

COUNTY OF CLINTON)
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STATE OF NEW YORK)

September 5, 2025

Stenographer's minutes of the Regular Session of the Clinton County Legislature held
Wednesday, August 13, 2025 in the Legislative Chambers, 137 Margaret Street, Plattsburgh, New York.

PRESENT: David Bezio, Area 4
Calvin Castine, Area 1
Mark Henry, Chairperson, Area 3
Joshua Kretser, Area 9
Paul Lamoy, Area 8
Francis Peryea, Area 2
Kevin Randall, Area 5
Rob Timmons, Area 7
Patty Waldron, Area 6

EXCUSED: Robert Hall, Area 10

ALSO PRESENT: Michael Zurlo, County Administrator
Christine Peters, Acting County Administrator
Kim Kinblom, Deputy County Administrator
Gary Favro, Assistant County Attorney

Chairperson Henry called the meeting to order at 5:15 p.m.

Michael Zurlo, the County Administrator, conducted roll call. Legislator Hall asked to be excused.

Legislator Randall motioned to accept the minutes of the July 16, 2025 Regular Session, seconded by Legislator Timmons. Carried (9-0-1).

Chairperson Henry asked if anyone wished to address the Legislature.

Rosemary Hubner, of 241 Champlain Drive, is representing the Homeowners Association (HOA) for Cliff Haven Estates and stated she is a board member of that HOA. She reported Cliff Haven Beach is not just a shoreline, it is a legacy. For the past 70 years, the residents of Cliff Haven Estates have cared for this bay and beach, maintaining its ecological health, peaceful character and community value. She noted as development plans accelerate around Clinton Community College and the Lake Champlain Waterfront, it is imperative that this treasured space be protected, not sacrificed. She stated Cliff Haven's mooring field already occupies the entire bay; there is no room for expansion and any increase in water traffic or recreational use from adjacent development would directly interfere with navigation, safety and the peaceful enjoyment of the water. This is not hypothetical, it is a physical constraint. She asked that the Legislature acknowledge Cliff Haven Estates decades long stewardship of the entire bay in the final concept plan. She urged the Legislature to designate Cliff Haven Beach as a protected residential shoreline zone, prohibiting commercial access, amplified sound and non-resident recreational programming. She reported the feasibility study emphasizes smart, sustainable and immersive experiences and that vision must include respect for existing communities. She noted Cliff Haven is not an empty parcel; it is a living neighborhood with historical significance, ecological investment and a right to peace. She stated preserving Cliff Haven Beach is not a barrier to progress, it is a model of responsible development. She encouraged the Industrial Development Agency (IDA) to show that growth and heritage can coexist. She inquired how will the peaceful use of the Cliff Haven Beach be maintained for the 235 homeowners that make up the Cliff Haven Estates HOA and inquired what is the plan to prevent littering, noise violations and unauthorized access onto private beach boundaries.

Joan Sable, of 59 Woodcliff Drive, thanked the Legislature for the opportunity to speak. She represents the subcommittee for the neighborhoods of Cliff Haven in Woodcliff. She began by addressing the sensitive area between Cliff Haven and Woodcliff that was previously part of the Woodcliff subdivision. She reported the present tax map shows dotted lines where building lots were delineated and was later incorporated into Clinton Community College property, in the 1948 Act, establishing Community colleges in New York State, which required at least 100 contiguous acres to constitute a college campus. She noted this area is immediately adjacent to Cliff Haven and Woodcliff, right in between, and therefore not appropriate for any type of commercial development, including camping, of special concern is the parcel bounded by the Cliff Haven Beach, the Hornby property and the Sable property (formerly listed on the tax map as 24.174). This is what the plan refers to as lake access. However, the approach to the lake from this property is very difficult, because it is down a significant slope and quite treacherous over rocks and other obstacles. It is not a sandy beach, as described in the documents and the sand bar is (which is approximately 30 feet out away from the shoreline) is made up of deposits from the creek and only shows up at low water levels. If it were to be used as lake access, users would surely encroach on the Cliff Haven Beach to the north and the same property to the south. She stated the rest of the property is a steep cliff with an approximate 60-foot drop from the top and there is little usable space on the lot. She noted they have a few parties interested in purchasing this parcel to protect the area from overuse and inquired if the County is entertaining any offers and to whom would they submit a letter of interest to. Regarding the published proposals for the remaining area, she would like to voice a suggestion that the County consider expanding the Institute for Advanced Manufacturing

to include an institute for future technologies and maintenance, such as green energy, robotics, robot maintenance, quantum computing, computer maintenance, AI and innovations in waste recycling. She noted a conference center that could attract specialists in those areas, for forums, would fit well into this plant. Finally, she stated that they agree with the priorities of the Legislature, especially no camping or glamping, no theme parks or amusement parks and no industry. And in addition, she requested to add a consideration of noise control and the maintenance of a buffer zone between existing residential areas and any new Clinton County development.

Jake DeSnyder, of 251 Champlain Drive in Cliff Haven, on behalf of his organization, thanked the Legislature for letting the residents come before the Legislature with their concerns. He and others are a little concerned that they were not involved as Cliff Havens 250 homeowners with the original planning that was done, hired and received. He expressed two points, one philosophical and one personal. The philosophical is there was a time in the '70s when the Crete Brothers donated some property which was turned into a Crete Memorial Civic Center. At that time, and for the next 40-50 years, the City of Plattsburgh had the opportunity to become the center of this County for a lot of various events. The City fell down on the job and they did not do the job. Then when the place started to come apart in the mid-90s, there were six administrations that did not deal with it. Eventually, it was decided to tear it down. He stated he is jealous of the people sitting here because this group has an opportunity to do something a lot better. He is hopeful and thinks it is possible that the Legislature could develop an area in that campus, which would become the center of Clinton County. He wishes he was a part of the overall planning. However, he intends to be a contributor along the way along with his colleagues. His second point is a personal one, he honed in on the camping situation that was part of a couple of the proposals that were submitted, obviously done by somebody he assumes not in Plattsburgh, New York. He talked about camping, the possibility of a camping site as part of the development up on the property and Community College. The residents in Cliff Haven, between the Catholic Summer school and Cliff Haven residents, they've been the monitors of that place since 1892, 142 years, and they've done a good job. They pay the taxes, they pay the liability for that beach. When they talk about camping sites above, he honed in that within eight or nine miles on a lakefront, is AuSable Beach with 123 campsites, 152 sites campsites at Cumberland State Park, both of which are in Lake Champlain with complete beach access. Slightly further north, Point Au Roche State Park, has day-use and 60 slips of mooring slips that are available. In addition, the Plattsburgh RV Park is only about a mile and a half from the city beach, with 200 spots available. So that means that within about a nine mile stretch, there's about 500 campsites available of various sizes and shapes, most of which are supported by New York State. It's going to be hard to compete with that, and he thinks because of the buffers and because of all the potential that goes along with a campsite of 50 to 100 sites, it's a bad idea. He has a picture of himself today after the rain, in about 15 inches of water, about 150 feet off the shore. There's not going to be tour boats coming out of that area. They have trouble maintaining their mooring sites when the water starts to drop. The campsite in that area is a bad idea. He has only lived there 20 years, but there's is something sacred about that place, it has to do with the history that went into that. In conjunction with community, as a matter of fact, some of those same presidents spoke at Cliff Haven functions, as well as, the governors that stayed in that hotel. He wishes he was in this development process. He hopes the Legislature does a great job. He noted he and others, would be able to and willing to do whatever the Legislature needs along the way, including any time the Legislature wants to visit the property he would be glad to walk the Legislature through a tour of why they think that place is special and why the lake access for additional hundreds of people just doesn't work.

Rita McDonald, of 117 Woodcliff Drive, stated she is the president of the Bluff Point Homeowners Association, which is a small group of homes on Woodcliff Drive, directly downhill of the Clinton Community College campus. She appreciates the chance to speak about their concerns regarding the proposed redevelopment. Similarly, those in their HOA appreciate the need for economic generation and income generation from this property. They appreciate the recognition that has been given to the

cultural and historical significance of the property by some of the proposals, but not all. That is very important to them, the site of the campus on the hill reminds them every day of things that went on there, things that are not in the history books. She never learned about those things, but she knows them now because she lives there, and she knows what an important role the property played in the history of our nation. She fears that if that is not upheld, that will be lost, because it's not, as she said, in the history books. However, the importance of that land for many of them goes beyond the abstract principles that she spoke of. The campus is in their neighborhood, it's their backyard. Any activity or construction or destruction that occurs on that bluff occurs in their backyard. She knows that many of the homeowners have sent in feedback to the IDA responding to the invitation from Molly Ryan. They raised a number of points and were named most frequently by the homeowners. They noted that of the examples cited within the proposals as similar types of development, none of them were placed in a residential area and the proposals made no recognition or calculation of the impact on the neighborhoods, property values and daily lives of those who would be affected by the proposals. Woodcliff Drive is not designed for heavy traffic, it's a dead-end road. There are no shoulders unless you want to wade through knee-deep poison ivy. There are spots where many bicyclists and walkers are not visible to drivers on the road. Also, any development on that bluff directly impacts those down the hill, they have at times when less than careful development by others has stripped the bluff of its trees, its vegetation and they have had nearly devastating run off onto their properties. It is extremely important that whatever be done up there, be carefully considered for the effect of the runoff on the ecosystem. Anything that comes down that hill comes to their yards, through their basements, and ultimately into the lake. They have a responsibility to maintain that lake. The possibility of using some of the ground for campgrounds alarms them. They have had fires. She inquired if there are camp fires, who's going to be monitoring those at 10 o'clock at night, at 11 o'clock at night. Any fire that goes out of control will quickly spread to their homes. Because of these and other concerns, they respectfully ask that the County formed advisory group include homeowners when analyzing and thinking about decisions related to these proposals. She knows that she and many of her neighbors would be happy to meet with the Legislature, to talk further about these.

There being no one else who wished to address the Legislature, Chairperson Henry moved onto the Committee Reports.

Buildings and Grounds Committee – Legislator Lamoy

Legislator Lamoy stated the Buildings and Grounds Committee met on Monday, August 11th.

James Cleveland, the Buildings and Grounds Superintendent, was present to discuss two resolutions, “Authorizing Contract with Chimera Integrations, LLC” and “Authorizing Contract with Architectural & Engineering Design Associates (AEDA), P.C.,” as well as, the American Rescue Plan Act Projects update, the Master Plan Projects and the Government Center Building Signage Update.

Resolutions #553 and #554 have been placed on the agenda upon the recommendation of the Committee.

The next Buildings and Grounds Committee meeting is tentatively scheduled for Monday, September 15th at 4:00 p.m.

Children and Family Services Committee – Legislator Peryea

Legislator Peryea stated the Children and Family Services Committee met on Tuesday, August 5th.

Gretchen Crowningshield, the Deputy Commissioner, was present to discuss several resolutions including, "Amending Resolution #482 dated July 16, 2025 titled, "Authorizing Supervision and Treatment Services for Juveniles Plan Funds Grant Application and Acceptance" and "Authorizing Contract Amendment with Hyland Software, Inc." Ms. Crowningshield also discussed homeless issues in the County, a Warming Center update, impacts of Federal policy, the Family-Centered Case Management First Program Year, Day Care Recognition, Day Care Allocation and the monthly statistics for June, 2025.

Resolutions #555 through #559 have been placed on the agenda based on the Committee's recommendation.

The next Children and Family Services Committee meeting is tentatively scheduled for Tuesday, September 2nd at 5:00 p.m.

Economic Development and County Operations Committee – Legislator Waldron

Legislator Waldron stated the Economic Development and County Operations Committee met earlier.

Harry Graves gave the Committee a presentation on his firm "Global Energy." Molly Ryan, the Economic Development Director, was also in attendance to discuss updates on Clinton Community College, the Clinton Business Innovation Gateway and the County of Clinton Industrial Development Agency.

Shannon Thayer, the Planning Director, was present to discuss a resolution, "Authorizing the Purchase of Four Generators."

The Committee also discussed the resolution, "Authorizing Payment of 2025 Membership Dues" for the Weights and Measures Department.

Resolutions #560 and #561 have been placed on the agenda based on the Committee's recommendation.

The next Economic Development and County Operations Committee meeting is tentatively scheduled for Wednesday, September 17th at 3:00 p.m.

Finance Committee – Legislator Timmons

Legislator Timmons stated the Finance Committee met on Wednesday, August 6th.

Sara Dayton and Seth Hennard of Lumsden & McCormick presented on the 2024 Independent Audit.

Molly Ryan, the Executive Director of Economic Development, provided a presentation on the Clinton Community College Feasibility Study.

Rebecca Murphy, the Deputy County Treasurer, was present to discuss several resolutions including, "Authorizing Contract with three+one" and "Authorizing the Purchasing Agent to Solicit Requests for Proposals for Tax Billing Services." She also discussed sales tax, In Rem Foreclosure and Occupancy Tax.

The Committee discussed several resolutions including, “Authorizing the Deputy County Treasurer to Appropriate and Transfer Funding from the Occupancy Tax Reserve Fund” and “Awarding Request for Qualifications for an Engineering Consultant for the Landfill Leachate Treatment System Project.”

Resolutions #562 through #568 have been placed on the agenda based on the Committee’s recommendation.

The next Finance Committee meeting is tentatively scheduled for Wednesday, September 3rd at 5:15 p.m.

Health Committee – Legislator Bezio

Legislator Bezio stated the Health Committee met on Wednesday, August 6th.

Richelle Gregory, the Director of Community Services, was present to discuss resolutions, “Approving Reappointment to the Clinton County Community Services Board” and “Amending Resolution #241 dated April 9, 2025 titled, “Authorizing Lease Agreement with the New York State Office of Mental Health.”

Jeff Sisson, the Director of Public Health, discussed several resolutions including, “Authorizing Contract with Excellus, BCBS” and “Authorizing Septic Smart Regional Implementation and Expansion Program Grant Application and Acceptance.” Mr. Sisson also discussed the Public Health A to Z Strictly Business article, the 2nd Quarter Grant Report, the 2nd Quarter Performance Management System Report and the Health Department Report for June, 2025.

Resolutions #569 through #574 have been placed on the agenda based on the Committee’s recommendation.

The next Health Committee meeting is tentatively scheduled for Wednesday, September 3rd at 4:00 p.m.

Human Services Committee – Legislator Randall

Legislator Randall stated the Human Services Committee met on Tuesday, August 5th.

Kevin LeBoeuf, the Director of the Veterans’ Service Agency, was also present to discuss monthly statistics.

Resolution #575 was placed upon the agenda upon the recommendation of the Committee.

The next Human Services Committee meeting is tentatively scheduled for Tuesday, September 2nd at 4:15 p.m.

Personnel Committee – Legislator Henry

Legislator Henry stated the Personnel Committee met on Monday, August 4th.

Resolutions #576 through #596 have been placed on the agenda based on the Committee’s recommendation.

The next Personnel Committee meeting is tentatively scheduled for Thursday, September 4th at 5:00 p.m.

Plattsburgh International Airport Committee – Legislator Waldron

On behalf of Legislator Hall, Legislator Waldron reported the Plattsburgh International Airport Committee met earlier.

Chris Kreig, the Airport Director, was present to discuss several resolutions including, “Authorizing the Safety Management System Manual Preparation and Implementation Plan Project Grant Acceptance” and “Authorizing Contract with BBG Real Estate Services.” He also discussed updates on the airlines, tenants, projects and personnel.

Resolutions #597 through #604 have been placed on the agenda based on the Committee’s recommendation.

The next Plattsburgh International Airport Committee meeting is tentatively scheduled for Wednesday, September 17th at 4:00 p.m.

Public Safety Committee – Legislator Castine

Legislator Castine stated the Public Safety Committee met on Tuesday, August 4th.

Sheriff Dave Favro was present to discuss several resolutions including, “Authorizing Contract with Lake Champlain Imaging, PLLC” and “Authorizing Various Contracts for the Year 2026.”

Jaime Douthat, the Chief Assistant District Attorney, was present to discuss the resolution, “Authorizing Office of Victim Services Grant Acceptance.”

Jamie Martineau, the Public Defender, was also in attendance to discuss the resolution, “Authorizing Agreement with Forensic Psychological Services.”

Eric Day, the Director of Emergency Services, discussed the resolution, “Authorizing FY2021 and 2022 Statewide Interoperable Communications Formula-Based Grant Program Extension” and “Authorizing 2024 Statewide Interoperability Communications Formula-Based Grant Acceptance.”

The Committee also discussed e-bikes and their legality with Sheriff Favro.

Resolutions #605 through #613, and Resolution #614, which was polled on Friday, August 8th, have been placed on the agenda based on the Committee’s recommendation.

The next Public Safety Committee meeting is tentatively scheduled for Thursday, September 4th at 4:00 p.m.

Transportation Committee – Legislator Kretser

Legislator Kretser stated the Transportation Committee met on Monday, August 11th.

Shannon Thayer, the Planning Director, was present to discuss the resolution, “Authorizing the Purchase of a New Scissor Lift” and led additional conversation regarding the Clinton County Public Transit Driver’s Pay.

Karl Weiss, the Highway Superintendent, was also in attendance to discuss snow and ice contracts for the upcoming winter season.

Resolution #615 has been placed on the agenda based on the Committee's recommendation.

The next Transportation Committee meeting is tentatively scheduled for Monday, September 15th at 5:15 p.m.

LIAISON REPORTS

Chamber of Commerce – Legislator Kretser

Legislator Kretser stated Garry Douglas, of the North-Country Chamber of Commerce, provided figures of sales tax for the region. Legislator Kretser apprised the Legislature with the results: Clinton County is up 4.9 percent over 2024, Essex County is up 4.3 percent, Franklin is up 8 percent and Statewide sales tax is up 3.7 percent. He noted that St. Lawrence County is down to 5.7 percent. Mr. Zurlo stated the next report will provide a more accurate view of sales tax.

Cooperative Extension – Legislator Timmons

Legislator Timmons stated the next Cooperative Extension meeting is tentatively scheduled for Tuesday, August 19th.

Intercounty of the Adirondacks – Legislator Randall

Legislator Randall stated the Thursday, July 24th meeting was held in Hamilton County at the Long Lake Lodge. Pat Cummings, Counsel for the New York State Association of Counties (NYSAC), was present and discussed a workshop being held at the NYSAC Conference for crowd control and Mr. Cummings also reviewed multiple bills on the horizon.

The next Intercounty meeting is scheduled for the NYSAC Conference in Niagara Falls in September.

Lake Champlain/Lake George Regional Planning Board – Legislators Kretser and Randall

Legislator Randall stated the Board met in Schroon Lake for a workshop that included a "getting to know each other" discussion and the "legacy you would like to leave in the LCLG Regional Planning Board", as well as, other mini-topic discussions.

Soil and Water Conservation – Legislators Bezio and Timmons

Legislator Timmons stated the next Soil and Water Conservation meeting is scheduled for Thursday, August 21st.

STAFF REPORTS

Assistant County Attorney – Gary Favro, Esq.

Mr. Favro did not have a report.

County Administrator – Michael Zurlo

Mr. Zurlo reported when the County received its first approval from the Public Health and Health Planning Council on the Nursing Home sale it came with some contingencies that the buyers had to meet. The County has since received notification that those contingencies have all been satisfied and the County's attorney, Megan Zedick, is working with the buyer's counsel. The contractual documents say 90-days from those contingencies being met, but the County is hoping that it can get that sooner than 90-days. Secondly, he reminded the Legislature of the Agricultural Tour and to RSVP to the Cooperative Extension, or the Legislative staff. The tour is on Friday, September 12th, at 9 a.m.

Chairperson's Report

There being no further business, Chairperson Henry moved on to resolutions. The following resolutions were approved unless otherwise noted.

Resolutions #551 through #587 were approved.

Resolution #588 titled, "Approving Reappointment of Tammy Lacey to the Position of Director of Real Property Tax Services" was motioned by Legislator Castine and seconded by Legislator Waldron. Carried (9-0-1).

Discussion: Legislator Bezio stated his opinion is that he received a lot of phone calls about the unavailability of the assessors or Ms. Lacey to answer people's questions and they had to drive to the night where you're standing in line for hours. He thinks the Office needs to do a better job than that. He thinks Ms. Lacey can do a better job to make sure that there's plenty enough time for folks who come in and just get answers. He stated he was number 18 in line at Beekmantown. He had to go to that because he couldn't even get a meeting with the assessor and at least six people prior to meeting got immediate responses from the assessor that was sitting there saying, "Oh, yes, you're right, that's not a ranch, that's a mobile home with an addition on the side." He stated a lot of that stuff could often be handled probably in 15 minutes with the assessor if they had a chance. He would like to see Ms. Lacey do a better job in the future years. Otherwise, he is still supporting her.

Resolutions #589 through #619 were approved.

Resolution #620 has been withdrawn.

Resolutions #621 and #622 were approved.

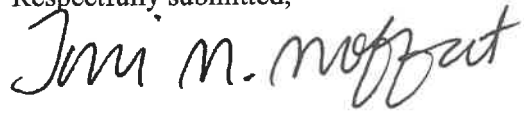
Legislator Waldron motioned to approve Waive Rule 13.2, seconded by Legislator Kretser. Carried (9-0-1).

Resolution #623 titled, "Amending Resolution #968 dated December 27, 2023 titled, "Authorizing Contract Extension with Barton & Loguidice, D.P.C." was motioned by Legislator Waldron and seconded by Legislator Timmons. Carried (9-0-1).

Discussion: Mr. Zurlo reported that this resolution was previously passed authorizing a payment, but the payment exceeded the date on the original resolution, so the County has to change the date so the Auditing Department will process the payment.

There being no further business to come before the Legislature, Legislator Lamoy motioned to adjourn the meeting at 6:22 p.m., seconded by Legislator Randall. Carried (9-0-1).

Respectfully submitted,

A handwritten signature in black ink, reading "Toni M. Moffat". The signature is written in a cursive, flowing style.

Toni M. Moffat
Executive Secretary to the County Administrator

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