HEARING
October 1, 2026

NOTICE is hereby given that the Town of Plattsburgh Town Board will meet and hold public hearings thereon at the Town Hall located on the Banker Road, in the Town of Plattsburgh, Clinton County, New York on Thursday, October 1, 2026 at 6:05 p.m. prevailing time in relation to the proposed Local Law imposing a moratorium on new applications for Battery Energy Storage Systems.

1. **Acceptance of Written Comments into the Record of the Hearing:**

   No written comments received by the Office's of Supervisor or Town Clerk.

2. **Open Public Hearing to the Floor for Public Comment:**

   No public comments were made during the hearing.

Motion to **OPEN Public Hearing**

Motion by: **Thomas E. Wood**

Seconded by: **Ilona M. Kelting**

Discussion: **None**

	Yes	No
Thomas E. Wood	X	
Dana M. Isabella		
Daniel A. Bosley	X	
Ilona M. Kelting	X	
Charles A. Kostyk	X	

Time: **6:07 PM**

Motion to **CLOSE Public Hearing**

Motion by: **Ilona M. Kelting**

Seconded by: **Daniel A. Bosley**

Discussion: **None**

	Yes	No
Thomas E. Wood	X	
Dana M. Isabella		
Daniel A. Bosley	X	
Ilona M. Kelting	X	
Charles A. Kostyk	X	

Time: **6:13 PM**

TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
October 1, 2026

Resolution No. 026-244 **Abstract 10A-26**

RESOLVED, that the abstract of audited claims **No. 10A-26** for $138,563.49, **Abstract 10A-26** prepays for the amount $208,956.21 be received as reviewed by the Audit Committee and the Supervisor is hereby authorized to pay said abstracts.

Motion: **Daniel A. Bosley**

Seconded by: **Ilona M. Kelting**

Discussion: **None**

	YES	NO	ABSENT	CARRIED YES	TABLED
Thomas E. Wood	X				
Dana M. Isabella			X		
Daniel A. Bosley	X				
Ilona M. Kelting	X				
Charles A. Kostyk	X				

TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
October 1, 2026

Resolution No. 026-245 **Monthly Department Reports**

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

Building and Grounds –
Codes and Zoning –
Dog Control Officer – **August 2026**
Historian –
Highway Superintendent –
Justice Court –
Parks and Recreation – **August 2026**
Planning and Community Development –
Safety Committee –
Supervisors Financial Report – **August 2026**
Tax Receiver –
Town Clerk – **August 2026**
Water Wastewater – **August 2026**

Motion: **Daniel A. Bosley**

Seconded by: **Thomas E. Wood**

Discussion: **None**

	YES	NO	ABSENT	CARRIED YES	TABLED
Thomas E. Wood	X				
Dana M. Isabella			X		
Daniel A. Bosley	X				
Ilona M. Kelting	X				
Charles A. Kostyk	X				

TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
October 1, 2026

Resolution No. 026-246

Appointment of Samantha Beck as Planning Technician in the Planning & Community Development Department

WHEREAS, there is a vacancy for the position of Planning Technician in the Planning & Community Development Department and said position was advertised for; and

WHEREAS, interviews for the aforementioned position were held by the Planning Department Head, staff members, and Personnel Committee Members; and

WHEREAS, upon the completion of interviews it is the recommendation of the Planning Department head and the committee that Samantha Beck be appointed to the vacant Planning Technician position; and

WHEREAS, Samantha Beck's qualifications have been reviewed and approved by Civil Service; and

RESOLVED, that the Town Board does hereby authorize the hiring and appointment of Samantha Beck to the vacant position of Planning Technician at a Grade 5 Step 1 Salary of $26.45, with an anticipated start date of October 19, 2026; and be it further

RESOLVED, that the Supervisor is hereby authorized to sign all necessary documents for Ms. Beck's appointment with a probation period of 6 months; and it is further

RESOLVED, that a certified copy of this Resolution be given to the Finance Manager, the Planning Department Head, and one be forwarded to the Clinton County Department of Personnel and a copy be placed in Ms. Beck's file.

Motion: **Daniel A. Bosley**
Seconded by: **Ilona M. Kelting**
Discussion: **Mr. Bosley:** I sat in on the interviews. We'd be lucky to have any of the candidates, but supper impressed with Samantha.

Roll Call:	**YES**	**NO**	**ABSENT**	**CARRIED**	**TABLED**
				YES	
Thomas E. Wood	**X**				
Dana M. Isabella			**X**		
Daniel A. Bosley	**X**				
Ilona M. Kelting	**X**				
Charles A. Kostyk	**X**				

TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
October 1, 2026

Resolution No. 026-247

3% Site Plan Return Deposit for Fountain Site Plan 2024

WHEREAS, the Town of Plattsburgh Planning Board has reviewed and approved all requirements of the Fountain Site Plan 2024; 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 $1,903.02 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 Tracey Fountain.

Motion: **Thomas E. Wood**

Seconded by: **Daniel A. Bosley**

Discussion: **None**

	YES	NO	ABSENT	CARRIED YES	TABLED
Thomas E. Wood	X				
Dana M. Isabella			X		
Daniel A. Bosley	X				
Ilona M. Kelting	X				
Charles A. Kostyk	X				

TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
October 1, 2026

Resolution No. 026-248 **Annual Audit Report**

WHEREAS, the Town has engaged the firm of EFPR Group, CPA's, PC to perform an audit of the Town's financial statements for the year ended December 31, 2025; and

WHEREAS, EFPR Group, CPA's, PC performed the audit and has provided the Town with Independent Auditor's Report, Financial Statements and Required Supplementary Information; therefore be, it

RESOLVED, that the Town Board accepts the audit report prepared by EFPR Group, CPA's, PC for the year ended December 31, 2025; and be, it further

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

Motion: **Ilona M. Kelting**

Seconded by: **Thomas E. Wood**

Discussion: **Mr. Kostyk:** Thanks to Jennifer, this was her first time dealing with the audit.

	YES	NO	ABSENT	CARRIED YES	TABLED
Thomas E. Wood	X				
Dana M. Isabella			X		
Daniel A. Bosley	X				
Ilona M. Kelting	X				
Charles A. Kostyk	X				

TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
October 1, 2026

Resolution No. 026-249 **September 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: **Daniel A. Bosley**

Seconded by: **Thomas E. Wood**

Discussion: **None**

	YES	NO	ABSENT	CARRIED	TABLED
				YES	
Thomas E. Wood	X				
Dana M. Isabella			X		
Daniel A. Bosley	X				
Ilona M. Kelting	X				
Charles A. Kostyk	X				

Plattsburgh, NY

Budget Adjustment Register

Adjustment Detail

Packet: GLPKT16805 - September End of Month Budget Adjustment

Adjustment Number	Budget Code	Description	Adjustment Date
BA0023088	2026 Adopted Budget	September End of Month Budget Adjustment	9/30/2026

Summary Description:

Account Number	Account Name	Adjustment Description	Before	Adjustment	After
AAA.1330.2000.0000 September: -400.00	EQUIP. & CAP. OUTLAY	September End of Month Budget Adjustment	1,000.00	-400.00	600.00
AAA.1330.4110.0000 September: 400.00	GEN. SUPPLIES	September End of Month Budget Adjustment	700.00	400.00	1,100.00
AAA.1620.1800.0000 September: -5,000.00	SUMMER SEASONAL HELP	September End of Month Budget Adjustment	8,900.00	-5,000.00	3,900.00
AAA.1620.4100.1100 September: -1,000.00	PARK IMPROV. DOG PARK BULL	September End of Month Budget Adjustment	9,000.00	-1,000.00	8,000.00
AAA.1620.4110.1000 September: 1,000.00	PARK GENERAL SUPPLIES AND	September End of Month Budget Adjustment	8,000.00	1,000.00	9,000.00
AAA.1620.4510.0000 September: 5,000.00	BLDGS.REPAIRS&SERVICE	September End of Month Budget Adjustment	65,000.00	5,000.00	70,000.00
AAA.1620.4700.0000 September: 500.00	CONTRACTUAL SERVICES	September End of Month Budget Adjustment	3,000.00	500.00	3,500.00
AAA.1620.8200.0000 September: -500.00	WORKERS COMPENSATION	September End of Month Budget Adjustment	15,375.00	-500.00	14,875.00
DAA.5110.4000.0000 September: -1,000.00	MISCELLANEOUS/SAFETY	September End of Month Budget Adjustment	8,000.00	-1,000.00	7,000.00
DAA.5130.4400.0000 September: 1,000.00	MISC. SUPPLIES	September End of Month Budget Adjustment	5,000.00	1,000.00	6,000.00
SWC.8320.2000.0000 September: -1,500.00	EQUIP. & CAP. OUTLAY	September End of Month Budget Adjustment	56,000.00	-1,500.00	54,500.00
SWC.8320.4000.0000 September: 1,500.00	MISCELLANEOUS	September End of Month Budget Adjustment	600.00	1,500.00	2,100.00
WSA.1610.4750.0000 September: -400.00	RESEARCH/CONSULTANT FE	September End of Month Budget Adjustment	70,000.00	-400.00	69,600.00
WSA.1610.4810.0000 September: 400.00	GENERAL INSURANCE	September End of Month Budget Adjustment	39,600.00	400.00	40,000.00

Budget Code Summary

Budget	Budget Description	Account	Account Description	Before	Adjustment	After
2026 Adopted	2026 Adopted Budget	AAA.1330.2000.0000	EQUIP. & CAP. OUTLAY	1,000.00	-400.00	600.00
		AAA.1330.4110.0000	GEN. SUPPLIES	700.00	400.00	1,100.00
		AAA.1620.1800.0000	SUMMER SEASONAL HELP	8,900.00	-5,000.00	3,900.00
		AAA.1620.4100.1100	PARK IMPROV. DOG PARK BULLIS R	9,000.00	-1,000.00	8,000.00
		AAA.1620.4110.1000	PARK GENERAL SUPPLIES AND MA	8,000.00	1,000.00	9,000.00
		AAA.1620.4510.0000	BLDGS.REPAIRS&SERVICE	65,000.00	5,000.00	70,000.00
		AAA.1620.4700.0000	CONTRACTUAL SERVICES	3,000.00	500.00	3,500.00
		AAA.1620.8200.0000	WORKERS COMPENSATION	15,375.00	-500.00	14,875.00
		DAA.5110.4000.0000	MISCELLANEOUS/SAFETY	8,000.00	-1,000.00	7,000.00
		DAA.5130.4400.0000	MISC. SUPPLIES	5,000.00	1,000.00	6,000.00
		SWC.8320.2000.0000	EQUIP. & CAP. OUTLAY	56,000.00	-1,500.00	54,500.00
		SWC.8320.4000.0000	MISCELLANEOUS	600.00	1,500.00	2,100.00
		WSA.1610.4750.0000	RESEARCH/CONSULTANT FE	70,000.00	-400.00	69,600.00
		WSA.1610.4810.0000	GENERAL INSURANCE	39,600.00	400.00	40,000.00
			2026 Adopted Total:	**290,175.00**	**0.00**	**290,175.00**
			Grand Total:	**290,175.00**	**0.00**	**290,175.00**

Fund Summary

Fund	Before	Adjustment	After
Budget Code:2026 Adopted - 2026 Adopted Budget Fiscal: 2026			
AAA	110,975.00	0.00	110,975.00
DAA	13,000.00	0.00	13,000.00
SWC	56,600.00	0.00	56,600.00
WSA	109,600.00	0.00	109,600.00
Budget Code 2026 Adopted Total:	**290,175.00**	**0.00**	**290,175.00**
Grand Total:	**290,175.00**	**0.00**	**290,175.00**

TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
October 1, 2026

Resolution No. 026-250

Resolution Authorizing Adoption of Local Law No. 4 of 2026 – Imposing a Six-month Moratorium of Applications for Battery-Based Energy Storage Systems

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 October 1st, 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. 4 of 2026 – Imposing a six-month Moratorium of Applications for Battery-Based Energy Storage Systems; and

WHEREAS, notice of said public hearing was duly advertised in the Press Republican, the official newspaper of said Town, on September 24, 2026; and

WHEREAS, said public hearing was duly held on October 1st, 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, extending the moratorium an additional six months until a Battery-Based Energy Storage Systems Local Law can be considered; therefore, be it

RESOLVED, that the Town Board of the Town of Plattsburgh hereby adopts said Local Law No. 4 of 2026 entitled a Local Law Imposing a six-month Moratorium of Applications for Battery-Based Energy Storage Systems, 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 he 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: **Thomas E. Wood**

Seconded by: **Ilona M. Kelting**

Discussion: **Mr. Kostyk:** This adds an additional 6 months so that we can finish up the new BESS law. Technology is changing so quickly, we're trying to make the new law as comprehensive as possible.

	YES	NO	ABSENT	CARRIED YES	TABLED
Thomas E. Wood	X				
Dana M. Isabella			X		
Daniel A. Bosley	X				
Ilona M. Kelting	X				
Charles A. Kostyk	X				

LOCAL LAW NO. 4 of 2026

A Local Law imposing a moratorium on new applications for Battery Energy Storage Systems.

Section 1. Title

This Local Law shall be referred to as the "Local Law Imposing a Six-Month Moratorium of Applications for Battery-Based Energy Storage Systems"

Section 2. Purpose and Intent

Pursuant to the statutory powers vested in the Town of Plattsburgh to regulate and control land use and to protect the health, safety and welfare of its residents, the Town of Plattsburgh hereby declares a twelve-month moratorium on applications for Battery-Based Energy Storage Systems (BESS), also known as "Battery Farms", and includes any Battery-Based Energy Storage System proposed as part of, or appurtenant to, a proposed or existing energy generation facility.

The Town of Plattsburgh has steadily received a significant number of applications for the construction of Tier 3 Solar Energy Facilities. Research into related developments in other areas of New York State has shown that battery-based energy storage facilities are often located near or within solar projects. The Town currently has no regulation for battery-based energy storage facilities.

The Integration of these commercial facilities, specifically within R2 Residential & R5 Residential zones within the Town emphasizes the need for suitable siting, land use and zoning standards and controls to mitigate any potential negative impacts. Particularly, the Town would like to examine the siting of these facilities in areas where public water and sewer infrastructure are present but unutilized by such projects, thus decreasing the return on investment of this important public infrastructure.

The Town has received letters from District #3 Fire Department, Morrisonville Fire Department, Cadyville Fire Department, and South Plattsburgh Fire Department requesting that the Town adopt another 12-month moratorium for BESS due to concerns related to battery-related fires across New York State and the lack of protocol and training provided to local fire departments for responding to these fires.

The Town of Plattsburgh desires to address, in a careful manner, the establishment, placement, or construction of Battery-Based Energy Storage Systems on a comprehensive Town-wide basis, rather than on an ad hoc basis, and to adopt provisions to specifically regulate the same. The Town would also like to see a greater effort on the part of New York State to ensure the safety and fire protection of these systems.

Section 3. Scope of Controls

A. During the effective period of this Local Law:

1. The Town of Plattsburgh shall not grant any approvals that would have as the result the establishment, placement, construction, or erection of any new Battery-Based Energy Storage Systems within the Town of Plattsburgh.

2. The Town of Plattsburgh Planning Board shall not grant any preliminary or final approval to a subdivision plat, site plan, special use permit or other permit that would have as a result the establishment, placement, construction or erection of any new Battery-Based Energy Storage Systems within the Town of Plattsburgh.

3. The Town of Plattsburgh Zoning Board of Appeals shall not grant any variance or other permit for any use that would result in the establishment, placement, construction, or erection of any new Battery-Based Energy Storage Systems within the Town of Plattsburgh.

4. The Building Inspector/Code Enforcement Officer of the Town of Plattsburgh shall not issue any permit that would result in the establishment, placement, construction, or erection of any new Battery-Based Energy Storage Systems within the Town of Plattsburgh.

B. The Town of Plattsburgh reserves the right to direct the Town of Plattsburgh Building Inspector/Code Enforcement Officer to revoke or rescind any building permits or certifications or occupancy issued in violation of this Local Law.

Section 4. Consideration of New Applications

No applications for construction submitted after the adoption of this Local Law, affected by this Local Law or for approvals for a site plan, subdivision, variance, special use permit or

other permits shall be considered by any board officer or agency of the Town of Plattsburgh while this moratorium imposed by this Local Law is in effect.

Section 5. Term

The moratorium imposed by this Local Law shall be in effect for a period of six months from the effective date of this Local Law (April 2nd, 2026 until October 2nd, 2026).

Section 6. Penalties

Any person, firm or corporation that shall establish, place, construct, enlarge or erect any Battery-Based Energy Storage System in violation of the provisions of this Local Law or shall otherwise violate any of the provisions of this Local Law shall be subject to:

A. Such penalties as may otherwise be provided by applicable local laws, ordinances, rules or regulations of the Town of Plattsburgh; and

B. Injunctive relief in favor of the Town of Plattsburgh to cease any and all such actions which conflict with this Local Law and, if necessary, to remove any construction that may have taken place in violation of this Local Law.

Section 7. Validity

The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 8. Hardship

A. Should any owner of property affected by this Local Law suffer an unnecessary hardship in the way of carrying out the strict letter of this Local Law, them the owner of said property may apply to the Town of Plattsburgh in writing for a variation from strict compliance with this Local Law upon submission of proof of such unnecessary hardship. For the purposes of this Local Law, unnecessary hardship shall not be the mere delay in being permitted to make an application or waiting for a decision on the application for a variance, special permit, site plan, subdivision, or other permit during the term of the moratorium imposed by this Local Law.

B. Procedure. Upon submission of a written application to the Town Clerk by the property owner seeking a variation of this Local Law, the Town of Plattsburgh shall, within thirty (30) days of receipt of said application, schedule a Public Hearing on said application upon fifteen (15) days written notice in the official newspaper of the Town of Plattsburgh. At said Public Hearing, the property owner and any other parties wishing to present evidence with regard to the application shall have an opportunity to be heard, and the Town Board of the Town of Plattsburgh shall, within fifteen (15) days of the close of said Public Hearing, render its decision either granting or denying the application for a variation from the strict requirements of this Local Law. If the Town of Plattsburgh determines that a property owner will suffer an unnecessary hardship if this Local Law is strictly applied to a particular property, then the Town of Plattsburgh shall vary the application of this Local Law to the minimum extent necessary to provide the property owner relief from strict compliance with this Local Law.

Section 9. Effective Date

This Local Law shall take effect immediately when it is filed in the Office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law. Applications filed prior to the adoption of this Local Law by the Town Board shall not be affected by this Local Law.

TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
October 1, 2026

RESOLVED, that this Town Board meeting be adjourned at …6:18… PM.

Motion by: **Ilona M. Kelting**

Seconded by: **Daniel A. Bosley**

Discussion: **None**

	Yes	No	Carried YES
Thomas E. Wood	X		
Dana M. Isabella			
Daniel A. Bosley	X		
Ilona M. Kelting	X		
Charles A. Kostyk	X		

TOWN CLERK, TOWN OF PLATTSBURGH

OCT 15 2026