

Plattsburgh Boat Basin sold

BY CARLY NEWTON
Press-Republican

PLATTSBURGH — After being on the market for five years, the Plattsburgh Boat Basin was sold Tuesday.

Local realtor Neil Fesette, of Fesette Realty in Plattsburgh, confirmed to the Press-Republican that Ryan Magaziner of Atlantic Recreation Group purchased the property at 5 Dock St, which includes the marina and Naked Turtle restaurant building.

'SEAMLESS INTERACTION'

Though previous Plattsburgh Boat Basin owner Matt Spiegel will continue to operate the Naked Turtle as normal, Magaziner said.

"We'll still have that sort of seamless interaction between the marina and the restaurant," he said.

Both Magaziner and Fesette declined to answer how much the property was officially sold for.

"I'd rather keep that confidential between the two parties," Magaziner said.

WHY PLATTSBURGH?

Magaziner is from Texas and with the purchase of the Plattsburgh Boat

Basin, now owns two marinas as well as three RV parks in the Northeast.

Magaziner said his interest in the property began about a year ago but he's had his eye on Plattsburgh for a while now.

"Really over the last five, six, seven years, I've really just started hearing more and more about Plattsburgh and Lake Champlain and just learning about the area and so that just kind of got me excited," he said.

"A lot of times people ask me, 'why didn't you buy a marina in your backyard?' and that's a good question ... but for me, it just seemed intriguing being in Plattsburgh in an area that boating is just so important."

MANAGEMENT DETAILS

While Magaziner owns the property, Oasis Marinas Management, which is based out of Maryland, will be managing it.

"They'll be the ones day to day making sure that everything's going accordingly," he said.

"Oasis works on some of my other assets as well, so it's not like this is my first time working with them. We have a very good rapport and so that's who

SEE BASIN, PAGE A2



BEN ROWE/STAFF PHOTO

Ryan Magaziner of Atlantic Recreation Group purchased the Boat Basin property at 5 Dock St. in the City of Plattsburgh, which includes the marina and Naked Turtle restaurant building.

Stefanik opponent embraces party outsider role

BY MAURY THOMPSON
Glens Falls Post-Star

Congressional candidate Jill Lochner, who is challenging U.S. Rep. Elise Stefanik, R-Schuylerville, in a GOP primary next year, cast herself as a party outsider by criticizing the GOP debt limit bill that recently passed the House, largely along party lines.

DEBT LIMIT LEGISLATION

The legislation to increase the federal debt limit in exchange for spending cuts, which Stefanik championed, passed the House April 26 with only four House Republicans voting against it, none from New York.

The legislation, widely viewed as a starting point for negotiations over preventing default on federal debt, is not expected to pass the Senate.

Lochner said the legislation — HR 2811 — did not have specific enough language to guarantee there would be no cuts to Department of Veterans Affairs programs, and that she would have insisted that the legislation include repealing a \$10,000 limit of the federal income tax deduction for state income taxes paid.

"The act is killing clean energy initiatives. It promotes coal and disincentivizes nuclear energy. ... Nuclear energy is America's workhorse," she said in a statement on Monday. "If I were a member of Congress, I would be working with my party to get these changes made so that I'd be able to vote 'yes.'"

STEFANIK CRITICISM

Stefanik did not return a Post-Star request to comment for this report, and her campaign did not respond specifically to Lochner's criticism of the debt ceiling legislation.

"Elise has earned a landslide victory every election and has never had stronger support among both primary and general election voters in NY-21," said Alex DeGrasse, the congresswoman's senior advisor. "This isn't the first time a Never-Trump ... and self-declared 'moderate' Liz Cheney supporter have attempted to foolishly run against Elise."

In a telephone interview earlier on Monday, Lochner said she now has volunteer campaign coordinators in six of the 16 counties in the 21st Congress-

sional District, and will appear at her first public forum this weekend.

She will participate in a "roundtable discussion" from noon to 2 p.m. Saturday at LittleGrasse Foodworks at 309 Miner St. in Canton during Canton Canoe Weekend.

She said she previously has campaigned informally at Potsdam, Warrensburg, Malone, Massena and Salem.

The Stefanik campaign has downplayed the chances of Lochner being able to collect a sufficient number of valid sig-



ALEX GAULT/JOHNSON NEWSPAPERS
Jill Lochner

natures to get on the ballot.

In the telephone interview on Monday, Lochner disputed that criticism.

"They're just throwing out things to discredit me with," she said.

DISTRICT CHOICE

Former Republican congressional candidate Liz Lemery Joy, who challenged Rep. Paul Tonko, D-Amsterdam, in 2020 and 2022, has criticized Lochner, who lives in Greenfield, outside the 21st Congressional District, for challenging Stefanik in a primary instead of challenging Tonko in the 20th District where Lochner lives.

Lochner said that Greenfield was in the 21st District until congressional redistricting last year.

She added that Stefanik, too, lives in the 20th District and that Tonko, for that matter, lives in the 21st District.

"She (Stefanik) could also challenge Tonko. It's a very silly argument," Lochner said.

On policy, Lochner, so far, has primarily distinguished herself from Stefanik on abortion.

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Plattsburgh Farmers and Crafters market opens

MARKET: Little Library, educational children's programming among new additions to market

BY LUCA GROSS
Press-Republican

PLATTSBURGH — The Plattsburgh Farmers and Crafters Market opened for the season Saturday, featuring a variety of vendors selling produce, handmade crafts and more, as well as live music and a food truck on site.

"It's great to be back," Tammy Bechard, co-owner of Bechard's Sugarhouse and president of the Market Board, said.

"It is a very enjoyable time, I think for both the vendors and shoppers. We've got some new vendors joining us this season."

MARKET VENDORS

The market is located at 26 Green Street along the City of Plattsburgh Harborside property.

Vendors include Winding Brook Farm, Turnpike Produce, Gonyo Farms, Red Oak Food Co., Natures Touch, Rita's Relics, Grammie's Creations, Underwood Herbs, Bechard's Sugarhouse, Gormancraft Fine Handcrafted Woodwork, Raksak Photography, Border Bee Company, Reylyn by Design, Epic Dermis Soap Co. and more.

Informational tabling was provided by The Battle of Plattsburgh Association, Cornell Cooperative Extension for tips and advice on gardening and Excellus BlueCross BlueShield.

"I have been participating in the market for seven years. I help to educate people about insurance through Excellus programs and potentially enroll them," Debbie



LUCA GROSS/P-R PHOTO

Shoppers peruse the wares at the Plattsburgh Farmers and Crafters Market in the City of Plattsburgh during its opening day Saturday.

Hughes, Marketplace facilitated enroller for Excellus, said.

"I try to put myself out and into the community, and this market is just the right spot. Some vendors will come in and talk to me or send their families in to talk to me; it is just the right amount of socializing and educating at the same time. I enjoy it."

NEW PROGRAMS

This year the market is trying some new things to increase engagement, including the Little Free Library Book Exchange and The Power of Produce.

With the Little Free Library Book Exchange, market-goers can trade in a book at the market for a book of their choosing and receive a free bookmark with each book. You do not need to trade in a book,

but it helps to grow the library.

The Power of Produce is a program focused on educating children about fruits and vegetables, local food systems and healthy food preparation through fun activities.

"The library and Power of Produce (program) seem really popular," Market Manager Sue Carusone said.

"The kids and families really like it."

Children can receive vouchers to spend on foods of their choice at the market. These vouchers give kids purchasing power to buy from farmers and local vendors at the market.

MAVORAL SUPPORT

Eleven new vendors are set to be at the market next week.

"I have been talking to the

vendors, everyone is 100 percent ecstatic to be here," City of Plattsburgh Mayor Chris Rosenquest said.

"People are happy with the way things are going, due to the new management. This market is a staple of the community and it is important that the people behind it all receive our unfettered support."

Rosenquest and members of the board were planning out where the new vendors should set up next week.

GOOD WEATHER FOR OPENING

The sunny and clear weather offered the market a nice opening day for both vendors and shoppers.

"It's so nice out today, it's good to be here," Walter Wilson with

SEE MARKET, PAGE A2

Guidelines emerge for cannabis consumption lounges

LOUNGES: Would be opened in conjunction with cannabis shops

BY JOE MAHONEY
CNHI State Reporter

ALBANY — State cannabis regulators have framed draft regulations for businesses that will serve as venues for the controlled consumption of marijuana,

On-site consumption lounges were envisioned in the Marijuana Regulation and Taxation Act approved in 2021, the same legislation that allows the possession of marijuana and the retail sale of cannabis products at licensed shops.

But only 10 non-medical marijuana dispensaries are now operating in the state.

The slow rollout of the shops has created

headaches for some growers who have had to sit on hundreds of pounds of marijuana cultivated in 2022,

CONSUMPTION SPACES

Members of the state Cannabis Control Board, meeting at the State University at Morrisville, adopted a variety of draft general regulations Thursday. Following a public comment period, they are expected to set the stage for the development of more specific rules for consumption lounges later this year.

Regulators say allowing cannabis users to smoke marijuana in controlled settings adjacent to dispensaries will help curb public smoking on sidewalks and parks.

Axel Bernabe, chief of staff to the Office of Cannabis Management, told members of the state Cannabis Board: "We've heard a lot of very creative ideas from folks that want to do

on-site consumption. So we're taking it very seriously. We're going to have stakeholder engagement on that. But we really want it to start with what the law allows us to do, which is a sort of dispensary-based, limited consumption space."

Bernabe said those with micro-business or dispensary licenses will be able to open consumption sites "in a more limited form."

BUSINESS INTEREST

Joseph Schafer, a Buffalo lawyer who represents clients involved in the cannabis industry or are seeking to enter the New York market, said the state legislation enacted two years ago paved the way for the licensing of consumption lounges, though consumption sites were not addressed in a round of regulations released by the state last November.

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BASIN

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I'm trusting to take what the ... previous owners had started the last 30 years, really and continue to just improve the boating experience for the people who are trusting us and keeping their boats with us."

So far, he said, Oasis has done basic cleanup, maintenance and planted some flowers

on the property.

Magaziner said in the coming weeks, he'll sit down with Oasis and they'll put together another solid business plan for what they want to accomplish at the marina.

"We will end up looking at everything to see, you know, what is truly needed here and what is important to the boaters."

Fesette said he was happy to see it finally sold after five

years.

"I think the big reason why there was such an elongated market time was COVID," Fesette said.

"That was very difficult because all of the Canadians couldn't come down and it was virtually impossible for any buyer to really feel good about what was going to happen after COVID. So it was just too much risk for the property and business to be sold during that time

frame."

CITY PROPOSAL

Though Fesette acknowledged that there wasn't a lack of interest in the property the past five years. He pointed to the City of Plattsburgh's brief contemplation about purchasing it in 2021 as an example.

"(Mayor) Chris Rosenquest had the idea, because there are a lot of municipal marinas across this country, and there's lots of municipalities that own

marinas and they own them for a source of income, so I think he had, honestly, a very good idea there. His council just didn't have the political will to make it happen," Fesette said.

"Ironically ... Chris's vision was not to have the city run it, he was going to have a professional marina management company run it and ironically, Ryan utilizes that same management company."

Fesette said he now sees good

things on the horizon for Plattsburgh Boat Basin's boaters.

"I think the boaters ... if they are patient with him, they're patient with Oasis — and I'm a boater — my feeling is it will be a really, really good thing after some time passes and they implement some of the changes they are going to make."

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LOCHNER

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Lochner supports full abortion rights up to point of about 23 weeks that a fetus can live independent from the womb.

"I believe the line should be drawn at the previous fetal viability standard, which existed for nearly 50 years since Roe v Wade. Past the point of viability, there has to be an emergency need," she. "I also recognize an individual's right to interstate travel, including for abortion services."

Lochner said she has not yet had time to study Stefanik's voting and sponsorship record in detail to specify other policy issues on which they differ.

Lochner, like Stefanik, opposes legislation, as proposed so far, to establish a federal "red flag" law, which would allow police officers and judges to get a court order to temporarily seize guns from people thought to be a danger to themselves or others.

Lochner said no version of the legislation introduced so far, has the necessary safeguards to protect lawful gun owners.

LOCAL SUPPORT

Lochner has picked up support from at least one prominent Democrat.

Kevin Robbins of Fort Edward, a frequent critic of Stefanik in Post-Star letters to the editor and in social networking, recently announced he has changed his voter enrollment from Democrat to Republican so that he can vote for Lochner in next year's Republican primary.

"If I can't have a Democrat to represent me, I can at least have a better Republican," he said in a telephone interview on Wednesday.

Robbins said he made the decision independently, not in response to any organized effort.

"I don't mind if others might want to latch onto this, and I'd certainly be happy to influence them," he said.

Lochner said she has not ruled out running as an independent in the 2024 general election, but at this point she is focused on the GOP primary.

Maury Thompson covered local government and politics for The Post-Star for 21 years before he retired in 2017. He continues to follow regional politics as a freelance writer.

ed the business in 1950 and it has since been passed down to his father and now Walter.

Next week, the market will raffie off a bike, courtesy of Winding Brook Farm, during a bike rodeo event. Marketgoers will receive one raffle from each vendor they make a purchase from.

The market is open every Saturday through October 7.

For more information about the market, a list of vendors or how to participate visit plattsburghfarmerscraftersmarket.com.

FA Union ends 'Work to Rule' at CCC

BY CARLY NEWTON
Press-Republican

PLATTSBURGH — The Faculty Association at Clinton Community College has ended its "Work to Rule" status as positive progress toward a new contract has been made by both sides.

Under Work to Rule, which FA members had been in since February, faculty at the college were fully embracing the specific duties outlined in their current contract, but nothing extra.

This action was taken after contract negotiations between the two sides had, once again, stalled out in February.

TENTATIVE AGREEMENT

But in a press release shared by the union Thursday, it was revealed that a tentative agreement between the FA and the College — for

the first time in six years — was accepted by FA members that day and a vote to ratify the agreement is underway with ballot results to be completed by June 1.

FA Union President Denise Coughlin couldn't share details of the tentative contract just yet but said there were compromises by both sides in the agreement in regard to retroactive pay and other areas.

MAY 2 MEETING

But, because of this positive progress, she said it was time to end Work to Rule.

"The second mediation session on May 2 was very successful. I think it's fair to say that both parties came to the table on that May 2 day saying 'Let's really see if we can get this done at the end of the year, because we need to go into next year positively,'"

Coughlin told the Press-Republican Thursday.

"We've reached this tentative agreement, pending a very swift reorganization of Appendix G, based on the two different drafts that each party had. In other words, we weren't going to lead with one or another. We were going to bring two people together from each party and create a new language and create a new structure collaboratively."

As previously reported by the Press-Republican, "Appendix G" of the FA's contract outlines additional ways for members, excluding adjuncts and non-teaching faculty, to make extra compensation.

NURSING CEREMONY

There had been concerns shared at a past Board of Trustees meeting at CCC that

Work to Rule was going to negatively impact the nursing students' capping and pinning ceremony this year.

Coughlin said it's good to know that will no longer be a concern.

"I'm extremely pleased for our nursing students, because that capping and pinning ceremony that has been throughout ... all of this, the students did work with the administration to create the event, but they're already looking forward to (having) the faculty there at that event," she said.

"The nurses and the nursing faculty are very, very excited to be able to have that capping and pinning ceremony together."

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POT

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The new draft regulations, Schafer told CNHI, "will enhance access for cannabis consumers" and begin to address the growing concerns about people puffing on joints in public spaces by providing them with more convenient indoor options that are expected to be adjacent to the dispensaries.

The pot lounges, under the state regulations, would only be able to open in municipalities that have opted into having them within their borders.

Schafer said he expects some

dispensary operators will be eager to be approved for the pot lounges.

"A lot of the folks we spoke to early on were really fired up about on-site consumption," Schafer recalled.

According to state regulators, "the revised regulations create pathways to allow consumption to occur at the licensed premises of retail dispensaries, in addition to on-site consumption licenses. The revised draft regulations also include the ability for local governments to identify cannabis consumption areas within their jurisdictions by exempting certain areas from the Clean Indoor Air Act."

The state's initial focus in open-

ing dispensaries has been to put individuals who were negatively impacted by cannabis prohibition by being arrested at the front of the line ahead of other entrepreneurs seeking to enter the industry. Fifty additional conditional licenses were approved by regulators.

But only 10 shops have opened so far, though many more illegal stores have been attempting to take advantage of the fact that marijuana possession is now legal. A total of 215 conditional licenses have now been issued by the state.

Bernabe told cannabis board members that there are signs the cannabis industry in the state is "vibrant and moving forward" and has reached a pivotal mo-

ment. He said new state legislation allowing the cannabis agency and state tax officials to sanction illegal stores will be helpful.

"While we did our work to bring equity to the table, some folks took advantage of that middle period to open up illegal stores," Bernabe said.

He added: "And I think we've all said it many times and I know the board here agrees and tells us repeatedly that we have zero tolerance for folks that are trying to get ahead of our equity applicants. and this bill is going to give us the authority to really turn the corner on enforcement and get people to redirect their consumers to legal stores."

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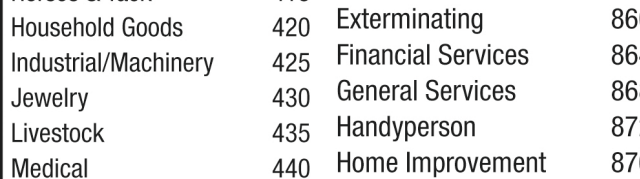
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Trudeau home restoration begins

Historic Saranac Lake to start converting historic building into museum

BY AARON MARBONE
Adirondack Daily Enterprise

SARANAC LAKE — Historic Saranac Lake's rehabilitation of the former home and office of Edward Livingston Trudeau into a museum is moving forward, with the project recently getting a \$400,000 grant from the New York Council on the Arts.

HSL Executive Director Amy Catania said this grant provides the last funding needed for the rehabilitation of the Trudeau Building on the corner of Main and Church Streets. While the bulk of the work will start later this summer, a historic window repair company was at the site Tuesday.

HSL bought the building from Jay and Dorothy Federman, who ran a medical office out of the building, in 2019 — right before the coronavirus pandemic. This put an immediate stall on the plans with a "log jam" of busy architects, designers and contractors.

Catania said now that a construction management contract has been signed, everyone wants to get the project done. The firm don't make money with the building just sitting here. She said they hope to have all the construction done by the end of next year's building season. Then, it will be time to start installing the exhibits.

Catania said they hope to get a price and schedule this summer and will hold a groundbreaking ceremony at a later date to be announced.

The first part of construction will be to remove most of what was installed in more modern times. Inside, there are signs taped on everything from shelves to doorway molding that tell contractors what should be saved and what should be removed.

Almost anything added after 1915 goes, Catania said. They're keeping anything that was there during Trudeau's lifetime while he was using the building — from its construction in 1894 to around 1915.

There will be practical upgrades — handicap accessibility and fire suppression — as well as aesthetic and historical ones — replacing the blue vinyl siding with wood clapboards painted in the original dark red, tearing out modern carpeting and uncovering boarded-up fireplaces.

The house has been modernized over the years. The original siding has been covered up, rooms have been updated and there have been several expansions.

But it isn't just a vessel for the museum's exhibits. It is an artifact itself, Catania said, with its unique wallpapers, doorbells, windows and cure porches.

"For local folks it's really important to have a place that helps preserve our sense of who we are and where we came from," Catania said.

BROADER HISTORY

They've been doing that for 30 years at the museum, but she said this new building will allow them to tell a broader history.

"I think people in the past have thought all we cared about is tuberculosis," Catania said with a laugh.

She hopes to have more artifacts and information about Saranac Lake's surrounding communities, and more history of the town before tuberculosis and even back when only Indigenous people were living here.

Catania said sometimes visitors want to see more. They have more questions and are asking "what else?" She said



AARON MARBONE/ADIRONDACK DAILY ENTERPRISE
Erik Genalo from Richardson Window Works out of Cooperstown holds an antique window in the former home and office of Edward Livingston Trudeau on Tuesday. Historic Saranac Lake is restoring this building to its historic look as it converts the structure into a second museum space.

the bones of any museum is its collection and that HSL Archivist and Curator Chessie Monks-Kelly has done a great job at expanding it. But lots of this collection is in storage since the laboratory is only so big.

"You don't want to keep stuff just for the sake of keeping stuff. You want to make it accessible," Catania said.

The Trudeau building will bring a lot more space to share that stuff, and include a research room for further investigation.

COSTS, GRANTS

HSL is contracting with Bishop Beaudry Construction of Schenectady to lead construction management for the rehabilitation project. Catania said representatives from this firm are meeting with HSL's architectural team — Kim and Jack Alvarez from Landmark Consulting — to comb through everything, look for cost savings, and potentially solicit new bids and quotes.

"The costs right now for construction are just incredibly high and we want to be able to be sure we use the money that has been given to us as carefully as we can," Catania said.

HSL has raised more than \$5 million to buy, redesign and restore Trudeau's former home and the neighboring Saranac Laboratory Museum. Catania

said around \$2 million of this has come from private donations and foundation grants.

More than a dozen state and federal grants, as well as historic preservation tax credits, have also played a big role — including \$325,000 from Saranac Lake's Downtown Revitalization Initiative, a \$350,000 grant from the Northern Border Regional Commission, and a federal grant of \$50,000 from the Institute for Museum and Library Services for exhibit planning.

"HSL works incredibly hard to preserve Saranac Lake's history and tell the important stories of the many people who have called this place home,"

state Assemblyman Billy Jones, D-Chateaugay Lake said in a statement. "I am pleased that they are getting the recognition they deserve. ... I am proud to have helped secure funding for this transformation."

They'll still need to raise more money, Catania said — exhibits are not cheap. She said they've already been planning these exhibits and will have the first level of schematic designs available in a month.

She also said they're also seeking grants and funds for a handicap lift at the Laboratory Museum. Right now, the John Black Room in the basement is the only handicap accessible room there.

New York State officials clash over rental rights

BY JOE MAHONEY
CNHI News Service

ALBANY — As the clock winds down on the legislative session, progressive activists and their allies in the Senate and Assembly are making a concerted push to enact measures designed to protect tenants from what they call unreasonable eviction efforts.

TENANT PROTECTIONS

The non-profit Legal Aid Society says the proposed legislation introduced in both the Assembly and Senate "would prevent landlords from denying lease renewals to tenants who have consistently abided by the terms of their leases, allowing tenants to advocate for repairs without the fear of

retaliation."

The advocates have been seeking to rally support in Albany for the proposal since 2019. Some lawmakers wanted it to be included in the recently passed state budget, but Gov. Kathy Hochul, a Democrat, has been chilly to the proposal, instead favoring other ideas for expanding the availability of affordable housing in the state.

Landlords and their allies in the Legislature say Good Cause Eviction would have negative impacts on the availability of apartments for tenants and ultimately lead to a deterioration in the condition of existing rental housing stock.

"I believe the real missing link here is access to resources to help both landlords and tenants and promote

home ownership," Buffalo landlord Ayat Nieves told CNHI.

'SOCIALIST IDEAS'

Nieves is affiliated with a group called Homeowners for an Affordable New York, which is supporting a proposed housing access voucher program.

Leann Politi, the group's spokeswoman, urged the Legislature "to reject socialist ideas like Good Cause Eviction legislation, which does nothing to address non-payment of rent and would devastate New York's future housing supply, leading to an increase in homelessness."

Advocates for Good Cause Eviction, at a press conference in Albany Wednesday, cited a recent report

issued by the Fiscal Policy Institute, a New York think tank, making the case that the high cost of housing has prompted tens of thousands of people to leave the state. They argued that a lack of sufficient checks on rent increases will accelerate that trend.

"New York is facing an unprecedented housing crisis with rents and evictions soaring and working-class New Yorkers on the brink of displacement and homelessness," state Senator Gustavo Rivera, D-the Bronx, said.

HOCHUL CONCERNS

In a case of strange bedfellows, the advocates for tenants and the real estate lobby are both backing the creation of a state rent voucher program to serve people at risk of being left

homeless.

Hochul has voiced concern the voucher proposal would be highly expensive for the state, likening the idea to the federal Section 8 housing subsidy program.

Nieves suggested state policymakers consider examples of how some government-run housing authorities have failed to adhere to safety standards, leaving tenants vulnerable, and are less efficient than housing managed by the private sector.

He predicted that if the state enacts the Good Cause Eviction legislation, more landlords will convert rental units into short-stay rental properties using the Airbnb platform, thus diminishing housing availability for the people the bill is intended to assist.

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CRETE CENTER DEMOLITION CONTINUES

Demolition of the Crete Memorial Civic Center near the Plattsburgh City Beach is continuing this week, with work expected to proceed through the end of the month. Portions of the Civic Center are shown exposed from the rear of the structure.

CARLY NEWTON/STAFF PHOTO

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