

**TOWN OF PLATTSBURGH  
TOWN BOARD WORK SESSION AGENDA  
October 24, 2024**

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

	<u>Present</u>	<u>Absent</u>
<b>MEMBERS: Michael S. Cashman, Supervisor</b>	x	
<b>Thomas E. Wood, Councilor</b>	x	
<b>Barbara E. Hebert, Councilor</b>		x
<b>Charles A. Kostyk, Councilor</b>	x	
<b>Dana M. Isabella, Councilor</b>	x	
<b>Kathryn B. Kalluche, Town Clerk</b>	x	
<b>James J. Coffey, Town Attorney</b>	x	

Public Comments: None

Supervisor's Report: Continuing active conversations with federal partners regarding former Airforce Base

Resolutions:

Resolution No. 024-233

Clinton County Snow and Ice Agreement  
for the 2024-2025 Snow Season

**WHEREAS**, the Town of Plattsburgh currently provides snow and ice control services to the County of Clinton for county roads during the winter season; and

**WHEREAS**, the Clinton County Highway Superintendent met with Town Highway Superintendent where it was determined that the towns would enter into annual Snow and Ice Agreements with the County for the purpose of providing snow and ice control services; now, therefore it is

**RESOLVED**, that the Supervisor be authorized and approval as to form by the Town Attorney, to sign the Contract for 2024-2025 snow and ice season, dated October 21, 2024 with the County of Clinton for snow removal, sanding, and treating of County roads for the 2024-2025 season based on the number of miles and rates according to said Agreement; and it is further

**RESOLVED**, that the Town of Plattsburgh agrees to comply with the terms and conditions in said Agreement; and be it further

**RESOLVED**, that a copy of this Resolution be given to the Finance Manager and Superintendent Greg Burnell and a copy for the Clinton County Highway Department.

**Motion: Charles A. Kostyk**  
**Seconded by: Dana M. Isabella**  
**Discussion: None**

	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Carried</u>	<u>Tabled</u>
				x	
<b>Thomas E. Wood</b>	x				
<b>Barbara E. Hebert</b>			x		
<b>Charles A. Kostyk</b>	x				
<b>Dana M. Isabella</b>	x				
<b>Michael S. Cashman</b>	x				

**Resolution No. 024-242**

**NYC Association of Towns Annual Meeting & Training School 2025**

**WHEREAS**, it is in the best interest of the Town that Employees and their Respective Board Members remain current and informed concerning changes in regulation; and

**WHEREAS**, training is being offered in New York City through the Association of Towns from February 16, 2024 to February 19, 2024; therefore, be it

**RESOLVED**, that the Town is taking advantage of early-bird registration pricing and the following individuals be approved to attend to the annual meeting: Supervisor Michael S. Cashman, Deputy Town Supervisor Charles A. Kostyk, Town Board Members: Thomas E. Wood and Dana M. Isabella; and, be it further

**RESOLVED**, that the aforementioned individuals receive training for the year 2025 and the expense of their training be paid from each Department's Budget; and, be it further

**RESOLVED**, that the Supervisor be authorized to submit a receipt for payment for said yearly training and a copy of this Resolution be given to the Finance Manager and a copy be placed in their respective personnel files.

**Motion: Dana M. Isabella**  
**Seconded by: Thomas E. Wood**  
**Discussion: None**

	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Carried</u>	<u>Tabled</u>
				x	
<b>Thomas E. Wood</b>	x				
<b>Barbara E. Hebert</b>			x		
<b>Charles A. Kostyk</b>	x				
<b>Dana M. Isabella</b>	x				
<b>Michael S. Cashman</b>	x				

**Resolution No. 024-243**

**Accept Map, Plan and Report Titled Consolidation of the Base Sewer District and Consolidate Sewer District into the Plattsburgh Consolidated Sewer District**

RESOLVED, the Town Board of the Town of Plattsburgh hereby accepts the Map, Plan and Report titled Consolidation of the Base Sewer District and Consolidated Sewer District into the Plattsburgh Consolidated Sewer District prepared by Laberge Group, Ltd., competent engineers, and further authorizes the filing of the aforesaid Map, Plan and Report in the Town Clerk's Office.

**Motion: Charles A. Kostyk**  
**Seconded by: Thomas E. Wood**  
**Discussion: None**

**Roll Call:**

	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
Michael Cashman, Supervisor	_ x _	_ _ _	_ _ _
Thomas Wood	_ x _	_ _ _	_ _ _
Barbara Hebert	_ _ _	_ _ _	_ x _
Charles Kostyk	_ x _	_ _ _	_ _ _
Dana Isabella	_ x _	_ _ _	_ _ _

**Resolution No. 024-244**

**Accept Map, Plan and Report Titled Consolidation of the Base Water District and Consolidate Water District into the Plattsburgh Consolidated Water District**

RESOLVED, the Town Board of the Town of Plattsburgh hereby accepts the Map, Plan and Report titled Consolidation of the Base Water District and Consolidated Water District into the Plattsburgh Consolidated Water District prepared by Laberge Group, Ltd., competent

engineers, and further authorizes the filing of the aforesaid Map, Plan and Report in the Town Clerk's Office.

**Motion: Thomas E. Wood**

**Seconded by: Charles A. Kostyk**

**Discussion: None**

**Roll Call:**

	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
Michael Cashman, Supervisor	<u>  x  </u>	<u>      </u>	<u>      </u>
Thomas Wood	<u>  x  </u>	<u>      </u>	<u>      </u>
Barbara Hebert	<u>      </u>	<u>      </u>	<u>  x  </u>
Charles Kostyk	<u>  x  </u>	<u>      </u>	<u>      </u>
Dana Isabella	<u>  x  </u>	<u>      </u>	<u>      </u>

**Resolution No. 024-245**

**Sewer District Consolidation SEQRA Type II Action**

**WHEREAS**, the Town of Plattsburgh has previously formed the Consolidated Sewer District and Base Sewer District pursuant to the Town Law of the State of New York; and

**WHEREAS**, the Town Board is considering an action to consolidate both districts into a single sewer district to be named the Town of Plattsburgh Consolidated Sewer District; and

**WHEREAS**, the consolidation of the districts will also include out of district properties, within the bounds of the Town of Plattsburgh, that are connected to and receiving service from the Consolidated Sewer District; and

**WHEREAS**, there are no improvements required for the purpose of consolidation;

**NOW THEREFORE, IT IS**

**RESOLVED**, that the proposed action consolidating the two districts and incorporating outside district users constitutes the routine administration and management of the sewer districts and does not require any physical improvements; and, be it further

**RESOLVED**, that the proposed action is a Type II action pursuant to section 617.5(c)(26) of the New York State Environmental Quality Review Act and pursuant to those regulations is not subject to environmental review and that the proposed action will not have a significant effect upon the environment; and, be it further

**RESOLVED**, as a Type II action, no further environmental review is required.

**Motion: Thomas E. Wood**  
**Seconded by: Charles A. Kostyk**  
**Discussion: None**

<b>Roll Call:</b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Absent</u></b>	<b><u>Carried</u></b>	<b><u>Tabled</u></b>
				<b>x</b>	
<b>Thomas E. Wood</b>	<b>x</b>				
<b>Barbara E. Hebert</b>			<b>x</b>		
<b>Charles A. Kostyk</b>	<b>x</b>				
<b>Dana M. Isabella</b>	<b>x</b>				
<b>Michael S. Cashman</b>	<b>x</b>				

**Resolution No. 024-246**

**Water District Consolidation SEQRA Type II Action**

**WHEREAS**, the Town of Plattsburgh has previously formed the Consolidated Water District and Base Water District pursuant to the Town Law of the State of New York; and

**WHEREAS**, the Town Board is considering an action to consolidate both districts into a single water district to be named the Town of Plattsburgh Consolidated Water District; and

**WHEREAS**, the consolidation of the districts will also include out of district properties, within the bounds of the Town of Plattsburgh, that are connected to and receiving service from the Consolidated Water District; and

**WHEREAS**, there are no improvements required for the purpose of consolidation;

**NOW THEREFORE, IT IS**

**RESOLVED**, that the proposed action consolidating the two districts and incorporating outside district users constitutes the routine administration and management of the water districts and does not require any physical improvements; and, be it further

**RESOLVED**, that the proposed action is a Type II action pursuant to section 617.5(c)(26) of the New York State Environmental Quality Review Act and pursuant to those regulations is not subject to environmental review and that the proposed action will not have a significant effect upon the environment; and, be it further

**RESOLVED**, as a Type II action, no further environmental review is required

**Motion: Charles A. Kostyk**  
**Seconded by: Thomas E. Wood**  
**Discussion: None**

<b>Roll Call:</b>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Carried</u>	<u>Tabled</u>
				x	
<b>Thomas E. Wood</b>	x				
<b>Barbara E. Hebert</b>			x		
<b>Charles A. Kostyk</b>	x				
<b>Dana M. Isabella</b>	x				
<b>Michael S. Cashman</b>	x				

**Resolution No. 024-247    A RESOLUTION AUTHORIZING THE ENDORSEMENT OF A PROPOSED JOINT CONSOLIDATION AGREEMENT PURSUANT TO SECTIONS 751 2(a) AND 752 OF THE GENERAL MUNICIPAL LAW CONSOLIDATING TWO TOWN OF PLATTSBURGH SEWER DISTRICTS; SIX OUT OF DISTRICT USERS AND ONE VACANT PARCEL, TO WIT: THE CONSOLIDATED SEWER DISTRICT; THE BASE SEWER DISTRICT; SIX OUT OF DISTRICT USERS; AND ONE VACANT PARCEL INTO ONE CONSOLIDATED SEWER DISTRICT SUBJECT TO THE COMPLETION OF PROCEEDINGS PURSUANT TO ARTICLE 17-A OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK**

**WHEREAS**, the Town of Plattsburgh has heretofore established the following Town of Plattsburgh Sewer Districts, to wit: The Consolidated Sewer District; and the Base Sewer District and the said Town of Plattsburgh on behalf of the two existing sewer districts, six out of district users and one vacant parcel wishes to consolidate all of such areas into the Town of Plattsburgh Consolidated Sewer District, a municipal corporation existing pursuant to the Laws of the State of New York and created pursuant to the provisions of Article 17-A of the General Municipal Law of the State of New York; and

**WHEREAS**, the Town Board by and through its Supervisor is desirous of endorsing and subsequently entering into the annexed proposed Joint Consolidation Agreement consolidating the two sewer districts, the six out of district users and one vacant parcel into one consolidated sewer district serving the following sewer districts and areas: The Consolidated Sewer District; The Base Sewer District; six out of district users and one vacant parcel; and

**WHEREAS**, the new Plattsburgh Consolidated Sewer District will assume jurisdiction over all areas previously served by the two sewer districts, the six out of district users and one vacant parcel; and

**WHEREAS**, in order to consolidate the two sewer districts, the six out of district users and one vacant parcel it is necessary that the Town of Plattsburgh comply with all the provisions of Article 17-A of the General Municipal Law of the State of New York.

**NOW, THEREFORE**, it is resolved that the Town Board of the Town of Plattsburgh acting on behalf of the Consolidated Sewer District; the Base Sewer District; the six out of district users and the one vacant parcel hereby endorses the attached proposed Joint Consolidation Agreement; and it is further,

**RESOLVED**, the Town personnel and officers shall undertake the steps required under the aforesaid Article 17-A of the General Municipal Law of the State of New York to comply with the provisions thereof to effect such consolidation.

**Motion: Thomas E. Wood**  
**Seconded by: Charles A. Kostyk**  
**Discussion: None**  
**Roll Call:**

	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
Michael S. Cashman, Supervisor	x		
Thomas Wood		x	
Barbara Hebert			x
Charles Kostyk	x		
Dana Isabella	x		

**Resolution No. 024-248**

**A RESOLUTION AUTHORIZING THE ENDORSEMENT OF A PROPOSED JOINT CONSOLIDATION AGREEMENT PURSUANT TO SECTIONS 751 2(a) AND 752 OF THE GENERAL MUNICIPAL LAW CONSOLIDATING TWO TOWN OF PLATTSBURGH WATER DISTRICTS; FOUR OUT OF DISTRICT USERS AND TWO VACANT PARCELS, TO WIT: THE CONSOLIDATED WATER DISTRICT; THE BASE WATER DISTRICT; FOUR OUT OF DISTRICT USERS; AND TWO VACANT PARCELS INTO ONE CONSOLIDATED WATER DISTRICT SUBJECT TO THE COMPLETION OF PROCEEDINGS PURSUANT TO ARTICLE 17-A OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK**

**WHEREAS**, the Town of Plattsburgh has heretofore established the following Town of Plattsburgh Water Districts, to wit: The Consolidated Water District; and the Base Water District and the said Town of Plattsburgh on behalf of the two existing water districts, four out of district users and two vacant parcels wishes to consolidate all of such areas into the Town of Plattsburgh Consolidated Water District, a municipal corporation existing pursuant to the Laws of the State of New York and created pursuant to the provisions of Article 17-A of the General Municipal Law of the State of New York; and

**WHEREAS**, the Town Board by and through its Supervisor is desirous of endorsing and subsequently entering into the annexed proposed Joint Consolidation Agreement consolidating the two water districts, the four out of district users and two vacant parcels into one consolidated water district serving the following water districts and areas: The Consolidated Water District; The Base Water District; four out of district users and two vacant parcels; and

**WHEREAS**, the new Plattsburgh Consolidated Water District will assume jurisdiction over all areas previously served by the two water districts, the four out of district parcels and two vacant parcels; and

**WHEREAS**, in order to consolidate the two water districts, the four out of district users and two vacant parcels it is necessary that the Town of Plattsburgh comply with all the provisions of Article 17-A of the General Municipal Law of the State of New York.

**NOW, THEREFORE**, it is resolved that the Town Board of the Town of Plattsburgh acting on behalf of the Consolidated Water District; the Base Water District; the four out of district users and the two vacant parcels hereby endorses the attached proposed Joint Consolidation Agreement; and it is further,

**RESOLVED**, the Town personnel and officers shall undertake the steps required under the aforesaid Article 17-A of the General Municipal Law of the State of New York to comply with the provisions thereof to effect such consolidation

**Motion: Charles A. Kostyk**  
**Seconded by: Thomas E. Wood**  
**Discussion: None**  
**Roll Call:**



**JOINT CONSOLIDATION AGREEMENT**

THIS JOINT CONSOLIDATION AGREEMENT made the \_\_\_\_ day of December, 2024, between the TOWN OF PLATTSBURGH, a municipal corporation existing by and under the laws of the State of New York and having its principal place of business located at 151 Banker Road, Plattsburgh , New York, 12901 (hereinafter referred to as “Town”), and CONSOLIDATED SEWER DISTRICT; AND BASE SEWER DISTRICT.

Whereas, the Town of Plattsburgh has previously established the sewer districts as set forth in the following chart:

<b>Description</b>	<b>Year Established</b>	<b>#Taxable Parcels</b>
Consolidated Sewer District	2002	2,025
Base Sewer District	2004	58

and,

Whereas, the proposed sewer district consolidation will involve approximately 2,083 parcels by consolidating the Consolidated Sewer District and the Base Sewer District into the consolidated sewer district; and,

Whereas, the proposed sewer district consolidation will not result in any additional costs or debts to the district residents other than those costs presently existing or hereafter incurred.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

- a. The names of the Local Government entities to be consolidated are:  
the Consolidated Sewer District and the Base Sewer District.
  
- b. The name of the proposed local government entity which will result from this consolidation shall be “The Town of Plattsburgh Consolidated Sewer District”, hereinafter referred to as “Plattsburgh Consolidated Sewer District”.

c. The Plattsburgh Consolidated Sewer District shall have the duty and obligation to furnish sanitary sewer service to the Plattsburgh Consolidated Sewer District.

d. The territorial boundaries of the proposed Plattsburgh Consolidated Sewer District of the Town of Plattsburgh, Clinton County, State of New York, are attached hereto as Schedule A.

e. The proposed Plattsburgh Consolidated Sewer District shall be of the type or class that would be formed as a sewer district pursuant to the laws of the State of New York under Articles 12 and/or 12-A of the Town Law of the State of New York. However, the proposed Plattsburgh Consolidated Sewer District shall be formed by the consolidation of the two original sewer districts, six existing outside users and one vacant parcel under Article 17-A, Title 2 of the General Municipal Law of the State of New York. The proposed Plattsburgh Consolidated Sewer District shall be operated and administered by the Town Board of the Town of Plattsburgh in the same fashion as sewer districts created under Articles 12 and 12-A of the Town Law.

f. The governmental organization of the proposed Plattsburgh Consolidated Sewer District shall consist of the present members of the Plattsburgh Town Board and town employees assigned to work in the town's water and sewer department. The present members of the Plattsburgh Town Board, including the Supervisor, shall serve for the balance of their present terms, and upon termination of their present terms, successors shall be elected as set forth in the Town Law and Election Law of the State of New York. Should any vacancy develop because of any reason, the vacancy shall be filled in accordance with the Town Law and Election Law of the State of New York.

All public employees working in the town's water and sewer department shall be appointed by the Town Board of the Town of Plattsburgh and shall be selected in accordance with the Civil Service Law of the State of New York. The proposed sewer district consolidation does not require a transitional plan and schedule for elections and the appointments of any officials.

g. As of the date of this Joint Consolidation Agreement there is \$1,203,044.55 of indebtedness in the Base Sewer District and \$5,517,454.34 in the Consolidated Sewer District .

The Plattsburgh Consolidated Sewer District will result in a single budget as follows:

Debt Service	<p>The Consolidated Sewer District shall pay capital charges on existing debt on an ad valorem basis in the amount of \$0.4889/\$1,000.</p> <p>The Base Sewer District shall pay capital charges on existing debt on an ad valorem basis in the amount of \$0.4891/\$1000</p>
Operation and Maintenance	\$7.85/1000 gallons. The minimal residential and commercial rates will remain the same.

There will be a reduction in the time required to complete administrative services for the proposed consolidated sewer district. The cost of consolidation will equal approximately \$15,000.

h. The assets of the sewer districts consist of, among other items, underground infrastructure piping, manholes, pumping stations, force mains, service equipment and vehicles. The Plattsburgh Consolidated Sewer District will have a total taxable value of approximately \$1,153,270,454.00.

i. The amount of the indebtedness or any liabilities for the two existing sewer districts equals \$6,720,498.79.

j. The existing assets and liabilities of each sewer district will be assumed by the proposed Plattsburgh Consolidated Sewer District. As set forth within subparagraph (g) of this proposed Joint Consolidation Agreement the amount of capital indebtedness for both existing sewer districts equals \$6,720,498.72.

k. The administration and uniform enforcement of local laws and ordinances, resolutions, orders and the like will be carried out in the proposed Plattsburgh Consolidated Sewer District during the two years following the effective date of consolidation, and be enforced in the same fashion and to the same extent as heretofore existed in the various sewer districts. Not later than two years following the effective date of consolidation, the Town Board of the Town of Plattsburgh shall adopt any new laws, ordinances, rules and regulations as may be necessary to redress any conflicts and to redress any ambiguities, if any, among the then existing laws, ordinances, rules and regulations to provide for consolidating the administrative and uniform government of the consolidated sewer district.

l. The effective date of the proposed consolidation shall be January 1, 2025.

m. The place or places for the public hearings on the Joint Consolidation Agreement shall be the Town Hall, Town of Plattsburgh, 151 Banker Road, Plattsburgh, New York 12901. The public hearings will be noticed and conducted pursuant to the requirements of Section 754 of the General Municipal Law.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

CONSOLIDATED SEWER DISTRICT

By:

\_\_\_\_\_  
Michael S. Cashman, Supervisor

BASE SEWER DISTRICT

By:

\_\_\_\_\_  
Michael S. Cashman, Supervisor

TOWN OF PLATTSBURGH, CLINTON COUNTY,  
STATE OF NEW YORK

By:

\_\_\_\_\_  
Michael S. Cashman, Supervisor

## **Schedule A**

Town of Plattsburgh  
Clinton County, New York

Proposed Plattsburgh Consolidated Sewer District

### **DISTRICT DESCRIPTION**

October 21, 2024

#### AREA 1

**BEGINNING AT A POINT**, said point being the southwest corner of Parcel 208.8-3-1.2,

THENCE northeasterly along the northerly bounds of Parcel 208-1-1.1 to its intersection with the western bounds of the Thomas MacDanough Highway,

THENCE continuing northeasterly across said highway to said highway's eastern bounds

THENCE northwesterly along the westerly bounds of Parcel 195.1-13.1 to the southeasterly corner of Parcel 194.2-1-23,

THENCE, continuing along the bounds of Parcel 194.2-1-23 in a counter clockwise fashion to its intersection with the easterly bounds of the Thomas MacDanough Highway,

THENCE across said highway to the north easterly corner of Parcel 194.20-1-23,

THENCE southwesterly along the southerly bounds of Parcel 194-2-13.1 to the easterly point of Parcel 194.19-3-4,

THENCE continuing southwesterly along the southerly bounds of Parcel 194.19-3-4 to its intersection with the easterly bounds of Cumberland Head Road,

THENCE across said highway to the shoreline of Lake Champlain,

THENCE southerly along the shore line of Lake Champlain to a point opposite the northwesterly corner of Parcel 208.7-2-14,

THENCE north easterly across Cumberland Head Road to the northwesterly corner of Parcel 208.7-2-14,

THENCE following the bounds of Parcel 208.7-2-14 first easterly and then southerly to the western most corner of Parcel 208.8-3-1.2,

THENCE following the bounds of Parcel 208.8-3-1.2 in a southerly direction to THE PLACE AND POINT OF BEGINNING.

AREA 2

**BEGINNING AT A POINT**, said point being the easterly bounds of Interstate 87 at its intersection with the centerline of the Scotion Creek,

THENCE proceeding northerly along the easterly bounds of Interstate 87 as it extends across Moffit Road to the northwest corner of Parcel 194-1-7,

THENCE following the bounds of Parcel 194-1-7 in a clockwise fashion to its intersection with the northerly bounds of Parcel 194-1-13.1,

THENCE continuing along the bounds of Parcel 194-1-13.1 in a clockwise fashion to its intersection with the westerly bounds of New York State Route 9,

THENCE across said Route 9 to the easterly bounds of said Route 9,

THENCE northly along the easterly bounds of said Route 9 to its intersection with the northeasterly boundary of Parcel 194-2-47.1,

Thence southeasterly along the northeasterly boundary of Parcel 194-2-47.1 a distance of 700± feet to a point,

Thence southwesterly along a line 700± feet from and parallel to New York State Route 9 to its intersection with the City of Plattsburgh boundary,

Thence following along said City boundary in a counter clockwise fashion to its intersection with the centerline of the Scotion Creek,

THENCE northwesterly along said creek centerline to the POINT AND PLACE OF BEGINNING.

AREA 3

**BEGINNING AT A POINT**, said point being the southeast corner of Parcel 193-2-11.2, said point also being on the City of Plattsburgh boundary,

THENCE following said City boundary as it bends and turns in a westerly direction to its intersection with the northerly bounds of Quarry Road,

THENCE northeasterly along said bounds of Quarry Road to the southeast corner of Parcel 207-1-1,

THENCE northerly along the easterly bounds of Parcel 207-1-1 to the northeast corner of said parcel,

THENCE heading first in a westerly direction and then northly along the bounds of Parcel 207-1-4 to the southerly bounds of NYS Route 374,

THENCE westerly along the southerly bounds of said Route 374 the northwest corner of Parcel 206-2-5.1,

THENCE southerly long the westerly bounds of Parcel 206-2-5.1 to the northern boundary of Tom Miller Road,

THENCE easterly along said northern boundary to the southwest corner of Parcel 206-2-24,

THENCE following the boundary of Parcel 206-2-24 in a clockwise fashion until intersects with the northern boundary of Tom Miller Road,

THENCE across Tom Miller Road at a 90-degree angle to the southern bounds of said road,

THENCE westerly along the southern boundary of Tom Miller Road to the northwest corner of Parcel 206-6-16,

THENCE south along the western bounds of Parcel 206-6-16,

THENCE continuing along the bounds of Parcel 206-6-19 in a counter clockwise fashion to its point of intersection with the westerly bounds of Interstate 87,

THENCE easterly across said Interstate on a straight line to the western most corner of Parcel 206.4-3-1,

THENCE continuing easterly along the southern bounds of Parcel 206.4-3-1 to its intersection with the City of Plattsburgh boundary,

THENCE southerly along said City boundary as it winds and turns to a point on said City boundary directly east of the corner of Parcel 220-4-36,

THENCE westerly on a straight line across Interstate 87 to the southeast corner of Parcel 220-4-36,

THENCE westerly along the southerly bounds of Parcel 220-4-36 to it intersection with Parcel 220-4-35.1,

THENCE following the bounds of Parcel 220-4-35.1 in a clockwise fashion to the northeast corner of Parcel 220-6-1.2,



THENCE following the bounds of Parcel 220-6-1.2 first west and then south to the southeast corner of Parcel 220-6-1.1,

THENCE westerly along the southerly bounds of Parcel 220-6-1.1 to the eastern bounds of the Military Turnpike,

THENCE across said Turnpike to the northeast corner of Parcel 220.4-4-16,

THENCE following the bounds of Parcel 220.4-4-1 in a clockwise fashion to its intersection with the easterly bounds Brown Road,

THECE across Brown Road at a 90-degree angle to the westerly bounds of Brown Road,

THENCE northerly along the westerly bounds of Brown Road to the southeast corner of Parcel 220.4-1-9,

THENCE westerly along the southerly bounds of Parcel 220.4-1-9 to its intersection with Parcel 220-1-22,

THENCE following the bounds of Parcel 220-1-22 in a counter clockwise fashion to its intersection with Parcel 220-1-24,

THENCE westerly along the northern bounds of Parcels 220-1-24 and 220-1-21 to the northwest corner of Parcel 220-1-21,

THENCE south along the westerly bounds of Parcel 220-1-21 to the Saranac River,

THENCE northwesterly along the Saranac River to the southwest corner of Parcel 220-1-1.1-2,

THENCE following the bounds of Parcel 220-1-1.1-2 in a counter clockwise fashion to its intersection with the south west corner of Parcel 220-1-3-15,

THENCE following the bounds of Parcel 220-1-3.15 first north and then east to the north east corner of said Parcel,

THENCE northerly along the westerly bounds of Parcel 220-1-3.1-1 to the southern bounds of New York State Route 22B,

THENCE westerly along the southern bounds of said Route 22B to the northeast corner of Parcel 206.3-2-4,

THENCE following the bounds of Parcel 206.3-2-4 in a clockwise fashion to the north west corner of said Parcel, said point being on the southern bounds of Route 22B,

THENCE across said Route 22B to the southwest corner of Parcel 205.4-3-27.1,

THENCE northerly and then easterly along the bounds of Parcel 205.4-3-27.1 to the northeast corner of said Parcel,

THENCE northerly along the easterly bounds of Parcel 205.4-3-38 to the southerly bounds of New York State Route 3,

THENCE northwesterly along said bounds of Route 3 to a point opposite the southeast corner of Parcel 205.4-3-40,

THENCE northwesterly along the bounds of Parcel 205.4-3-4 to its intersection with the westerly bounds of Parcel 205.4-3-3.1,

THENCE following the bounds of Parcel 205.4-3-3.1, in a clockwise fashion to its intersection with Parcel 205.4-2-3.1,

THENCE following the bounds of Parcel 205.4-2-3.1 in a westerly direction then southerly to the intersection of the northern bounds of New York State Route 3 and the easterly bounds of Banker Road,

THENCE across Banker Road to the westerly bounds of Banker Road,

THENCE northerly along the westerly bounds of Banker Road to the southeast corner of Parcel 205-2-9,

THENCE first westerly and then northerly along the bounds of Parcel 205-2-9 to its intersection with Parcel 205-2-5.1,

THENCE first westerly and then northerly along the bounds of Parcel 205-2-5.1 to the southerly bounds of New York State Route 374,

THENCE easterly along said bound of Route 374 to the northeast corner of Parcel 205-4-1,

THENCE southerly along the easterly bounds of Parcel 205-4-1 to the northwest corner of Parcel 206-1-1.11,

THENCE southerly along the westerly bounds of Parcels 206-1-1.11 and 206-1-1.1 to the northerly bounds of Parcel 206-1-47,

THENCE easterly along the southern bounds of Parcel 206-1-1.1 to the southeast corner of said Parcel,

THENCE easterly along the southern bounds of Parcel 206-1-41 to the northwest corner of parcel 206-1-40.1,

THENCE southerly along the western bounds of Parcels 206-1-40.1 and 206-1-39 to the southwest corner of Parcel 206-1-39,

THENCE easterly along the southerly bounds of Parcel 206-1-39 to the westerly bounds of the Military Turnpike,

THENCE across said Turnpike to the southwest corner of Parcel 206-1-12,

THENCE easterly along the southern bounds of Parcel 206-1-12 to the southeast corner of said Parcel,

THENCE following the bounds of Parcel 206-1-13.1 first north and the east to the north east corner of said Parcel,

THENCE northerly along the eastern bounds of Parcel 206-1-8 to its intersection with the southern bounds of New York State Route 374,

THENCE easterly along the bounds of said Route 374 to a point opposite the southeast corner of Parcel 192-2-21,

THENCE across said Route 374 to the southeast corner of Parcel 192-2-21,

THENCE northerly along the eastern bounds of Parcel 192-2-21 to the southerly bounds of Parcel 192-2-20.1,

THENCE following the bounds of Parcel 192-2-20.1, first easterly and then northerly to the southwest corner of Parcel 192.4-2-1,

THENCE easterly along the southerly bounds of Parcels 192.4-2-1, 192.4-2-2, 192.4-2-3, 192.4-2-4.2, 192.4-2-4.1, 192.4-2-5, 192.4-2-14.4, 192.4-2.6 and 192.4-2-7 to the southeast corner of Parcel 192.4-2-7,

THENCE northerly along the easterly bounds of Parcel 192.4-2-7 to the southern bounds of Wallace Hill Road,

THENCE easterly along the southerly bounds of Wallace Hill Road to a point opposite the southeast corner of Parcel 193-3-24,

THENCE northerly along the easterly bounds of Parcel 193-3-24 to its intersection with Parcel 193-3-16.1,

THENCE following the bounds Parcel 193-3-16.1 in a clockwise fashion to the southwest corner of Parcel 193-3-17,

THENCE easterly along the southern bounds of Parcel 193-3-17 to the westerly bounds of Durrand Road,

THENCE across Durrand Road to the southwest corner of Parcel 193-2-1.5,

THENCE following the bounds of Parcel 192-2-1.5 first easterly and then northerly to the southern bonds of Parcel 193-2-1.1,

THENCE easterly along the southern bounds of Parcel 193-2-1.1 to its intersection with the westerly bounds of Parcel 193-2-38,

THENCE following the bounds of Parcel 193-2-38 first southerly and then easterly to the southeast corner of said Parcel said corner being on the westerly bounds of New York State Route 22,

THENCE across said Route 22 to the southwestern corner of the western bounds of Parcel 193-2-23 on the easterly bounds of said Route 22,

THENCE northerly along the easterly bounds of said Route 22 to the northwest corner of Parcel 193-2-24,

THENCE easterly along the northern bounds of Parcel 193-2-24 to its intersection with the westerly bounds of the Delaware and Hudson Corporation railroad right of way,

THENCE southerly along the westerly bounds of said railroad right of way to its intersection with the easterly bounds of Interstate 87,

THENCE northerly along the easterly bounds of said Interstate to the western most corner of Parcel 193-2-11.2,

THENCE easterly along the southerly bounds of Parcel 193-2-11.2 to the POINT AND PLACE OF BEGINNING.

Excepting Parcels 206.3-2-5, 206.3-2-6 and 206.3-2-7 all located on Route 22B.

AREA 4

**BEGINNING AT A POINT**, said point being the southerly boundary of the City of Plattsburgh where it intersects with the shore line of Lake Champlain;

THENCE, southerly following the shore line of Lake Champlain to the southeast corner of Parcel 249.-9-9.1;

THENCE northerly and then westerly along the bounds of Parcel 246-1-9.1 as it crosses New York State Route 9 and intersects with the easterly boundary of the Delaware and Hudson Corporation railroad right of way,

THENCE crossing said right of way at a 90-degree angle and intersecting with the westerly boundary of the Delaware and Hudson Corporation railroad right of way, said boundary being the easterly boundary of Parcel 246.-1-50,

THENCE southerly along said western bounds of the railroad right of way and on a straight-line projection across the spur line that heads west to the northeast corner of Parcel 246-2-2,

THENCE following the bounds of Parcel 246-2-2 in a clockwise fashion and as it crosses the South Junction Road in two locations to the northeast corner of parcel 246-2-2, said corner being on the southern bounds of aforesaid spur line of the Delaware and Hudson Corporation,

THENCE across said spur line to its northerly bounds,

THENCE westerly along the bounds of parcel 246.-1-50 as it turns and winds to its intersection with Parcel 246.-3-3.1,

THENCE westerly and then northerly along the bounds of Parcel 246.-3-3.1 to its intersection with the easterly bounds Interstate 87,

THENCE continuing northerly along the easterly bounds of Interstate 87 to the southernmost corner of Parcel 233-1-14,

THENCE along the easterly bounds of Parcel 233-1-14 to the southwest corner of Parcel 233-1-20.132,

THENCE along the westerly bounds of Parcel 233-1-20.132 to a point opposite the southern most corner of Parcel 233-1-20.15,

THENCE across Nomad Drive to the southernmost corner of Parcel 233-1-20.15,

THENCE along the westerly bounds of parcel 233-1-20.15 to its intersection with the southerly bounds of Parcel 233-4-2,

THENCE following the bounds of Parcel 233-4-2 in a clockwise fashion to the southwest corner of Parcel 233-4-1,

THENCE along the westerly bonds of parcel 233-4-1 to its intersection with the easterly bounds of New York State Route 22,

THENCE across said Route 22 at a 90-degree angle to a point on the westerly bounds of Route 22,

THENCE following the bounds of Parcel 246-1-8 in a clockwise fashion to its intersection with the westerly bounds of parcel 233-1-20.12,

THENCE continuing in a northerly direction along the westerly bounds of Parcel 233-1-20.12 as it projects to the City of Plattsburgh boundary,

THENCE continuing easterly along said City boundary to the PLACE AND POINT OF BEGINNING.

Excepting Parcel 246-2-1 located on the South Junction Road and Parcels 246-1-6 and 246-1-9.10 located on NYS Route 9.

AREA 5

**BEGINNING AT A POINT**, on the southerly bounds of New York State Route 3, said point being the intersection of the southern bounds of said Route 3 with the easterly bounds of Harney Bridge Road,

THENCE easterly along the southerly bounds of said Route 3 to a point opposite the southwest corner of Parcel 203.4-2-2.3,

THENCE across said Route 3 to the southwest corner of Parcel 203.4-2-2.3,

THENCE northerly along the westerly bounds of Parcel 203.4-2-2.3 to its intersection with the southerly bounds of Parcel 203.4-2-2.1,

THENCE easterly along the southerly bounds of Parcel 203.4-2-2.1 to its intersection with the westerly bounds of Parcel 203.4-2-14,

THENCE southerly along the westerly bounds of Parcel 203.4-2-14 to the northerly bounds of New York State Route 3,

THENCE easterly along the southerly bounds of said Route 3 and then the southerly bounds of Park Row to the northeast corner of Parcel 203.4-3-13,

THENCE southerly along the easterly bounds Parcels 203.4-3-13, 203.4-3-12.2 and 203.4-3-27 to its intersection with the easterly bounds of General R. Parker Avenue,

THENCE across said Avenue to the southeast corner of Parcel 203.4-3-28,

THENCE following the bounds of Parcel 203.4-3-28 first westerly and then northerly to the northeast corner of Parcel 203.4-3-31,

THENCE westerly along the northerly bounds of Parcel 203.4-3.31 to the southeast corner of Parcel 203.4-3-30.2,

THENCE northerly along the easterly bounds of Parcel 203.4-3-30.2 to the southerly bounds of Duke Avenue,

THENCE westerly along the southerly bounds of Duke Avenue to a point opposite the southeast corner of Parcel 203.4-3-2,

THENCE across Duke Avenue Road to the southeast corner of Parcel 203.4-3-2,

THENCE following the westerly bounds of Parcel 203.4-3-2 to the POINT AND PLACE OF BEGINNING.

## AREA 6

Area 6 includes individual Parcels that are not directly contiguous to any other area. These parcels include:

195.1-7  
194.19-3.3  
194-2-27  
206-1-42  
206-1-9.1  
206-1-9.3

Intending to describe the boundary of the proposed Plattsburgh Consolidated Water District as shown on Map entitled “Proposed Town of Plattsburgh Consolidated Sewer District”, prepared by Laberge Group and dated October 21, 2024.

J:\2023096\Reports\Laberge Group Reports\Appendix B - District Description\Sewer District Description.docx



**JOINT CONSOLIDATION AGREEMENT**

THIS JOINT CONSOLIDATION AGREEMENT made the \_\_\_\_ day of December, 2024, between the TOWN OF PLATTSBURGH, a municipal corporation existing by and under the laws of the State of New York and having its principal place of business located at 151 Banker Road, Plattsburgh, New York, 12901 (hereinafter referred to as “Town”), and CONSOLIDATED WATER DISTRICT; AND BASE WATER DISTRICT.

Whereas, the Town of Plattsburgh has previously established the water districts as set forth in the following chart:

<b>Description</b>	<b>Year Established</b>	<b>#Taxable Parcels</b>
Consolidated Water District	2008	4,143
Base Water District	2004	58

and,

Whereas, the proposed water district consolidation will involve approximately 4,201 parcels by consolidating the Consolidated Water District and the Base Water District into the consolidated water district; and,

Whereas, the proposed water district consolidation will not result in any additional costs or debts to the district residents other than those costs presently existing or hereafter incurred.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

- a. The names of the Local Government entities to be consolidated are:  
the Consolidated Water District and the Base Water District.
  
- b. The name of the proposed local government entity which will result from this consolidation shall be “The Town of Plattsburgh Consolidated Water District”, hereinafter referred to as “Plattsburgh Consolidated Water District”.

c. The Plattsburgh Consolidated Water District shall have the duty and obligation to furnish and to supply potable water service to the Plattsburgh Consolidated Water District.

d. The territorial boundaries of the proposed Plattsburgh Consolidated Water District of the Town of Plattsburgh, Clinton County, State of New York, are attached hereto as Schedule A.

e. The proposed Plattsburgh Consolidated Water District shall be of the type or class that would be formed as a water district pursuant to the laws of the State of New York under Articles 12 and/or 12-A of the Town Law of the State of New York. However, the proposed Plattsburgh Consolidated Water District shall be formed by the consolidation of the two original water districts, four existing outside users and two vacant parcels, which are subject to a current development application pending before the town planning board, under Article 17-A, Title 2 of the General Municipal Law of the State of New York. The proposed Plattsburgh Consolidated Water District shall be operated and administered by the Town Board of the Town of Plattsburgh in the same fashion as water districts created under Articles 12 and 12-A of the Town Law.

f. The governmental organization of the proposed Plattsburgh Consolidated Water District shall consist of the present members of the Plattsburgh Town Board and town employees assigned to work in the town's water and sewer department. The present members of the Plattsburgh Town Board, including the Supervisor, shall serve for the balance of their present terms, and upon termination of their present terms, successors shall be elected as set forth in the Town Law and Election Law of the State of New York.

Should any vacancy develop because of any reason, the vacancy shall be filled in accordance with the Town Law and Election Law of the State of New York.

All public employees working in the town's water and sewer department shall be appointed by the Town Board of the Town of Plattsburgh and shall be selected in accordance with the Civil Service Law of the State of New York. The proposed water district consolidation does not require a transitional plan and schedule for elections and the appointments of any officials.

g. As of the date of this Joint Consolidation Agreement there is \$2,636,937.83 of indebtedness in the Base Water District and \$7,814,766.38 in the Consolidated Water District .

The Plattsburgh Consolidated Water District will result in a single budget as follows:

Debt Service	The Consolidated Water District shall pay capital charges on existing debt on an ad valorem basis in the amount of \$0.4479/\$1,000.  The Base Water District shall pay capital charges on existing debt on an ad valorem basis in the amount of \$1.2247/\$1000
Operation and Maintenance	\$4.00/1000 gallons. The minimal residential and commercial rates will remain the same.

There will be a reduction in the time required to complete administrative services for the proposed consolidated water district. The cost of consolidation will equal approximately \$15,000.

h. The assets of the water districts consist of, among other items, underground infrastructure piping, water mains, pumps, water towers, water wells and associated

treatment systems, water meters, service equipment and vehicles. The Plattsburgh Consolidated Water District will have a total taxable value of approximately \$1,865,385.

i. The amount of the indebtedness or any liabilities for the two existing water districts equals \$10,451,704.00.

j. The existing assets and liabilities of each water district will be assumed by the proposed Plattsburgh Consolidated Water District. As set forth within subparagraph (g) of this proposed Joint Consolidation Agreement the amount of capital indebtedness for both water districts equals \$10,451,704.

k. The administration and uniform enforcement of local laws and ordinances, resolutions, orders and the like will be carried out in the proposed Plattsburgh Consolidated Water District during the two years following the effective date of consolidation, and be enforced in the same fashion and to the same extent as heretofore existed in the various water districts. Not later than two years following the effective date of consolidation, the Town Board of the Town of Plattsburgh shall adopt any new laws, ordinances, rules and regulations as may be necessary to redress any conflicts and to redress any ambiguities, if any, among the then existing laws, ordinances, rules and regulations to provide for consolidating the administrative and uniform government of the consolidated water district.

l. The effective date of the proposed consolidation shall be January 1, 2025.

m. The place or places for the public hearings on the Joint Consolidation Agreement shall be the Town Hall, Town of Plattsburgh, 151 Banker Road, Plattsburgh, New York 12901. The public hearings will be noticed and conducted pursuant to the requirements of Section 754 of the General Municipal Law.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of  
the date first above written.

CONSOLIDATED WATER DISTRICT

By: \_\_\_\_\_  
Michael S. Cashman, Supervisor

BASE WATER DISTRICT

By: \_\_\_\_\_  
Michael S. Cashman, Supervisor

TOWN OF PLATTSBURGH, CLINTON COUNTY,  
STATE OF NEW YORK

By: \_\_\_\_\_  
Michael S. Cashman, Supervisor

## Schedule A

Town of Plattsburgh  
Clinton County, New York

### Proposed Plattsburgh Consolidated Water District

#### DISTRICT DESCRIPTION

October 21, 2024

**BEGINNING AT A POINT**, said point being the southerly boundary of the City of Plattsburgh where it intersects with the shore line of Lake Champlain;

THENCE, southerly following the shore line of Lake Champlain to the southeast corner of Parcel 249.-9-9.1;

THENCE northerly and then westerly along the bounds of Parcel 246-1-9.1 as it crosses New York State Route 9 and intersects with the easterly boundary of the Delaware and Hudson Corporation railroad right of way,

THENCE crossing said right of way at a 90-degree angle and intersecting with the westerly boundary of the Delaware and Hudson Corporation railroad right of way, said boundary being the easterly boundary of parcel 246.-1-50,

THENCE southerly along said western bounds of the railroad right of way and on a straight-line projection across the spur line that heads west to the northeast corner of Parcel 246-2-2,

THENCE following the bounds of Parcel 246-2-2 in a clockwise fashion and as it crosses the South Junction Road in two locations to the northeast corner of parcel 246-2-2, said corner being on the southern bounds of aforesaid spur line of the Delaware and Hudson Corporation,

THENCE across said spur line to its northerly bounds,

THENCE westerly along the bounds of parcel 246.-1-50 as it turns and winds to its intersection with Parcel 246.-3-3.1,

THENCE westerly and then northerly along the bounds of Parcel 246.-3-3.1 to its intersection with the easterly bounds Interstate 87,

THENCE continuing northerly along the easterly bounds of Interstate 87 to a point opposite the southeast corner of Parcel 245.-4-19,

Thence across the Interstate 87 right of way to the south east corner of parcel 245.-4-19,

THENCE, westerly along the southerly bounds of Parcels 245.-4-19 and 245.-4-22.12 to its intersection with the easterly bounds of the Delaware and Hudson Corporation railroad right of way,

THENCE westerly across said right of way to a point on the easterly bounds of parcel 245.-4-22.11,

THENCE southerly along the easterly bounds of Parcel 245.-4-22.11 and then westerly along the southerly bounds of parcel 245.-4-22.11 to its intersection with the easterly bounds of parcel 245.-4-40.1,

THENCE southerly along the bounds of parcel 245.-4-40.1 until its intersection with the northerly bounds of Salmon River Road,

THENCE westerly along the northern bounds of Salmon River Road to the southwest corner of Parcel 245.-4-37,

THENCE northerly along the westerly bounds of parcels 245.-4-37, 245.-4-35.3, Linda Lane right of way, 245.-4-35.11 and 245.-4-40.1 to its intersection with the northerly bounds of Parcel 245.-4-40.1,

THENCE northerly along the easterly bounds of parcel 245.-4-39 and then westerly along the northly bounds of parcel 245.-4-39 to its intersection with the Town of Plattsburgh boundary

THENCE, northerly along said Town boundary to its intersection with the Saranac River, said river also being the Town of Plattsburgh boundary,

THENCE, westerly along the southerly boundary of the Town of Plattsburgh as it winds and turns to the easterly corner of Parcel 203.-2-33,

THENCE, westerly along the northerly bounds of Parcel 203.-2-33 to its intersection with Parcel 203.-2-34.2,

THENCE northerly, across Gougeville Spring Road and New York State Route 3 to the southwest corner of Parcel 203.-2-29.1,

THENCE northerly along the westerly boundary of Parcel 203.-2-29.1 to the southwest corner of Parcel 203.-2-29.3,

THENCE continuing along the boundary of Parcel 203.-2-29.1 first easterly, then northerly and then easterly to the northeast corner of Parcel 203.-2-29.1,

THENCE continuing easterly along the southerly bounds of Parcel 203.-2-19.12 to the southeast corner of said Parcel,

THENCE northerly, along the easterly bounds of Parcels 203.-2-19.12 and 203.-2-19.11 to the northeast corner of Parcel 203.-2-19.11,

THENCE, easterly along the northerly bounds of Parcel 203.4-4-1 to its intersection with the westerly bounds of Parcel 203.4-1-36,

THENCE, northerly along the westerly bounds of Parcel 203.4-1-36 to the northwest corner of said parcel,

THENCE along the bounds of Parcel 203.4-1-34 first easterly and then northerly to its intersection with the southerly bounds of New York State Route 3,

THENCE northerly across New York State Route 3 to the southwest corner of Parcel 203.4-1-1,

THENCE northerly along the westerly bounds of Parcel 203.4-1-1 to the northwest corner of Parcel 203.4-1-4,

THENCE easterly along the southerly bounds of parcel 204.-1-1 to the northeast corner of Parcel 203.4-1-4,

THENCE easterly along the northerly bounds of Parcel 203-1-12.2 to the intersection with the westerly bounds of Parcel 203.-1-20.1,

THENCE northerly along the westerly boundary of Parcel 203.-1-20.1 and 203-1-20.2 to the northeast corners of Parcel 203-1-20.2,

THENCE southeasterly along the easterly bounds of Parcel 203.-1-20.2 to its intersection with the northeast corner of Parcel 203.-1-19,

THENCE, along the easterly boundary of Parcel 203.-1-19 to its intersection with the northly bond of New York State Route 3,

THENCE southwesterly across New York State Route 3 to the northwest corner of Parcel 203.-1-19.1 on the southerly bounds of New York State Route 3,

THENCE easterly along the southerly bounds of New York State Route 3 to its intersection with the southerly bounds of New York State Route 374,

THENCE easterly along the southerly bounds of New York State Route 374 to the north east corner of Parcel 204-2-10,

THENCE following the bounds of Parcel 204-2-10 in a counter clockwise fashion to the southerly bounds of New York State Route 374,

THENCE easterly along the southerly bounds of New York State Route 374 to a point opposite the westerly corner of 204.-1-3.1,

THENCE easterly along the northern bounds of New York State Route 374 to the southeast corner of Parcel 204.-1-16,

THENCE northeasterly and then southerly along the bounds of Parcel 204.-1-16 to the northerly bounds of New York State Route 374,

THENCE easterly along the northerly bounds of New York State Route 374 to the southwest corner of Parcel 204-5-17,

THENCE northly along the westerly bounds of Parcel 204-5-17, 204-5-22, 204-5-21 and 204-5-9 to the southerly bounds of Baker Road,



THENCE across Baker Road to the westerly bounds of Parcel 204-1-4.11,

THENCE northerly along the westerly bounds of Parcel 204-1-4.11 to its intersection with the southerly bounds of Parcel 190-2-16,

THENCE easterly along the southerly bounds of Parcel 190-2-16 to the northeast corner of Parcel 204-1-4.12,

THENCE southerly along the easterly bounds of Parcel 204-1-4.12 to the northerly bounds of Baker Road,

THENCE across Baker Road to the northeast corner of Parcel 204-5-1,

THENCE south along the easterly bounds of Parcels 204-5-1, 204-5-11 and 204-5-12 to the northerly bounds of New York State Route 374,

THENCE easterly along the northerly bounds of New York State Route 374 to the southeast corner of Parcel 191-2-41.2,

THENCE northerly along the easterly bounds of Parcels 191.-2-41.2 and 191.-2-41.1 to the northwest corner of Parcel 191.-2-40.1,

THENCE easterly along the northly bounds of Parcel 191.-2-40.1 to the north east corner of Parcel 191.-2-32.1,

THENCE, southerly along the westerly bounds of Parcels 191.-2-32.1 and 191.-2-39.4 to the southerly bounds of Parcel 191-2-39.4,

THENCE easterly along the southerly bounds of Parcel 191-2-39.4 to the westerly bounds of the Bradford Road,

THENCE southerly along the westerly bounds of Bradford Road to a point opposite the northwest corner of Parcel 191-3-20.10,

THENCE easterly along the norther bounds of Parcel 191-3-20.10 to its intersection with Parcel 191-3-20.1,

Thence following the bounds of Parcel 191-3-20.1 n a clockwise fashion to its intersection with Parcel 205-2-2.22,

THENCE easterly and then southerly along the bounds of Parcel 205-2-2.22 to the northern bounds of New York State Route 374,

THENCE southerly to a point on the southerly bounds of New York State Route 374,

THENCE continuing easterly along said bounds of New York State Route 374 to a point opposite the westerly corner of Parcel 192.-1-30.22,

THENCE northerly across New York State Route 374 to the westerly corner of Parcel 192.-1-30.22,

THENCE, first easterly, and then northly along the bounds of Parcel 192.-1-30.22,

THENCE northerly and then easterly along the bounds of Parcel 192.-1-30.21 to the northwest corner of Parcel 192.-1-32.3,

THENCE easterly and then northerly along the bounds of Parcel 192.-1-32.3 to the northern most bounds of Parcel 192.-1-32.3,

THENCE first northerly and then easterly along the bounds of Parcels 192.-1-20.1 to the northwest corner of Parcel 192-1-19,

THENCE continuing easterly along the northern bound of parcel 192-1-19 to the northeast corner of Parcel 192-1-19,

THENCE southerly along the easterly bounds of Parcel 192-1-19 and 192-1-20.1 to the northwest corner of Parcel 192.-2-3.1,

THENCE first easterly and then southerly along the bounds of Parcel 192.-2-3.1 to the northwest corner of Parcel 192-1-15.41,

THENCE easterly along the northly bounds of Parcels 192.-1-15.41 and 192.-1-15.1 to a point on the westerly bounds of Stafford Road,

THENCE crossing the Stafford Road to the southwest corner of Parcel 192-1-11.29,

THENCE following the bounds of Parcel 192-1-11.29 in a clockwise fashion to the northern bounds of Parcel 193-3-26.1,

THENCE easterly along the northerly bound of Parcels 193.-3-26.1 and 193.-3-8.1 to a point on the westerly bounds of Durrand Road,

THENCE easterly across the Durrand Road and then northerly along said boundary to northwest corner of Parcel 193.-2-1.1,

THENCE continuing along the boundary of Parcel 193.-2-1.1 in a clockwise fashion to its intersection with the north west corner of parcel 193.-2-38

THENCE southerly and then easterly along the bounds of Parcel 193.-2-38 to the westerly bounds of New York State Route 22,

THENCE across New York State Route 22 to a point on the easterly boundary of said highway, said point being the most westerly corner of Parcel 193.-2-23,

THENCE northly along said highway boundary to the northwest corner of parcel 193.-2-24,

THENCE easterly along the northly bounds of Parcels 193.-2-24 and 193-2-11.1 to its intersection with the Delaware and Hudson Corporation railroad right of way,

THENCE, southerly along the bounds of said railroad right of way to its point of intersection with the westerly bounds of Interstate 87,

THENCE following the westerly bounds of Interstate 87 to its intersection with the southeast corner of Parcel 193-1-7.21,

THENCE westerly along the southerly bounds of Parcel 193-1-7.21 to the centerline of the Scotion Creek,

THENCE northerly along the centerline of said creek to its intersection with the northerly bounds of the Town of Plattsburgh,

THENCE easterly along the Town of Plattsburgh Boundary to the northwest corner of Parcel 181-3-4.2,

THENCE following the bounds of Parcel 181-3-4.2 in a counter clock wise fashion to the northeast corner of said Parcel said corner being on the Town of Plattsburgh Boundary,

THENCE, easterly along the Town of Plattsburgh boundary to the shoreline of Lake Champlain,

THENCE continuing along the shore line of Lake Champlain, as it winds and turns, to its intersection with the City of Plattsburgh boundary,

THENCE continuing along the northerly, westerly and southerly boundary of the City of Plattsburgh to the **POINT AND PLACE OF BEGINNING.**

Excepting the following Parcels contained within the bounds described above:

246-1-6

246-1-9.10

205-2-2.21

205-2-3.1 (Portion only)

Intending to describe the boundary of the proposed Plattsburgh Consolidated Water District as shown on Map entitled "Proposed Town of Plattsburgh Consolidated Water District", prepared by Laberge Group and dated October 21, 2024.

J:\2023103\Reports\Laberge Group Reports\Water Consolidation Report 8-12-24\Appendix B - Description\Proposed PCWD Description 10-21-24.docx



	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
<b>Michael S. Cashman, Supervisor</b>	x		
<b>Thomas Wood</b>	x		
<b>Barbara Hebert</b>			x
<b>Charles Kostyk</b>	x		
<b>Dana Isabella</b>	x		

**Draft Resolutions:**

- 024-xxx Minutes
- 024-xxx Monthly Reports
- 024-xxx Adoption of Budget 2025
- 024-xxx Completed Assessment Rolls for 2025

**Committee Reports: None**

Town Board meeting be adjourned at 6:15 PM.

<p>Minutes Respectfully Submitted by:</p> <p style="text-align: right;">Katie Kalluche, Town Clerk</p>
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