Appendix 6 - Agendas and Notes of the Commission
Agenda for the City-College Commission Meeting
30 April 2007 – 7 P.M.
Plattsburgh City Hall Conference Room

A. Additional Discussion and Expansion of Problems Identified at the Last Meeting (See notes of 24 April 2007 – Item B) – 30 minutes

B. Development of Statement of Purpose – 15 to 20 minutes

C. Break 10 to 15 minutes – Refreshments

D. Development of Human Resource List for the Commission’s Review of the Problems and their Sources – Examples: do we ask the Police Chief of Plattsburgh to come and meet with us to provide insight on statistics on the incidence and type of problems in downtown area as well as current activities the force pursues relative to the problems – do we ask the City Judge to speak to us regarding the approaches taken by the court in the disposition of the problems associated with the cases that come before the court – do we ask the Dean of Students to provide statistics on on-campus issues related to these problems and how the College deals with them. In each case, we might ask the individuals to provide suggestions on tools they might need to help abate the problems as well as their sources. – 30 to 60 minutes.

E. Next Meeting Agenda – 10 minutes.
F. Appearance by Desmond Racicot, Chief of Police and Patrol Lieutenant LaJoy – 30 minutes

G. Chris Dominiani, President of Plattsburgh Downtown Association – 30 minutes

H. Rick Perry, Building Inspector, city of Plattsburgh – 30 minutes

I. Items for Commission Discussion – 30 minutes:
   a. Possible Establishment of Subcommittees To Craft Recommendations Related to:
      i. Zoning Regulations
      ii. The College and Educational Programs
      iii. Positive Experiences of Other Cities and Towns
      iv. Enforcement and Penalties
   b. Development of Questions for Visitors
      i. May 14: Stuart Voss, Ed Zukowski, Terry Meron and third group TBA
      ii. May 21: Open
      iii. May 28: Memorial Day – No Meeting
      iv. June 4: College Student Affairs Personnel (tentatively)
      v. June 11: Open
      vi. June 18: Open
      viii. July 2: Fourth of July – No Meeting
      ix. July 9: Consideration of Report Drafts
      x. July 16: Final Consideration of Report Tavern Owners, Students, and Judge Clute TBA

J. Next Meeting Agenda – 10 minutes.


**Agenda for the City-College Commission Meeting**

14 May 2007 – 7 P.M.
Plattsburgh City Hall Conference Room
(Old City Courtroom)

A. **Dr. Stuart Voss**, Former Councilor for the City of Plattsburgh – 40 minutes

   a. **Question to be Addressed**: Could you provide a synopsis of why we need the ordinances you drafted regarding problems in the center City area and what ones still need to be enacted?

B. **Mr. Ed Zukowski and Mr. Terry Meron**, landlords in the City of Plattsburgh – 40 minutes

   b. **Questions to be Addressed**:

      i. From your perspectives as landlords with many years of experience, what do you see as the issues with rentals in the City?
      
      ii. Do you find enforcement of building regulations and other codes uniform across the City?
      
      iii. What are the problems associated with writing clauses into leases such as, “no mass parties are allowed” that will allow for eviction if violated?
      
      iv. Would a reward type incentives in leases be something that landlords could pursue (for example: if the tenants in a particular unit achieved a certain GPA or helped to maintain the property in some way)?
      
      v. Do you see any effects from maintaining a positive exterior appearance in terms of the behavior of the tenants?
      
      vi. Do you do any educational programs on move-in day (such as providing a list of numbers to call for certain problems, providing the “rules of the road” so to speak in terms of acceptable behavior in the neighborhood)?
      
      vii. Would having 12-month leases in which the tenants pay by the month be useful?
      
      viii. Would an association of landlords by beneficial to your efforts to maintain your property?

C. **Reports**:

   c. Zoning (Sue Levaque, Chair)
   d. Education Programs (Allison Swick-Duttine, Chair)
   e. Enforcement and Penalties (William Provost, Chair)

D. **Items for Commission Discussion** – 30 minutes:

   a. Consideration of a Press To be provided at the meeting.

   b. Development of Questions for Visitors

      i. May 21: Students and Judge Clute (tentatively)
      
      ii. May 28: Memorial Day – No Meeting
iii. June 4: College Student Affairs Personnel (Dr. Kathleen Camelo, Mr. Bryan Hartman, Chief Arlene Sabo, Assistant chief Jerry Lottie plus Ms. Allison Swick-Duttine, Mr. Steve Matthews and Mr. William Laundry)

iv. June 11: Tavern Owners (tentatively)

v. June 18: Florida Report (tentatively)

vi. June 25: Consideration of Report Drafts

vii. July 2: Fourth of July – No Meeting

viii. July 9: Consideration of Report Drafts

ix. July 16: Final Consideration of Report
Agenda for the City-College Commission Meeting
21 May 2007 – 7 P.M.
Plattsburgh City Hall Conference Room
(Old City Courtroom)

1. Honorable Penelope Clute, Judge of the City of Plattsburgh – 60 minutes
   a. Question to be Addressed:
      i. Of all the violations or infractions that result in appearance before your bench, what are the five most common types involving the Center City (are enclosed by the intersection of Margaret, Broad, Draper, and Cornelia) problems (relating to noise, disorderly conduct, etc.)?
      ii. Of the five most common types of violations or infractions noted in the first bullet, what are the maximum penalties for each type?
      iii. Of the five most common types of violations or infractions, what is the usual penalty if an individual is found guilty of the violation or infraction of the law?
      iv. What would you recommend to us that would result in better teamwork among the various groups that enforce the laws and ordinances?
      v. In your opinion, how could the City ordinances be improved to address the Center City problems such as noise, vandalism, property damage, etc.?
      vi. In broad terms (that is, we understand that as a judge you are called to make specific judgments for specific cases and circumstances), what is your philosophy on pleas-bargaining and Adjournment with contemplation of Dismissal or ACD as we have heard it named?
      vii. If someone receives ACD, how does the system track the individual (and who actually does it) to assure that they do not commit a new offense within the time specified under the terms of the adjournment?

2. Mr. Joseph Murphy, PSU Student and former resident of Center City – 30 minutes
   a. Questions to be Addressed:
      i. Do you feel a responsibility to the community?
      ii. What are your perceptions of the problems faced by the students in the Center City?
      iii. What are the strengths of Plattsburgh that would engage you as a member of that community?
      iv. What challenges do you see to becoming a member of that community?

3. Reports:
   a. Zoning (Sue Levaque, Chair):
   b. Education Programs (Allison Swick-Duttine, Chair):
   c. Enforcement and Penalties (William Provost, Chair)

4. Development of Questions for Visitors: 30 minutes
   a. May 28: Memorial Day – No Meeting
   b. June 4: College Student Affairs Personnel (Mr. Bryan Hartman, Chief Arlene Sabo, Assistant Chief Jerry Lottie plus Ms. Allison Swick-Duttine, Mr. Steve Matthews and Mr. William Laundry)
   c. June 11: Mr. Benedetto of ABC
d. June 18: Florida Report (tentatively) and College-Community Partnership (Dr. Kathleen Camelo and Ms Yvonne Lott)
e. June 25: Consideration of Report Drafts
f. July 2: Fourth of July – No Meeting
g. July 9: Consideration of Report Drafts
h. July 16: Final Consideration of Report
Agenda for the City-College Commission Meeting
4 June 2007 – 7 P.M.
Plattsburgh City Hall Conference Room
(Old City Courtroom)

1. Plattsburgh State Presentation – 90 minutes
   a. Issues to be Addressed: (From email of 5/29/07 to Group for E. J. Miller)
      i.

2. Reports:
   a. Zoning (Sue Levaque, Chair):
   b. Education Programs (Allison Swick-Duttine, Chair):
   c. Enforcement and Penalties (William Provost, Chair)

3. Development of Questions for Visitors: 30 minutes
   a. June 11: Mr. Benedetto of ABC
      i. Can Plattsburgh pass a local ordinance for a moratorium on new licenses?
      ii. Can we pass a city ordinance on mandatory server training (TIPS)?
      iii. Can we do something through zoning to limit or reverse the high density of bars in the downtown area?
      iv. Can we pass a local “party permit” requirement to limit the number of individuals at a party where alcohol is present?
      v. Are open parties where people pay a fee to enter for something else but alcohol is self-serve legal?
      vi. What are New York’s Social Host laws and do they only apply to licenses establishments?
      vii. Can the City pass more stringent Host ordinances?
      viii. Can we ban home delivery of alcohol by non-USPS workers?
      ix. How does the license process work and do the City and neighbors get a chance to oppose or comment on the issuance of a license?
      x. How many stings on bars in the City of Plattsburgh does ABC participate?
      xi. How many stings on parties in the City of Plattsburgh does ABC participate?
   b. June 18: Florida Report (tentatively) and College-Community Partnership (Dr. Kathleen Camelo and Ms Yvonne Lott)
   c. June 25: Consideration of Report Drafts
   d. July 2: Fourth of July – No Meeting
   e. July 9: Consideration of Report Drafts
   f. July 16: Final Consideration of Report
Agenda for the City-College Commission Meeting
11 June 2007 – 7 P.M.
Alumni Room – Angell College Center

1. Mr. Benedetto of ABC: Presentation and Q&A – 90 minutes
   a. Issues to be Addressed:
      i) Can Plattsburgh pass a local ordinance for a moratorium on new licenses?
      ii) Can we pass a city ordinance on mandatory server training (TIPS)?
      iii) Can we do something through zoning to limit or reverse the high density of bars in the downtown area?
      iv) Can we pass a local “party permit” requirement to limit the number of individuals at a party where alcohol is present?
      v) Are open parties where people pay a fee to enter for something else but alcohol is self-serve legal?
      vi) What are New York’s Social Host laws and do they only apply to licenses establishments?
      vii) Can the City pass more stringent Host ordinances?
      viii) Can we ban home delivery of alcohol by non-USPS workers?
      ix) How does the license process work and do the City and neighbors get a chance to oppose or comment on the issuance of a license?
      x) How many stings on bars in the City of Plattsburgh does ABC participate?
      xi) How many stings on parties in the City of Plattsburgh does ABC participate?
      xii) How are happy hour regulations interpreted and enforced?
      xiii) What is in the works with respect to State law changes in the area of alcohol?
            i.

2. Reports: 30 minutes
   a. Zoning (Sue Levaque, Chair)
   b. Education Programs (Allison Swick-Duttine, Chair)
   c. College Policies (Bill Laundry, Chair)
   d. Enforcement and Penalties (William Provost, Chair)
   e. Conference Proposals (Nancy Monette, Chair)

3. Development of Questions for Visitors: 30 minutes?
   a. June 18: Florida Report (tentatively) and College-Community Partnership (Dr. Kathleen Camelo and Ms Yvonne Lott)
   b. June 25: Consideration of Report Drafts
   c. July 2: Fourth of July – No Meeting
   d. July 9: Consideration of Report Drafts
   e. July 16: Final Consideration of Report
Agenda for the City-College Commission Meeting
18 June 2007 – 7 P.M.
Alumni Room – Angell College Center

Mr. Jerimy Blowers, Ms. Yvonne Lott, Jessica Antonucci, Plattsburgh Partnership – 90 minutes

Issues to be Addressed:
Partnership: Description and Activities
Alcohol and the Characteristics of City and College based on Previous Studies.

Reports: 30 minutes
Zoning (Sue Levaque, Chair)
Education Programs (Allison Swick-Duttine, Chair)
College Policies (Bill Laundry, Chair)
Enforcement and Penalties (William Provost, Chair)
Conference Proposals (Nancy Monette, Chair)

Future: 15 minutes?
June 25:
Presentation of Best Ideas from Gainesville Meeting: Best Practices in Town Gown Relations – Nancy Monette and Ed Miller
Consideration of Drafts of Proposals from the College
July 2: Fourth of July – No Meeting
July 9: Consideration of Report Drafts
July 16: Final Consideration of Report

Agenda for the City-College Commission Meeting
25 June 2007 – 7:30 P.M.
Alumni Room – Angell College Center

Review and prioritize ideas from Gainesville and Colorado Best Practices Meeting as well as other ideas that were offered during the Commissions sessions.

Agenda for the City-College Commission Meeting
9 July 2007 – 7:30 P.M.
Alumni Room – Angell College Center

Notes of the City-College Commission Meeting
April 24, 2007

The meeting convened at 7:30 AM in the 6th Floor Kehoe Administrative Building, SUNY Plattsburgh Campus


Also Present: Dr. John Ettling, President of SUNY Plattsburgh and the Honorable Donald Kasprzak, Mayor of the Plattsburgh

A. Charge to the Commission by the Mayor and President: Both leaders expressed the wish that the Commission examine the problems associated with and causes of inappropriate behaviors encountered by those living in the Center City of Plattsburgh. The review should culminate in a set of recommendations for practical remedies that have been found to reduce the level and amount of these behaviors. Desirable as characteristic of these recommendations was that they be practical, economical and sustainable (i.e., that they have the ability to continue past the extant administrations on campus and in the City). The recommendations should be submitted by mid July of 2007.

B. Identification of Problems by Members of the Commission: Members of the Commission spent approximately 60 minutes using personal experience to identify the existing problems in the area known as the “Center City “ (areas enclosed by the intersection of Margaret, Cornelia, Draper and Broad Streets – Although it was acknowledged that the problems seem to be spreading to adjacent areas of the City). The problems identified were then prioritized as follows

a) Density of People (6 votes): zoning allowances for house to apartment conversions; high occupancy of individual dwellings; grandfathering which allows existing conditions to continue, as well as other underlying issues.

b) Lack of Respect (6 votes): Lack of respect of the students for the community as exhibited by many different behaviors such as noise after hours, vandalism, public urination, etc.; lack of respect by some landlords who treat student renters as sources of cash and who don’t necessarily keep up their properties.

c) Alcohol Abuse and Use (6 votes): Several areas here were identified as areas that need to be reviewed – enforcement by police and ACB, education practices, lax penalties, City Court punishments and allowance for mass gatherings with alcohol present.

d) Consistency of Message (6 votes): discussion centered on the possible lack of consistency about the level of expected behavior.

e) Trash/Vandalism (1 vote): Self evident as problems that detract from the neighborhood.

f) Noise (1 vote): Self-evident as a problem within the neighborhood.

g) Apartment Conditions (5 votes): discussion centered on the squalid conditions within certain apartment dwellings that may lead to lowered expectations of behavior by the occupants; exploitation by landlords (see above item under lack
of respect); lack of business rules under which the apartment houses operate; lack of emergency contacts, and lack of safety/wellness rules for apartments.

h) **Follow-Through (7 votes):** discussion centered on the coordination between City Departments in terms of enforcement of existing rules and regulations – idea might be expanded to thoughts about consistency of message on the college-side.

i) **Mobility of the Problem (0 votes):** it was conjectured that by tougher enforcement of the policies in one area, i.e., on campus and or in the local taverns, may push the problems to the off-campus housing.

C. **Meeting Times:** It was decided that the best meeting times would be Monday evenings at 7 P.M. The next meeting was set for 30 April with location to be announced. Meetings will be weekly until the Commission completes its task.

D. **Web Site:** It was decided that a web site for the members of the Commission would be good idea. This will allow members to post items and review documents as needed. Ed Miller will look into it.

E. **Media Participation:** The idea of how the media was to participate was discussed. It was decided that perhaps it would be helpful to send summary notes of our meetings to the media as the Commission deems appropriate. One member expressed the need for the community members to have some hope that something might come of the Commission’s work and media messages would bring the people hope. This topic will be discussed some more once additional input is received regarding the open meeting law and how it applies to the Commission’s work.

Meeting adjourned at 9:30 P.M.
Notes of the City-College Commission Meeting  
April 30, 2007

The meeting convened at 7:00 PM in the Conference Room, City Hall Building, Plattsburgh, New York


A. Continuation of Identification of Problems by Members of the Commission:
Members of the Commission spent approximately 60 additional minutes using personal experience to expand on the problems in the area known as the “Center City.”

a. Visual Appearance: Even if there is an absence of behavioral issues, the appearance of some of the properties is a problem. Zoning.
   i. It was noted that properties of more than 4 rental units are considered commercial properties. They have not been reassessed since 2001 while residential properties have been assessed.

b. Trash: The issue of trash is really two-fold: Litter and actual garbage storage/pickup.
   i. Litter: This was noted as more like vandalism and not related to the issue of storage/pickup.
   ii. Garbage Removal: It was noted that individuals store garbage in the house and this becomes a health and fire hazard. Garbage is not always removed in a timely manner from outside of some houses; stored correctly; or placed at the curb correctly. It was noted that the Building Inspector can cite houses for these problems but it was unknown how many times that has occurred or what the outcome is of the citation.

c. Inspection by Fire Department Personnel: The idea of having the fire department augment the building inspector’s efforts by doing apartment dwelling inspections was discussed. It was noted that the ability to have regular fire fighters do the inspections was negotiated away some years ago. Still the question of the fire chief or lieutenants doing the inspections was discussed.

d. Warnings: The issue that too many warnings are issued was discussed. It was felt that more immediate citations should be given by the police and for building issues as well such as parking on the grass.

e. Hospitality Zone: The concept of a Hospitality Zone was raised. Mrs. Monette will investigate this further and provide materials for discussion. Basically, a covenant among all of the parties in an area such as tavern owners, businesses, perhaps the College and others would be created regarding the agreed to practices of the members of the covenant.

f. Enforceability: The Commission discussed the issue of making recommendations that are enforceable, i.e., in terms of any changes in the building code. This will be a guiding principle of the group.
g. **Generic areas:**
   i. Would maximum occupancy stickers help combat the large gathering for parties?
   ii. The frequency of building inspections for all rental units (commercial vs. residential or less than 4 units) was discussed.
   iii. The issue of requiring licenses was discussed for rental units.
   iv. The Commission wondered whether we can ask the Health Department to get involved for large gatherings where there is limited bathroom facilities.
   v. The Commission wondered whether a permit should be required for large gatherings on private properties.
   vi. A lack of “rules of the road” orientation for students was thought to exist. Connected to this, it was wondered whether a transition class could be required of students before being allowed to move off campus.
   vii. It was opined that eviction was not in the best interest of landlords because of the payment scheme generally used of requiring payment for the whole semester up-front before move-in.

B. **Human Resources for the Commission:** The Commission discussed the idea of who to invite to provide us with information for our recommendations. The following individuals were identified:
   a. Judge Clute
   b. ABC representative
   c. Student tenets
   d. Stuart Voss to speak on past resolutions
   e. Maurica Gilbert to speak on zoning issues
   f. Rick Perry to speak on building code issues
   g. Landlords such as Ed Zukowski, Terry Meron and Ken Mousseau
   h. Police Chief and Patrol Lieutenant
   i. University Police Chief, Lieutenant and Assistant Vice President for Student Affairs, Bryan Hartman
   j. Tavern owners and store owners who market beer
   k. Chris Dominiani of the Downtown Association
   l. Students – Sue Levaque and Bill Laundry volunteered to solicit some students who live in the area to come in and speak with us regarding the issues before the Commission.

C. **Development of questions for invited guests:** The group discussed the questions for the first three individuals that they would like to see come to the Commission – Rick Perry, Maurica Gilbert and Stuart Voss
   a. **Questions for Rick Perry:**
      i. What loopholes in the code need to be changed to address behavioral problems?
      ii. What are your top 3-4 items that need to be addressed in the area of zoning that relate to the behavioral issues?
iii. Lists: addresses of rental units in the city; inspections for the past year; violations for the past year; occupancy numbers for the city; and, number of rental units for the city.
iv. How often are warnings given versus actual citations?
v. What happens on an actual inspection?
vi. Would it be helpful to him to have rental unit registration?

b. **Questions for Stuart Voss:**

vii. Could you provide a synopsis of why we need the ordinances you drafted and what ones still need to be enacted?

c. **Questions for Maurica Gildert:**

viii. What can be done to protect the spread of conversions in the city?
ix. What is a grandfather clause and how does it operate and for how long?
x. What loopholes need to be closed regarding zoning?
xi. What is the definition of family under the zoning laws?
xii. From your perspective, what recommendations would help the community?

d. **Generic Questions:**

xiii. What is their perspective on the problem behaviors in the downtown areas?

xiv. What would they suggest to help the Commission craft their recommendations to address these problems?

xv.

Meeting adjourned at 9:15 P.M.
Notes of the City-College Commission Meeting
7 May 2007

The meeting convened at 7:00 PM in the Conference Room, City Hall Building, Plattsburgh, New York


A. Presentation by Police Chief Desmond Racicot:
   a. The Chief presented some statistics on the offenses that have transpired from 26 January to 6 May of this year in the area bordered by Oak to Beekman, Cornelia to Broad.
   b. He indicated that the department has changed its practices and has been performing activities that are on the fringe of law enforcement, i.e., those areas related to building/zoning code enforcement.
   a. He noted that people can have parties but even when they are good, trash and litter are still left behind.
   b. The chief addressed the issue of petty offense and indicated that the police have to witness it unless someone is willing to swear out a warrant and see it through. Even when someone is prosecuted for an offense, the mandatory fine for something like a noise violation ($250) can and often is drastically reduced. The defendant pays some and the rest is conditionally dismissed. This doesn’t drive home the seriousness of the violation as much as it could.
   c. The chief felt that the enforcement piece is working. They are executing the regulations and laws but that the penalty phase needs to be more stringent. He felt that monetary penalties would be the most effective and would act as a deterrent if they were serious enough.
   d. A second problem occurs when individuals are charged with more than one offense. He felt the practice of allowing the accused individual to plead guilty to one of the offenses and have the others dismissed was not effective. He felt that the individuals charged with multiple violations should stand for all of the offenses and pay fines for all of them if found guilty.
   e. The imposition of fines, just as in the cases of recovered funds from drug arrests and convictions, allowed the department to pay for the extra policing that keeps order. The lack of the fines means that the extra enforcement needed in certain situations is paid for from general tax dollars and there is less offset from the penalties. A certain level of service requires a certain level of funding.
   f. Later in the meeting after the presentations were completed, he also noted that there should be additional pressure placed on the apartment dwellings and landlords to make sure that the individuals within their units adhere to acceptable community standards.
   g. The Chief agreed to send statistics on the resolution to charges for the recent past and also agreed to work with a subcommittee of the Commission on enforcement and penalties.
h. The Chief did not feel any additional ordinances were needed from the police perspective and did not see any loopholes in the law that needed closing at this time.

B. **Presentation by Building Inspector Perry:** Building Inspector, Rick Perry made a presentation to the Commission based on the series of questions that were posed to him by the commission (See Appendix A)
   a. In addition to his written response (See Appendix B), he verbally presented several items that would improve the operation and enforcement of the zoning regulations.
      i. **Addition of a lawyer to the staff to oversee and do prosecution for violations.** At times, individuals who are charged with a violation regarding their property hire lawyers to oppose the building inspector in court. In addition to adding adjudicating power to the staff, it would free up the inspectors to do more inspections.
      ii. **The ability to run violations simultaneously is needed.** As it is, ever time there is a violation; it is a new one even if it happened at the location previously. If the new violation were to occur within a specified time of the last violation, the penalty could be more and this would make repeat offenders more attuned to preventing violations from reoccurring.
      iii. In response to the question of providing warnings versus immediately fining a person, he indicated that anyone who is cited is allowed their day in court. In addition, there is a period of time given to correct a violation before the citation takes effect or the person has to answer in court. Most times (estimated as 95%) the violation is corrected before this. If there is a large number of violations, then a civil compromise may be worked out in which the charged individual agrees to pay a certain amount for the problem and this is generally less than what the penalty might have been.
      iv. Mr. Perry also indicated that a change in scheduling of the cleaning of the areas adjacent to the streets may help alleviate some of the unsightly litter issues. **Scheduling of the cleaning of the streets should be reviewed to see if certain priority areas can be cleaned more often or on a different schedule.**
      v. Mr. Perry noted that the **use of alcohol as one of the main issues to be addressed and the source of many of the problems that arise.** He noted two parties that had 30 kgs and 400 cases of beer respectively. The parties involved the gatherings of large groups of people for a fee and this leads to problems (and it is also against the alcohol code if it can be established that a fee was charged).
      vi. Mr. Perry was asked about the health issues associated with large group gatherings. He indicated that the there are no rules for gatherings that occur on private property with respect to the number of bathrooms required. He said that the Health Department has a definition for a mass gathering as 5000 or more. It should be noted that individuals having private parties can register with the police department but that there are no regulations involved with private parties unless they can determine that
some violation has occurred and then they may need a warrant to gain access to the premises where the party is occurring (some people just refuse to answer the door or to allow entry without a warrant).

vii. Mr. Perry also indicated that any loopholes that might be closed or regulations that might be stiffened would have to apply to the whole City. Thus there has to be public acceptance of the changes as well as ways to easy measure the violations of any new regulations.

viii. Mr. Perry clarified the rules on unrelated individuals occupying the same rental unit: only 4 unrelated individuals may live in any one unit. However, if the unit is subdivided, the number then applies to each unit. Within the RH area, no subdivision may occur without a variance but that a building could still be rented as long as no more than four individuals who are unrelated live in the building. If a building within a particular zoning has a nonconformity exemption because the conditions preexisted the change in the zoning laws, it will continue with it as long as the owner does not cease exercising the exemption for more than 12 months. If they do, then they lose the nonconformity exclusion.

ix. Mr. Perry was asked if his office would be open to having the fire department participate in doing fire inspections such as occurs in other cities. He indicated that it would be a big help to his office especially as they prepare for the opening of school.

x. He also indicated that the students many times cause certain violations within the apartment units and they are less apt to call in any violation.

xi. Finally, parking was addressed. The amount of parking was originally 1 spot per unit, then 2 and it now stands as 2 required plus one additional required. However, there is still the nonconformity exclusions for premises that are not in agreement with the new rules but predate them. There doesn’t seem to be a resolution to this problem.

xii. Mr. Perry agreed to work with the subcommittee that will examine some changes in wording to the Zoning regulations.

xiii. The issue of an inspection charge needs to be examined. At this point, there is no charge. It was noted that the police can issue citations for health and safety issues and have received cross training for this from Mr. Perry’s office. It was also noted that the Superintendent of Public Works could issue citations for certain infractions.

C. Presentation by Chris Dominianni, President of the Downtown Business Association (PDA): Mr. Dominianni addressed several issues.

a. The PDA has tried to build bridges to the College for the last two years. The latest effort resulted in the concert last week.

b. While no tavern owners are currently on the PDA, the PDA wants to try and include them in the organization.

c. He indicated that he too would like to see some changes in the codes or regulations that would make landlords more accountable for tenant behaviors and then this would make the tenants more accountable for their behaviors.
d. He did indicate that some tavern owners do things right and are mindful of the problems with over drinking and underage drinking. They have expectations for certain behaviors and the patrons adhere to those expectations.
   i. The chief responded to a question regarding “the pub crawl”. He indicated that taverns were allowed to do “specials” as long as the cost of the special is not less than 50% of the regular cost of the drink. That was the way that the Alcohol Board interpreted adherence to the alcohol laws.
   ii. One Commission member noted that the vitality of the downtown area is related to its image. Right now, it was noted, many people do not go downtown because the image is based on the many bars and the drinking that goes on. It was noted that Gainesville had started a program with tavern owners involving what is known as a hospitality covenant. More on these programs will be presented in June once the members come back from the Conference on Town-Gown Relations.

1. The Chief noted that the College really doesn’t do anything in the downtown area and it is viewed by students as only a place to go drink. It needs to be made more than a place to drink. Mrs. Monette indicated that her research indicated that towns and cities that have been successful in making the kinds of transformations that we are discussing have included an effort to integrate the students into the city and its workings (internships).

e. Mr. Dominianni invited the Commission to attend the next meeting of the group that was to occur at Taco Loco on Thursday morning at 8:30 A.M. (See Appendix C)

D. **Discussion of the Establishment of Subcommittees**: The Commission discussed and established three subcommittees to work on specific areas so that recommendations could be drafted as the Commission listens to individuals. The three subcommittees and their members are:

   a. **Zoning**: Sue Levaque (Chair), Karen Larkin, Pat Miranda (to be contacted by Ed Miller to see if she is willing) and possibly Maurica Gilbert (to be contacted by Ed Miller to see if she is willing).
   b. **The College and Educational Programs**: Allison Swick-Duttine (Chair), Steve Matthews, and Nancy Monette.
   c. **Enforcement and Penalties**: Bill Provost (Chair), and Steve Matthews.

E. **Discussion of the Agenda Forward and Development of Questions for Guests**: The scheduling of the future guests was discussed and questions for some of the individuals were developed.

   a. **May 14**:
      i. **Dr. Stuart Voss (7:00 P.M.)**:  
         2. Could you provide a synopsis of why we need the ordinances you drafted and what ones still need to be enacted?
      ii. **Mr. Edward Zukowski and Mr. Terry Meron (7:40 P.M.)**:  
         3. From your perspectives as landlords with many years of experience, what do you see as the issues with rentals in the City?
4. Do you find enforcement of building regulations and other codes uniform across the City?

5. What are the problems associated with writing clauses into leases such as, “no mass parties are allowed” that will allow for eviction if violated?

6. Would a reward type incentives in leases be something that landlords could pursue (for example: if the tenants in a particular unit achieved a certain GPA or helped to maintain the property in some way)?

7. Do you see any effects from maintaining a positive exterior appearance in terms of the behavior of the tenants?

8. Do you do any educational programs on move-in day (such as providing a list of numbers to call for certain problems, providing the “rules of the road” so to speak in terms of acceptable behavior in the neighborhood)?

9. Would having 12-month leases in which the tenants pay by the month be useful?

10. Would an association of landlords be beneficial to your efforts to maintain your property?

Meeting adjourned at 9:30 P.M.
Appendix A

Email to Inspector Perry From Ed Miller, 5 April 2007

Inspector Perry:
The Plattsburgh City Commission met last night and discussed the problems associated with the downtown area. At that meeting, we identified your office as one that could have significant information for our work.

I am sure you have heard many of these issues raised before regarding the behavioral and living conditions in the area bordered by Margaret, Broad, Beekman and Cornelia although the problems appear to be spreading to other parts of the city. These are not new problems. Nevertheless, the President of the College and the Mayor have empaneled the commission to take a fresh look at the issues and come up with practical solutions that may ameliorate the problems. I asked the Mayor for permission to solicit your input as well as information regarding building inspections and rental units. He indicated that it was appropriate for our group to do so.

We would like to invite you to next week’s meeting of the Commission to be held on Monday 7 May at 7 P.M. in the City Hall Conference room (Old City Court). We would like you to address the issues below in the thirty minutes that we have allotted to speak to you.

1. In your opinion, what are the top three loopholes that need to be closed in order to address problems in city rental units such that the loopholes identified create conditions that detract from the quality of living for residents near rental units?
2. What actually occurs in a typical building inspection?
3. What is the Office of Building Inspector’s policy about providing warnings versus actual assignation of fines for infractions identified during an inspection of rental units?
4. Would rental unit registration aid in the Office of Building Inspector’s efforts?
5. In your opinion, what are the top three overall problems with rental units in the city?
6. If you were the Commission, what recommendations would you make?

In addition to meeting with the Commission members, we would like hard copy of the following items for consideration:

1. Record of inspections by the Office of Building Inspector by address for the past year.
2. Record of violations sited for the past year and the resolution to the violations.
3. Listing of all rental units in the City by address.
4. Occupancy numbers for each rental unit.
5. Other pertinent data you feel would be useful for our work.

I know that time is short for getting this data and thinking about answers to our questions, but I would appreciate your help. The meetings are informal.
TO: CENTER CITY COMMISSION  
FROM: RICK PERRY  
DATE: MAY 7, 2007  
SUBJECT: 2007 COMPLAINTS FROM JAN 1ST TO MAY 7TH

The total number of complaints generated is: 273
Out of that 273 complaints generated, the total number of complaints generated for the Center City is: 113
So 42% of the total number of complaints were from the Center City
Out of that 113 the total number of complaints generated from residents is: 55
Out of that 113 total number of complaints generated from city offices:

<table>
<thead>
<tr>
<th>Department</th>
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<tbody>
<tr>
<td>Fire Dept.</td>
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<tr>
<td>Bldg Insp.</td>
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<tr>
<td>Councilors</td>
<td>1</td>
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<td>Water Dept.</td>
<td>1</td>
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<td>Mayor's Office</td>
<td>1</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>58</strong></td>
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</table>

49% of the Center City complaints were generated from residents.
51% of the Center City complaints were generated by City offices.
1. In your opinion, what are the top three loopholes that need to be closed in order to address problems in city rental units such that the loopholes identified create conditions that detract from the quality of living for residents near rental units?

Answer:
(1) Presently the law looks at each violation as a new offense even if the violation is repeated and corrected. If nuisance type infractions can be run concurrent, then each new offense might be deemed as a continuance, then infractions that happen repeatedly are fineable.

(2) Street debris is a major issue. The general appearance of a neighborhood begins with the cleanliness of the roadways. Remember the public way is typically includes the street, sidewalk and grass between. The Building Inspectors Office does not have jurisdiction. If we can associate trash cans with an occupancy we require the removal.

(3) Mass gatherings of people! Most if not all the problems associated with neighborhood appearance are due to congregations of students meeting for the intent of alcohol consumption. The most problematic time is when they leave the site in an intoxicated state. Students still congregate by invitation for a price! What does that mean? The host subsidize their living cost and habit cost by hosting large parties and charge. Does anyone really think a frat party is hosted because they enjoy having guest in their homes? No! But for $20 to purchase a wrist band which allows admission and you can be a welcomed guest.

2. What actually occurs in a typical building inspection?

Answer:
A typical housing inspection begins with a walk around the exterior of the property. Property maintenance is observed, grounds, building exterior, windows, wall covering, steps and general surroundings. The interior is then evaluated starting at the point of access and egress. All common spaces such as living rooms, kitchen and bathrooms are checked to verify for safe, clean and sanitary conditions. Private spaces such as bedrooms are then inspected also for safe, clean and sanitary conditions. The interior is checked for proper functioning smoke detection, obvious electrical violations, plumbing conditions and proper wall coverings. Inspectors verify natural light and ventilation exist as originally provided in compliance with the codes required at the time of construction or renovation.

Prior to 2007, New York State had required inspections to be conducted once every 5 years or more frequently as local conditions may permit on all 3 family units or greater. The 2007 laws now require a 3 year interval for inspections. If a property owner is listing their property for rent through the college then an annual inspection is conducted.

It should be noted that most properties are inspected during a period of vacancy. Most violation type conditions tend to occur during occupancy. Students do not typically complain about conditions they have created.
3. What is the Office of Building Inspector’s policy about providing warnings versus actual assessment of fines for infractions identified during an inspection of rental units?

Answer: The answer to this question lies in the remedy chapter or article of the regulation that has been violated. You will typically note that after a written notice to comply is issued by a given date, the enforcing official, if the violation continues to exist after said date then an appearance ticket is written to appear before the City Court Judge. The public perception is if a violation exist, then the violator is guilty and levied a fine by the enforcing official. This is not the case. If a violation has not been remedied by a given time, the enforcing officer issues an appearance ticket and the Judge levies the fine if proven guilty!

4. Would rental unit registration aid in the Office of Building Inspector’s efforts?

Answer:
Rental registration, depending on the frequency of renewal, would help to give an enforcement presence to all qualifying properties. In order to have this effectively implement rental registration program very serious thought must be given to unique circumstances. An example being overnight guest, many student issues revolve around the number of occupants at a given location. In most cases excess occupancy is due to overnight guest. Issues that should be raised are, 1. How many guest is a residence allowed to have before their in violation? 2. How long is a guest allowed to stay before their in violation? These are issues that impact everyone and not just students. If these issues become violations remember we are all guilty of this type of infraction!

Then, remember the cost associated with such a program. At least one staff member would have a dedicated responsibility for this task. In terms of apartment turnover, most off campus student housing is vacated at the same time and reoccupies at the same time.

5. In your opinion, what are the top three overall problems with rental units in the city?

Answer:
1. Large gatherings.
2. Alcohol
3. Parking

6. If you were the Commission, what recommendations would you make?

Answer:
You have been given a very difficult task! The commission must first establish the basis for its opinion or findings, which identifies individuals rights in doing so, you may then establish if those rights are being abused. Allow me to play out a given scenario:

Rick Perry rents an apartment on Brinkerhoff St., I purchase 30 kegs of beer and charge $20 for a wrist band that would allow you to come to my apartment and drink all the beer you can. Is that my right or have I abused my rights?
200 people just participated in my wrist band sale and are here at my apartment. I think it might be a great idea if I provide them a little entertainment, so I play my stereo for the enjoyment of my guest. Right or Abuse? As my guest leave they’d like to take the beer they just were given at my house and leave with it. (Remember I sold them a wrist band and gave them the beer). Right of Abuse?
Mr. Perry also provided two other handouts noting the number of beds/rental units in the City and a handout on the violations for various addresses. The violation information was summarized on the first sheet of his handouts. The rental property addresses and bed numbers are shown on the GIS map on the following pages (Please do not share this map as it is only a rough draft to show density).

A second map is included showing alcohol vending locations (taverns and stores) in the center city area. A spreadsheet of the locations of alcohol vending locations within the 12901 zip code and the code meanings are attached as separate documents. Please see the overlap between the two maps. Please note that the data and the map are from a study in 2005 for a grant submitted to the NIAA by the college.
Appendix C

Report of the Commission Chairperson on the Downtown Business Association Meeting

Numerous individuals from the Downtown Business Association were in attendance at Taco Loc on Brinkerhoff Street for the 10 May morning meeting. Chris Dominianni gave me the floor and I noted what the Commission was about and solicited ideas. I also offered that if any of them were interested in attending Commission meetings to serve as a link to their group that I would be happy to have them. The topic of behaviors was placed on the floor for consideration and the following ideas/issues were put forth.

- It was felt that underage drinking in the taverns and elsewhere was a problem. The big bashes are also a problem.
- Prohibition didn’t work so we have to look at the problem from a different angle.
- Could cabs transport students from the downtown area to campus at closing time free of charge?
- Image issues exist: we need to develop the image of downtown in the minds of the students as something other than a place for drinking.
  - Perhaps the College could get a space downtown and regularly offer classes there (Federal building when turned over is planned to have programs that involve the art department at the campus – also the meeting space in City Hall might be a good spot for meetings of the College).
  - Maybe the Student Association could be approached for more collaboration on events downtown such as the concert that was held there last week.
  - Maybe the environmental group at the College could be approached about projects focused on the downtown area.
- We need to get the students to see themselves as part of the community as opposed to separate from it.
- Whatever education program is developed, it must be repeated each semester so that all the students get it.
- It was noted that the City Judge seems to be pretty lenient with penalties and it was felt that the students need to be held more accountable. These fines could be used to fund the programs.
  - An idea was put forth that perhaps the City Court could assign students to clean up downtown as opposed to just giving them monetary fines. Perhaps the City could use the College’s system of “service” for infractions so that students given penalties in City Court could work their service hours through the College system.
  - Letters home to parents are a good idea.
  - Monetary penalties probably have different impacts depending on where the students come from.

Mr. Dominianni indicated that his group would draft a response for the Commission to consider.
Notes of the City-College Commission Meeting
14 May 2007

The meeting convened at 7:00 PM in the Conference Room, City Hall Building, Plattsburgh, New York


Guests: Chris Jackson and Lindamarie Hill

A. Presentation by Former Councilman Stuart Voss:
1. Dr. Voss presented a synopsis of the need for proposals on rental unit occupancy, rental unit registration and definition of family unit. He raised the need for proposals on nuisance properties and noise as well.
2. He noted that the proposals were the work of 8-10 people over about an 18 month period. The proposals were based on the ideas of what other cities had done. The proposals that had been completed were presented to the Common Council some 6 months ago and are awaiting consideration. The City Attorney, Mr. Clute, had made comments on them. Two times, the group who made the proposals was to meet with the Common Council and there sparse attendance by the Councilmembers.
3. Registration Proposal – Dr. Voss noted that the ordinances for rental registration exist in other cities and are very strict. The proposal that had been drafted by Plattsburgh required every rental unit to be inspected every two years or when tenants moved out. As part of this ordinance, every rental unit in the City would be registered. Currently lines of communication and ownership are vague. The proposed ordinance would clarify who owned the property and who to contact in emergency situations. A registration fee would help to support the inspections.
4. Definition of functional Family – This proposed ordinance would have the effect of making it incumbent upon 4 or more unrelated individuals (by blood or legally) to prove that they were a functional family. This ordinance would address occupancy per unit.
5. It was noted that in other cities that the enforcement of building code regulations was not limited to the Building Inspector’s Office. Other individuals, such as works officers, also enforced the building code.
6. It was noted that both sides would benefit by better control of the rental unit situation. That is, less damage to the rental units and better control would enhance and sustain the investments made by the landlords. A consensus of the individuals involved in renting units as well as the individuals renting and living in the vicinity of the rental units is needed since the rental unit problems are spreading to other areas of the City.
7. It was noted that it would be important to have the names of individuals living or supposed to be living in the rental unit would be important for emergency situations such as fires.
8. When a rental unit meets the various ordinances and inspection process, a Certificate of Occupancy type notice would be issued and would be posted in a visible location. If a particular house did not meet the standards required by the various ordinances, the certificate would be withdrawn and the tenants would be required to move.
9. The issue of why people don’t take the 24-hour notice from the Building Inspector’s Office serious was raised.
10. The responses of the City Attorney regarding the proposals were questioned. If other Cities can have these ordinances why were the ordinances not supportable here in Plattsburgh?

B. Presentation by Mr. Edward Zukowski and Mr. Terry Meron, City Landlords:

1. The landlords were invited to address the following questions:
   
   a. From your perspectives as landlords with many years of experience, what do you see as the issues with rentals in the City?
   b. Do you find enforcement of building regulations and other codes uniform across the City?
   c. What are the problems associated with writing clauses into leases such as, “no mass parties are allowed” that will allow for eviction if violated?
   d. Would a reward type incentives in leases be something that landlords could pursue (for example: if the tenants in a particular unit achieved a certain GPA or helped to maintain the property in some way)?
   e. Do you see any effects from maintaining a positive exterior appearance in terms of the behavior of the tenants?
   f. Do you do any educational programs on move-in day (such as providing a list of numbers to call for certain problems, providing the “rules of the road” so to speak in terms of acceptable behavior in the neighborhood)?
   g. Would having 12-month leases in which the tenants pay by the month be useful?
   h. Would an association of landlords by beneficial to your efforts to maintain your property?

2. Mr. Zukowski noted that enforcement side of this needs to be made stronger. He felt that higher fines were needed. Police have to be go into a rental unit and write tickets. He noted that tenants can have landlords arrested if they enter a residence without an invitation by the tenant.

3. Eviction for destruction of property never gets through Court as a criminal issue. It is forced through civil court as a claim. This is very difficult considering the transient nature of the students and the ability to serve students who move out to other parts of the State when the semester is over. It was suggested that there should be a way to criminally charge someone who has purposefully damaged a rental unit. It was suggested that the District Attorney has the power to charge the students criminally but it would be easier and clearer if a dollar amount was established as a threshold for damages moving from a civil matter to a criminal matter.

4. It was felt that the point system as proposed would be difficult to work. It was suggested that the system might work through the College. That is if a rental unit accumulates so many points, it would not be listed as a rental property in the residence life office.
5. Mr. Meron noted that a lease is the sale of property for a limited time period. As such, there are many protections provided to the lessee. He noted that he has put a clause in his (as does Mr. Zukowski) that failing to use the property in a way that does not bother others is grounds for a conviction. He felt that this clause was more of a bluff than anything because he didn’t think that it would stand up in court.

6. The point was made that better housing doesn’t mean it wouldn’t be destroyed.

7. It was felt that the old days where more than one person occupied a bedroom is gone. The demand isn’t there and students expect a one-to-one ratio.

8. The idea of charging a fee for inspections was discussed. It was pointed out that the landlords already pay property taxes over and above what other residents pay based on their net operating amount per Schedule E of the landlord’s tax returns. They noted that the landlords make large amounts on these properties is a myth. Rental properties are only good investments if the properties are kept for many years. To add a fee over and above the property taxes seems unfair.

C. Discussion of the Agenda Forward and Development of Questions for Guests:
1. Questions for some of the individuals were developed for May 21st.
   a. Honorable Penelope Clute (7:30 P.M.):
      i. Of all the violations or infractions that result in appearance before your bench, what are the five most common types involving the Center City (are enclosed by the intersection of Margaret, Broad, Draper, and Cornelia) problems (relating to noise, disorderly conduct, etc.)?
      ii. Of the five most common types of violations or infractions noted in the first bullet, what are the maximum penalties for each type?
      iii. Of the five most common types of violations or infractions, what is the usual penalty if an individual is found guilty of the violation or infraction of the law?
      iv. What would you recommend to us that would result in better teamwork among the various groups that enforce the laws and ordinances?
      v. In your opinion, how could the City ordinances be improved to address the Center City problems such as noise, vandalism, property damage, etc.?
      vi. In broad terms (that is, we understand that as a judge you are called to make specific judgments for specific cases and circumstances), what is your philosophy on pleas-bargaining and Adjournment with contemplation of Dismissal or ACD as we have heard it named?
      vii. If someone receives ACD, how does the system track the individual (and who actually does it) to assure that they do not commit a new offense within the time specified under the terms of the adjournment?
   b. Questions for students:
      i. Do you feel a responsibility to the community?
      ii. What are your perceptions of the problems faced by the students in the Center City?
iii. What are the strengths of Plattsburgh that would engage you as a member of that community?
iv. What challenges do you see to becoming a member of that community?
v.
D. Meeting adjourned at 9:15 P.M.
**Notes of the City-College Commission Meeting**

21 May 2007

The meeting convened at 7:30 PM in the Conference Room, City Hall Building, Plattsburgh, New York

**Present:** Alyssa Amyotte, William Laundry, Susan Levaque, Edward Miller, Nancy Monette, Allison Swick-Duttine, Steve Matthews, Karen Larkin and William Provost

**Guests:** Chris Jackson and Lindamarie Hill

**A. Presentation by City Court Judge, the Honorable Penelope Clute:**

1. The judge summarized her background: 5.5 years on the bench – She hears criminal cases every morning – her cases involved felonies, misdemeanors (the former get transferred to County Court) and violations. Violations and misdemeanors are resolved in City Court.
   - In 2006 there were 1,639 criminal cases, 5414 traffic violations, 1256 civil cases, 273 small claims and 193 eviction cases. The Court is open to all and everything is recorded.

2. She noted that she only sees arrests in Court so it is impossible for her to say what happens out on the street between the Police and possible violators.

3. She hears Misdemeanors, which can receive up to a year in jail; violations, which affect the quality of life and some of those can receive 15 days in jail and or a fine (no criminal record is obtained on conviction of a violation). Violations usually include: Open container, noise, underage possession, and disorderly conduct such as fights, and public urination.

4. There is always an assistant DA in Court to handle any misdemeanors or felonies. They do not handle violations: police officers or building inspectors do those.

5. Alleged violators get an appearance ticket and so when they appear in court they are there to be arraigned. The formal charges are read and a plea is entered. If jail is a possible outcome of the case, they have the right to an attorney and if they can’t afford one is appointed. For the cases of 15 days, most people waive the right to an attorney and represent themselves.

6. If at arraignment, the person pleads guilty, the judge can impose sentence immediately. A plea reduction request can be made by the person charged but they have to get the agreement of the police officer, the officer’s supervisor and the judge in order to have it work. Adjournment with Contemplation of Dismissal requires agreement of the three parties. The case is adjourned until the person can go to the police and ask for the reduction. The police approve almost no plea reductions. If the police agree, the judge almost always agrees since she doesn’t have the facts of the case, only the official charge.

7. Unlawful possession of marijuana is done differently because of the law stipulating what must happen. Possession of marijuana is one of the top five charges. The charged individual will only get ACD if they agree to substance abuse counseling. She warns individuals about pleading guilty to this since it creates a record. Unlawful possession of marijuana has no minimum fine but by law a maximum of $100.
8. In summary then, violations are plea-bargained by the police officer through the form and misdemeanors and felonies are plea bargained through the DA’s Office.

9. The Judge supplied information for the 2005 and 2006 years for the top five offenses in terms of quality of life issues (See Appendix A)

10. At this point, the judge was asked how she saw her position in fostering a community we can all be proud of - How can fines not be levied if they are mandatory? She responded that she sees her role as judge as one who listens and then if guilt is determined, she levies accountability.

11. She described the way that fines are generally levied in the case of someone who is charged with open container and under age possession: She levies the $50 fine for underage possession that is set by the State and $150 (since 2004 when the City passed the mandatory fines) for the open container set by the City. If the guilty party agrees to pay the $150 fine right away, she conditionally discharges the $50. She does this since it is difficult to get people to pay fines without going through a major process. It had been her practice to dismiss the underage charge and just go with the open container charge but stopped doing that when the police complained of the practice. There is also a $95 surcharge set by the State as a way of supporting the Court System. The State gets all of this.

12. For noise violations the first offense nets the individual a $250 fine and then the fine goes up to $1000 or 15 days in jail depending on how many times the offense has occurred. If noise is apartment to apartment in the same building then she generally suspend some of the fine since those situations seem to be very difficult to handle due to shared walls.

One issue that came up was that she doesn’t always get the any addition information with the charge since it is really just an arraignment. So if the person pleads guilty on the spot, she doesn’t have the history and only the person’s story. **She indicated that it would be useful to have the history of the noise violations if it exists (i.e., the person is a repeat offender) and what the details of the violation were (i.e., how egregious was the violation).** What she does to try and create some accountability and prevent recidivism is to charge the guilty party half of the fine and conditionally discharge the rest if they don’t get in trouble for 12 months.

13. **Housing violations have not been heard in Court. None have come before her in over a year.** She indicated that if housing violations occurred at the same address for the same violation in the time before the current ticket, that information needs to be sent with the charges. The sharing of past violations known to the police need to be made known to the Court. The judge had sent an email to the police to ask that they do this.

14. For noise violations, the amplified sound is the most common charge. There is a built in out too in that the person who lives at the location may not even be home when the noise violation occurs and therefore is exempt from the charge. There is a built-in out.

15. The judge suggested that perhaps the City should look at using section 240.45 Subsection 2 of the Penal Law. or Criminal Nuisance in the 2nd Degree to start to hold owners responsible for repeated violations of various City ordinances. She also noted that it might be useful to consider using section 240.36 of the Penal Law or Loitering for the purposes of using illegal drugs as way to clean up some locations. This will be discussed with the DA.
16. The Judge noted that she orders many community service hours. The Probation Department and S. Dunn supervise this. Each hour is equated with approximately $7. However, the weekend crew has been cut so it is difficult to assign this option to students now. It was suggested that some community service could be used for the Mayor’s Cup.

17. Attorney assignment is based on the individual’s ability to pay if they are over 17 years of age. The parent’s income, no matter how high, is not considered since it would be difficult under the current and past interpretations of the law.

B. Presentation by Mr. Joe Murphy and Alyssa Amyotte:

2. The students responded to the following questions.
   a. Do you feel a responsibility to the community?
   b. What are your perceptions of the problems faced by the students in the Center City?
   c. What are the strengths of Plattsburgh that would engage you as a member of that community?
   d. What challenges do you see to becoming a member of that community?

3. It was noted that one of the major issues that is a hurdle to individuals feeling that off-campus housing is really part of a community is the lack of yards.

4. The cost for renting is high but the alternative to it is living on campus with strict rules. Living off campus allows you to have much more freedom and this is the draw for students. The structure and conditions allow the students to look at the off campus housing like dorms with no restrictions.

5. Landlords are not always very good at repairing things that break and then they keep your deposit anyway.

6. With noise, sometimes the students felt like they are being targeted and this is not a good way to make someone feel like part of the community. Getting to know neighbors is important but there is wariness on both parts: neighbors and students.

7. Down events may help students connect and it was thought that having classes downtown may be a very good way to integrate students. In addition, internships would also be important.

8. Freshman Experience may be used to start educating the students about “crossing the threshold to community living as adult members of the community”.

9. It was suggested that we require the completion of some form of education program before we allow students to move off campus.

10. Use Plattsport with downtown businesses included. This will get the students off campus and learning about the Downtown area.

11. We need to encourage the use of Cardinal Cash as a way to shop downtown.

12. Offer specials for college students all year long not just opening week. This will lure students to shops in the downtown area.

13. It was noted that students need a place to have parties. Having students involved in a beautification project is important to link them to the community. Adopt a street for a year was deemed a good idea in terms of getting students connected. It was suggested that a Holiday decorating competition might be a good engagement idea.

C. The Nuisance Ordinance and the College materials for the next meeting of the group were
distributed

D. Meeting adjourned at 9:45 P.M.
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Fines paid to City for Reporting Period:
- for violations of local laws and ordinances in this report $29,357.00
- total monthly revenue distribution to the City $196,078.68 (includes Traffic & Penal Law)

*street signs are charged under two different sections depending on the incident: CPSP or Criminal Mischief—if plea is guilty it is to a reduced disorderly conduct charge
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<th>Fine/Sentence</th>
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Fines paid to City for Reporting Period
for violations of local laws and ordinances in this report $38,050.00
for violations of Traffic & Penal Law $185,546.60

*Street signs are charged under two different sections depending on the incident: CPSP or Criminal Mischief—if plea is guilty it is to a reduced disorderly conduct charge.

7/16/2007 Agendas and Minutes of Commission Page 143
Notes of the City-College Commission Meeting
4 June 2007

The meeting convened at 7:00 PM in the Conference Room, City Hall Building, Plattsburgh, New York

Present: Alyssa Amyotte, William Laundry, Susan Levaque, Edward Miller, Nancy Monette, Allison Swick-Duttine, and Steve Matthews

Guests: Chief Arlene Sabo and Assistant Chief Jerrie Lottie

2) Presentation by the SUNY Plattsburgh College Staff:
   a) The College group presented several items for the Commission to consider. Some of these were in hard copy and will not be scanned for the minutes. The list of items presented was as follows:
      i) Overview of activities that the campus does to address/ameliorate the problems associated with the behavior of students residing off-campus.
      ii) Collective assessment of problems affecting the Center City area.
      iii) Changes the campus could make to decrease or at least help to ameliorate the problems.
      iv) Changes the city could make to decrease or at least help to ameliorate the problems.
      vii) Fraternal Standards Manual.
      ix) MOU with City Police.
      x) Summary of Drug/Alcohol Infraction on campus and sanctions for those found responsible 2006 and 2005.
      xi) An Insider Guide to Off-Campus Living.
      xii) A guide to Local and State Laws for Plattsburgh students.
      xiii) Student Association Risk Management Policy.
      xiv) Be Considerate poster.
   
   b) An overview of the programs presented by the College was then made. The items presented were as follows:
      i) At each summer orientation session for all new students a member of the community provides a "welcome" on behalf of the citizens of Plattsburgh since 2005.
      ii) At each summer orientation session for all new students campus community relations is a topic of discussion.
      iii) On the Saturday of "Opening Weekend" following the president's "Welcome and Matriculation" ceremony the "Address to New Students" includes the issue of campus community relations.
      iv) On the Sunday of "Opening Weekend" each floor in each residence hall hosts a floor meeting. The agenda for this meeting includes off-campus concerns.
      v) During opening week of school, off-campus students receive various materials hand delivered:
vi) Social Norming materials addressing substance abuse o Booklet- "Insider's Guide to Off-Campus Living" (Included in packet.)

vii) During opening week of school all on campus students receive an on campus version of booklet reference above. (Included in packet.)

viii) Early in the fall semester there is a joint University Police, City Police, State Police and Sheriff's department informational DWI check point set-up near campus. This is our initiative in cooperation with Clinton County Stop DWI. It is repeated in the spring.

ix) Extra police patrols both on and off-campus are funded through grant money during first few weekends of fall semester and last few weekends of spring semester. It was suggested to request that foot/bike patrols be the focus of the extra money.

x) Posters requesting students to "Be Considerate" when coming back from downtown are posted in all residence halls. (Included in packet.)

xi) Posters welcoming both PSU and CCC students to the community for posting by downtown merchants are created and duplicated by the campus. Distribution through PDA.

xii) Fire safety demonstration occurs on campus in the fall and includes City Fire Department, University Police, Clinton County Emergency Services etc. Landlords, off-campus and on-campus students invited. Hosted by a fraternity.

xiii) Fire safety presentation occurs on campus in the spring for off-campus students. Hosted by a fraternity.

xiv) College Housing office maintains off-campus housing list of available rentals which it updates in a timely manner. The college requires that any facility listed have an annual inspection for health and safety.

xv) College Housing office is also available to students to assist with landlord/tenant issue. Housing office also publishes "Off-Campus Survival Guide".

xvi) Educational programming is available for off-campus students through University Police in conjunction with City Police Department.

xvii) The college facilitates letters being sent home to parents for all students arrested in the City of Plattsburgh under the age of 21. Letter signed by the mayor.

xviii) All students under the age of 21 who are disciplined by the college (unless emancipated) have a copy of their discipline letter sent home to their parents.

xix) Our University Police make off-campus student arrest information available to the campus newspaper Cardinal Points for publication in the "Blotter". (These three were deemed important for the College to continue).

xx) This year the college hosted a holiday dinner for students and landlords living on one particular street in an attempt to further better campus community relations.

xxi) The campus has taken a new proactive approach to preventing large illegal alcoholic gatherings off campus. Facebook and My Space are scanned by the dispatcher for possible announcements of off-campus parties. Alerts to City Police Department and landlords are now the norm.

xxii) The campus continues to foster community outreach by arranging for meetings of campus officials at various times with the Mayor, the City Police Department, the City Judge, the District Attorney, etc. College officials also participate in F.A.I.R. as well as host and co-chair the Campus Community Partnership.
xxiii) The College's fraternities and sororities do a number of things that address the issue of college community relations (see attached list).

xxiv) During this discussion, the issue of assessment was raised as an important activity to pursue with regard to the various programs.

c) Fraternity/Sorority Life

i) A Training Day workshop is held the first weekend of each semester for fraternity/sorority risk management chairs and social chairs to educate about eliminating & confronting risky behaviors associated with alcohol, hazing, sexual assault and off-campus housing (fire safety) and to teach them to plan safe and responsible social events.

ii) A Training Day workshop is held each spring called "Crucial Conversations: Tools to Confront Because You Care". This workshop, open to all fraternity/sorority members, teaches participants how to confront problematic behavior caused by members of their organizations, particularly those caused by alcohol or drug abuse.

iii) The Interfraternity Council (IFC), the governance body of the SUNY-Plattsburgh fraternities, has a Fraternal Conduct Board to address behavioral problems caused by individual fraternities or fraternity men. The Inter-Sorority Association (ISA), the equivalent of IFC for sororities, has a Judicial Board for similar purposes. Both bodies will hear cases of conduct unbecoming to a member of a fraternal organization (e.g. fighting, vandalism, lewd conduct, etc.)

iv) The Fraternity/Sorority Alcohol Task Force, comprised of students, faculty and staff, has been convened to develop a plan to reduce high-risk drinking and its negative consequences among fraternity/sorority members.

v) The Center for Fraternity/Sorority Life coordinates values-based educational programming throughout the year to teach fraternity and sorority members to live in congruence with their espoused values. Topics frequently addressed include respect, civility, and civic engagement.

vi) Information about unrecognized former fraternities and sororities is sent to the parents of all students annually to discourage them from joining these groups, which have caused many problems including open parties, selling alcohol, vandalism, property destruction, and hazing.

vii) All fraternity/sorority officers sign a "Citizenship Pledge" at the beginning of each semester that includes the following statements, among others:

ix) to respect the rights of others both on and off campus;

x) to maintain or exceed the community, social and cultural standards of the surrounding community.

xi) Alpha Chi Rho Fraternity sponsors the "Meet Your Neighbors" program each semester to encourage positive interaction between students and full-time residents of the Center City area.
d) Collective Assessment of Problems Affecting the Center City Area

i) The following are not listed in priority order:

ii) The "Center City" has a higher density of transients, including students, than other parts of town.

iii) There is a lack of property management. There is no system in place to identify who is responsible for a given rental property. This is a particular problem when the landlord is an absentee.

iv) Some city ordinances are difficult to enforce and need to be reviewed, updated and retooled.

v) There is no ordinance in place which would allow for a given property to be declared a "Nuisance Property" with subsequent ramifications.

vi) City police do not have the tools necessary to control large parties at off-campus houses (e.g. - 200 people in backyard with alcohol and DJ). Even knowing who is responsible for a given property is almost impossible.

vii) Many landlords rent to students on a per head, per semester basis. Upshot of this practice is that present student rental facilities will always be rented to students as no other constituents could afford to pay rent in that manner.

viii) Many of the problems in the "Center City" as well as elsewhere in town are fueled by alcohol (e.g. - noise, litter, vandalism, underage drinking, etc.). Lots of college students come to town having already developed drinking habits from middle and high school days. The environment in Plattsburgh can be described as "Wet" with underage individuals having high access to the product. Additionally, alcohol usage is highly promoted both in bars and convenience stores (e.g. - drink specials, bargain prices, etc.). In our current culture going "downtown" in Plattsburgh is synonymous with going drinking.

ix) The issue of lighting on several streets that have problems was raised. It noted that tree trimming and or better lighting is needed. This should be raised in the recommendations.

x) The topic of surveillance cameras was discussed. It was felt that the students would welcome the idea of surveillance cameras in certain areas of the downtown area. In fact it was the students who requested cameras in certain locations of the campus. There are logistical problems with the cameras: poor quality of the images at times, legal implications for prosecution, etc. However, it was suggested that the cameras should be tried out on an experimental basis in a few areas to see if they are practical. This would be a possible recommendation.

xi) The idea of a City-College Quality of Life Watch was raised and everyone thought it should be an idea that gets put forward. It was noted that the police have some reservations about the practice, but it may beneficial to revisit it at this time.

xii) The idea of billing non-victims for repeated visits by City staff was raised. It is done in other cities and the wording for it will be pursued. Chief Sabo, indicated that the wording of such ordinances is probably on the Justice Department web site.

e) Changes the Campus could make to decrease or at least help to ameliorate the problems.

i) Lower the threshold for the campus to pursue off-campus conduct issues. Stretch the "Nexus" definition to include not only felonies but also misdemeanors. Nexus is a
term that describes the ability of the College to charge a student on campus for crimes or violations for which they are convicted off-campus. If the crime or violation can not be construed to impact the campus mission, then the legal basis for the charge on campus is not tenable. It was noted that this would be a big step for the College. In addition, the College, in certain violation cases that do impact the campus mission, will charge the student on campus for student code violations.

ii) Hold athletic teams accountable for their conduct off-campus in a way similar to other clubs and organizations. Here the team as opposed to the individuals will be held accountable. For example, if a team is deemed to have been responsible for a violation of the law, the team can be punished. Currently this is the practice for other clubs including the fraternities and sororities but not true for athletic teams. A mechanism will be developed for this approach.

iii) Withhold the services of the off-campus housing list to landlords who have any rental properties that have not been inspected in the past year.

iv) Explore the possibility of funding an "AOD Coordinator" position on campus who would work on programming related to alcohol and other drugs.

v) Identify a position on campus that could work at a minimum of half time on off-campus concerns, as well as be a point person for complaints. Also they could maintain statistics, run workshops, etc.

vi) The question of whether the campus would consider going dry was considered. It was deemed neither a logistical possibility nor one supportive of the idea of creating responsibility students. It was also felt that it would increase the likelihood of drinking off-campus as well.

vii) The idea of the College to create on-campus housing was raised. It was indicated that this was not feasible for the College to pursue. It was felt that the upper class students would not want for the most part to live on campus with the associated restrictions that would be necessary as a college facility. However, it was deemed a very good idea that we should recommend that the College actively pursue developers for off-campus housing projects where appropriate.

viii) The idea of making Broad Street a corridor for transversing from downtown to the campus was discussed. This idea was felt to have some merit and further discussion is necessary.

f) Changes the City could make to decrease or at least help to ameliorate the problems. (Some of these are already being developed by the Commission as its committees and members work – those in bold are emphasized as ideas not yet placed on the table for discussion).

i) Review city ordinances and update as appropriate.

ii) Create new city ordinances as appropriate, e.g. nuisance.

iii) **City police should conduct a sting (party and or bar) at least once each academic year.** This idea was deemed important since the stings are not usually done and provide another element for the enforcement of alcohol laws and ordinances.

iv) **Cross train city police to be familiar with city ordinances usually enforced by the City Building Inspector's office.**

v) Request the ABC Board to impose a moratorium on new bars in the city.
vi) **The idea of a party registration system was discussed.** It was noted that it is done in other cities. It was thought that this would be a way for the police to be more proactive in preventing problem parties. It was suggested that the idea may have merit but it needs to be cross-referenced to other ordinances that are proposed or already on the books.

vii) **The College will also begin to notify the City judge when it charges someone who is already a multiple offender.** This proposal has already been put forward for the City police so this is the companion piece for the College force.

g) **The College statistics on charges was also provided:**

Summary of Drug/Alcohol Infractions on Campus and punishments for individuals and groups found responsible 2006. The numbers in parentheses are the values for 2005.

<table>
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<th>Sanction</th>
<th>Number of Cases with Alcohol (3.01-3.04)</th>
<th>Number of Cases with illegal Drug (8.01-8.02)</th>
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<td>Community Service Hours Given/Reprimand</td>
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<td>Community Service Hours Given/Probation</td>
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<td>48 (46)</td>
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<td>Campus Privilege revoked/ Move of Hall+Probation</td>
<td>7 (18)</td>
<td>4</td>
</tr>
<tr>
<td>Suspension</td>
<td>(1)</td>
<td></td>
</tr>
<tr>
<td>Alcohol Edu + Probation</td>
<td>21 (41)</td>
<td>1</td>
</tr>
<tr>
<td>Misc Edu Sanction</td>
<td>(1)</td>
<td></td>
</tr>
<tr>
<td>Cannot Enter Specific Building</td>
<td>(1)</td>
<td>2</td>
</tr>
</tbody>
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3) **Reports**

a) **Zoning:**

A compilation of most of the ordinances that the Commission has been considering was distributed to the Chair of the Subcommittee. It was asked that the subcommittee review the contents to make sure that everything that was there was correct. It was requested that this be returned back by June 18, 2007.

b) **Education Programs**

i) **Preparation of the College recommendations will be split from one subcommittee into two:** the **College Policies Subcommittee** (Chair – Bill Laundry) per the presentation of 4 June and the **Education Committee** (Chair – Allison Swick-Duttine with Nancy Monette (and Karen Larkin) as members). The first group will flesh out the proposals made on 4 June. The second group will explore educational program suggestions that will be targeted at the behavioral problems. Both groups are expected to report back by June 25, 2007.
c) **Enforcement and Penalties**

The work of this subcommittee was discussed. It was not apparent if anything needed to be done in this area since much of it had already been discussed. However, the question of the level of the penalties was still unexamined and may need some review.

d) **Conference Subcommittee**

Nancy Monette and Ed Miller (along with the Chief of Plattsburgh Police, the Mayor and the President) will be attending the Conference on Town-Gown relations 7 June until 10 June. They will repost back on the 18th with ideas that feel are appropriate for the Commission to consider.

4) **The visit of Mr. Bob Benedetto was discussed.** He will be attending on the Commission meeting on June 11, 2007, at 7 P.M. to address questions that the Commission has. The meeting will take place in the Alumni Room of the Angell College Center. He will also attend a 2:00 P.M. meeting of tavern owners and storeowners that is being set-up by the Alcohol Task Force, a subgroup of the College Community Partnership (Kathleen Camelo, Jerimy Blowers, Molly Lawrence; Jessica Antonucci and Yvonne Lott are the lead folks on this activity). Members of both groups (i.e., Commission and Task Force) are encouraged to attend each others meetings.

a) **Questions for Mr. Benedetto were reviewed.** The Chair will forward the questions to Mr. Benedetto.
   i) Can Plattsburgh pass a local ordinance for a moratorium on new licenses?
   ii) Can we pass a city ordinance on mandatory server training (TIPS)?
   iii) Can we do something through zoning to limit or reverse the high density of bars in the downtown area?
   iv) Can we pass a local “party permit” requirement to limit the number of individuals at a party where alcohol is present?
   v) Are open parties where people pay a fee to enter for something else but alcohol is self-serve legal?
   vi) What are New York’s Social Host laws and do they only apply to licenses establishments?
   vii) Can the City pass more stringent Host ordinances?
   viii) Can we ban home delivery of alcohol by non-USPS workers?
   ix) How does the license process work and do the City and neighbors get a chance to oppose or comment on the issuance of a license?
   x) How many stings on bars in the City of Plattsburgh does ABC participate?
   xi) How many stings on parties in the City of Plattsburgh does ABC participate?
   xii) How are happy hour regulations interpreted and enforced?
   xiii) What is in the works with respect to State law changes in the area of alcohol?

b) During the conversation about the happy hour regulations the question of whether Cardinal Points takes alcohol advertising was raised. It was thought perhaps the paper should cease to take the ads. However, it was noted that the current advisor to the paper suggests that the students have free reign on the paper as individuals do at any paper. More discussion seems in order on this topic.

5) **Meeting adjourned at 9:15 P.M.**
Notes of the City-College Commission Meeting
11 June 2007

The meeting convened at 7:00 PM in the Alumni Room, Angell College Center, SUNY Plattsburgh, Plattsburgh, New York

Present: Alyssa Amyotte, William Laundry, Susan Levaque, Edward Miller, Nancy Monette, Allison Swick-Duttine, and Steve Matthews

Guests: Robert Benedetto, Jessica Antonucci, Molly Lawrence, and Chris Jackson

6) Presentation by Mr. Robert Benedetto, Senior Investigator, State Liquor Authority (SLA):
   a) General Presentation:
      i) Mr. Benedetto indicated that the police are the first line of enforcement and refer items to Alcohol Control Board (ABC) at their own discretion. There are very few investigators so they encourage police to do it themselves.
      ii) The ABC Commission is composed of three members who review all of the license issues with establishments that sell alcohol all over the State. There are three type of licensees but the two that impact the problems in Plattsburgh the most are the on-premises and off-premises licensed establishments. On-premises can also sell for off-premises consumption.
      iii) ABC has two responsibilities: regulation and promotion of the alcohol industry in New York.
      iv) When a case is adjourned with contemplation of dismissal (ACD), the information gets sealed and then is unusable by the ABC investigator. He suggested that the ACD be structured so that the SLA can use the information in the file to investigate the licensee.
      v) Infractions can be criminal or administrative. The former are generally you did something and the latter are you didn’t do something you should have done. When infractions are referred to the Commission and the party is found guilty, there are nine possible outcomes:
         (1) Advisement Letter – advises licensee of potential violation
         (2) Warning Letter – adjudicated guilty and the penalty is a warning.
         (3) Bond/Claim/Civil Penalty – licensee can be fined a $1000 bond and $10,000 civil penalty in addition to other penalties imposed.
         (4) Suspension – adjudicated guilty and the licensee is temporarily suspended. This particular board is more sensitive to neighbor issues and will suspend licenses compared to previous ones.
         (5) Emergency Summary suspension – immediate suspension of a license.
         (6) Cancellation – adjudicated guilty, lose of license for some location.
         (7) Revocation – all licenses revoked.
         (8) Revocation and Proscription – in addition to (7), the location is banned form having a license for two years.
         (9) Non-renewal and recall – license renewal denied and or certificate of issuance.
      vi) Retail licenses last one or two years and then must be renewed. A notice is sent to the municipal clerk thirty days prior to the renewal date. This is a way to impact the bars since the neighbors of the bar can then raise any issues that they have had with the bar and the license may not be renewed.
Stop DWI has been providing information on “last drink” questions put to those who are arrested for DWI. When a bar shows up on that list 4 times, they are called in and asked how they will correct the problem. The bar owner is told that they will have a sting on their establishment within 180 days and if they are not doing what they said they would, they will be charged.

(a) Molly Lawrence indicated that about one-half of the answers to the “last drink” questions were private homes.

The issue of having University Police supplement the City Police was raised but there was little decided on it. However, the issue of the back up with breaking up parties at private locations is in the MOU but has not been used in the recent past (>year).

It was noted by Mr. Benedetto that if you are relying on enforcement to solve your problem, then the system has failed. If you saturate a problem establishment with enforcement and education then you have a chance to bring them into compliance.

When asked about parties on private property where alcohol is supplied for any kind of cost – he indicated that it is against the law. He said this since sale mean: any transfer, exchange, or barter in any manner or by any means whatsoever, for a consideration, and includes and means all sales made by any person of any alcoholic beverage and or warehouse receipt pertaining thereto. ABC §3.28

(1) Here the operative word is consideration and it is this that makes it illegal for instance to charge admission for a wristband or cup when alcohol is to be dispensed as part of the event.

To sell includes to solicit or receive in order to keep or expose for sale and to keep with intent to sell and shall include the delivery of any alcoholic beverage in the state. ABC §3.28

He indicated that with house parties that the police are liable if they go in and disperse the party and then someone goes out and gets hurt. The police therefore are very careful when approaching such situations. He did indicate that if the City Police ask ACB for assistance, they will do a joint operation but that they had not been asked for some time.

The Motor Vehicle Department has “Operation Prevent” which works hand-in-hand with ABC and focuses on forgeries or fake ids. A person can lose their license to operate a motor vehicle for 90 days if they alter their New York driver’s license for proof of age. If you have two licenses in your wallet it is also illegal. The penal law also addresses the issue of false identifications under sections 190.23, .25, 170.10 and 170.25.

The purchase of procurement of alcohol for individuals under the age of 21 is covered in section 65-a, -b, and –c.

It was indicated that police training for alcohol code has not been done here for some time. If requested, SLA will come and do the training.

The City can establish a bar density regulation on its own and use zoning to enforce it. Some Cities have established moratoriums through the Zoning and Planning committees for a period of time in order to review the issues.

Mr. Benedetto Reviewed Questions from the Commission. The Chair will forward the questions to Mr. Benedetto.

Can Plattsburgh pass a local ordinance for a moratorium on new licenses? No but it can use zoning and planning committees to control density.

Can we pass a city ordinance on mandatory server training (TIPS)? No, it is state regulated.
iii) Can we do something through zoning to limit or reverse the high density of bars in the downtown area? Yes provided the Charter of the City allows for it.
iv) Can we pass a local “party permit” requirement to limit the number of individuals at a party where alcohol is present? Yes.
v) Are open parties where people pay a fee to enter for something else but alcohol is self-serve legal? No it is illegal.
vi) What are New York’s Social Host laws and do they only apply to licenses establishments? Criminal hosting or dram shop laws apply to commercial establishments but civil ordinances are being drafted around the state and we should look into them.
vii) Can the City pass more stringent Host ordinances? Yes.
viii) Can we ban home delivery of alcohol by non-USPS workers? No
ix) How does the license process work and do the City and neighbors get a chance to oppose or comment on the issuance of a license? Yes since requests for new licenses is published in the paper. Renewals can be contested but there has to be more than too many bars in one place. If it can be established that the customers of bars are causing trouble then it might be possible to fight the renewal. City Clerk has to start publishing the license renewal notices when they get them.
x) How many stings on bars in the City of Plattsburgh does ABC participate? Yes but they have not done a joint one with the police in over a year.
xi) How many stings on parties in the City of Plattsburgh does ABC participate? Don’t know.
xii) How are happy hour regulations interpreted and enforced? Ladies night is a violation of the Human Rights law and a different department enforces it. If a drink is less than half of its cost it is illegal. See section 117 on pricing.
xiii) What is in the works with respect to State law changes in the area of alcohol? Trying to close the hole in licensing as well as trying to work on licensing the different ways alcohol can be delivered (some fall outside of ABC).

7) Meeting adjourned at 9:15 P.M.
Notes of the City-College Commission Meeting
18 June 2007

The meeting convened at 7:00 PM in the Alumni Room, Angell College Center, SUNY Plattsburgh, Plattsburgh, New York

Present: Alyssa Amyotte, William Laundry, Susan Levaque, Edward Miller, Nancy Monette, Bill Provost, and Allison Swick-Duttine

Guests: Yvonne Lott, Jerimy Blowers and Jessica Antonnuci

Discussion centered on the origin and the work of the College-Community Partnership. The work of this group was enhanced by a $12,000 seed grant from the Office of Alcohol and Substance Abuse as well as a second multi-year grant from SAMSA (Office of Mental Health) to support a framework of problem assessment, determination of capacity of the community to support solutions to problems, planning for research-based programs to address the problems and finally implementation of the programs through Partnership members.

Some good news was described. In the second CORE survey of college students, there was a 4% drop in binge drinking from the first survey that was completed three years ago. Binge drinking is defined as having more than 5 drinks in one sitting.

The Partnership has supported programs like DWI and supported other programs related to education but it has yet to tackle the environmental issues that are being discussed by the Partnership. A discussion ensued as to how to do this: i.e., through special committees or through the standing committee that currently exists inside of the Partnership.

A discussion also took place on how to make sure that the recommendations of the Commission might be supported long-term.

Many ideas were discussed but no definite conclusions were drawn at the meeting.

Meeting adjourned at 9:30 P.M.

Note Taker
Ed Miller
Notes of the City-College Commission Meeting
25 June 2007

The meeting convened at 7:30 PM in the Alumni Room, Angell College Center, SUNY
Plattsburgh, Plattsburgh, New York

Present: Alyssa Amyotte, William Laundry, Susan Levaque, Edward Miller,
Nancy Monette, Bill Provost, and Karen Larkin

At this meeting the various ideas that had been learned from attendance at the Gainesville
meeting as well as the ideas that Nancy Monette brought back from the Colorado meeting in
2006 were separated and a number were assigned to each member of the group for review for
thirty minutes. After that time, each member presented a thumb nail sketch of the idea for the
rest of the body. At the end of the presentations, the members present were given 12 first place
and 12 second place votes for the 90+ concepts presented. The total votes were tallied (2 points
for a first place vote and 1 point for a second place vote). The results of the voting were used in
deciding the importance to assign to different parts of the Commission Report.