

# Champlain Centre mall under new management

## Pacific Retail Capital Partners ends 37 years under Pyramid Corp.



P-R FILE PHOTO

Pacific Retail Capital Partners, a leading retail real estate development, investment, management and advisory firm out of Southern California, has taken over the Champlain Centre Mall.

BY JOE LOTEMPLIO  
Editor in Chief

**PLATTSBURGH** — After nearly 37 years under Pyramid Corp., the Champlain Centre Mall is now under a new flag.

Pacific Retail Capital Partners, a leading retail real estate development, investment, management and advisory firm out of Southern California, has taken over the mall.

“We are pleased to join Pacific Retail’s team,” Lisa Getty, general manager of Champlain Centre, said.

“Their proven track record and commitment to building upon the center’s strong foundation and delivering an exceptional experience for shoppers set the stage for ongoing success and satisfaction for all who visit Champlain Centre.”

### MALL HISTORY

The mall opened on Smithfield Boulevard on July 1, 1987 and was heralded as ushering in a new era of retail shopping for the region. Known as Champlain Centre North Mall, it first worked in conjunction with Pyramid’s initial mall off Route 3 just south of the new mall.

The original mall was known as Champlain Centre South Mall.

Eventually, the south mall gave way to other development on the site, which is now known for its Lowe’s, Price Chopper Market 32 and Runnings locations.

Champlain Centre became a popular destination for shoppers from across the North Country and from Vermont, and has been especially popular with Canadians from the nearby province of Quebec.

Like many retail outlets, the mall has felt the impact of online shopping in recent years as many popular stores have

come and gone. The COVID-19 global pandemic also had an impact on the mall as it did for so many other brick and mortar businesses.

The mall currently has more than 40 stores including Target, JCPenney, Dick’s Sporting Goods, Hobby Lobby and more.

There is also a food court and family arcade.

The mall has also served as somewhat of an unofficial village square over the years, hosting many public community events.

### COLONIE CENTER AND DISTRICT GALLERIA

Pacific Retail Capital Partners is touted as one of the nation’s premier retail operating groups of large open-air and enclosed shopping centers, with more than \$3 billion in assets under management across the United States.

SEE MALL, PAGE A4

# Assembly spiked climate-friendly gas transition proposal in state budget

## Activists blame Heastie, National Fuel for opposition

BY JULIA ROCK AND COLIN KINNIBURGH  
New York Focus

— This story first appeared in *New York Focus*, a non-profit news publication investigating New York state politics. Sign up for their stories at [nysfocus.com/newsletter](https://nysfocus.com/newsletter).

State Assembly leadership rejected efforts to include a landmark gas transition proposal in the state budget — despite the fact that the chamber has a supermajority of Democrats sponsoring the legislation and few outspoken critics of it.

The plan, known as the NY HEAT Act, is a top priority of environmental advocates this year, who say it is essential for giving regulators the power to wean the state off fossil fuels so it can meet its climate targets.

Both the Senate and Governor Kathy Hochul, who proposed a version of the legislation in January, wanted to include the measure in this year’s budget. Still, sources say the Assembly gave it little consideration during negotiations.

“The Assembly, by my understanding, basically refused to negotiate this in the budget,” said Patrick McClellan, policy director of the New York League of Conservation Voters, which has spent the last several months lobbying for the HEAT Act along with dozens of other climate and environmental groups. “My understanding is they never put a counteroffer on the table, they never got into the weeds on negotiating NY HEAT in budget negotiations.”

On Thursday, April 18, the legislature published its main environmental budget bill — and NY HEAT was left out. Given the notorious secrecy of budget negotiations, there has been little public debate on the measure, and Assembly leadership has not given a rea-



AP FILE PHOTO

**State Assembly leadership rejected efforts to include a landmark gas transition proposal in the state budget — despite the fact that the chamber has a supermajority of Democrats sponsoring the legislation and few outspoken critics of it.**

son why the most substantial climate legislation on the table this year was killed. Advocates and lawmakers point to the lobbying efforts of National Fuel, an upstate gas utility, as a key culprit.

### HOPES DASHED

Assemblymember Patricia Fahy, who sponsors the HEAT Act, said she was surprised and disappointed by this year’s budget outcome. She said that opposition from unions and most utilities had waned, and that as recently as Sunday, she thought a deal on the HEAT Act could still be struck.

But those hopes quickly unraveled.

The gas transition proposal was the most consequential climate legislation at stake in this year’s budget. It sought

to resolve a contradiction between the state’s 2019 climate law and the decades-old law that governs utilities.

The climate law requires New York to largely phase out fossil fuels by 2050. But the older law requires utilities to supply gas to any customer who wants it — and subsidizes the gas system’s expansion. The HEAT Act would have repealed that subsidy, known as the “100-foot rule,” and utilities’ wider obligation to serve gas. It would allow the state to eventually shift entire neighborhoods off fossil fuels, provided it could maintain a reliable supply of alternative energy. Both of those core provisions were also included in Hochul’s proposal.

The Senate’s version would

also aim to cap New Yorkers’ energy bills at six percent of their incomes. (One in four households currently pay more than that amount, according to a recent report from the NY Renew coalition and Win Climate think tank.)

The Assembly did not include the HEAT Act in its budget proposal last month. Two Assembly sources told New York Focus that Democrats in the chamber did not discuss it in detail during the internal budget deliberations that followed, despite requests from some members.

### HEASTIE ERA

This isn’t the first time the chamber has held up major climate legislation under Speaker Carl Heastie. Last year, a

SEE CLIMATE, PAGE A2



CARLY NEWTON/STAFF PHOTO

On Monday afternoon, several residents met with City of Plattsburgh Mayor Chris Rosenquest, Councilor Jennifer Tallon, who represents the Ward 4 district where Grace Avenue is located, and city staff that included Department of Public Works Superintendent Mike Besette; DPW Assistant Superintendent Andrew Durrin; Fire Chief Scott Lawliss; and Senior Planner Elisha Bartlett to share their concerns about the proposed parking restriction for their street.

# City residents concerned over proposed Grace Avenue parking restrictions

BY CARLY NEWTON  
Press-Republican

**PLATTSBURGH** — Grace Avenue residents are displeased with a recent City of Plattsburgh traffic order that looks to prohibit parking on the eastern side of their street.

In a letter sent to Mayor Chris Rosenquest and the Common Council May 3, residents shared that the city’s desire to create this restriction on their residential street has “caused significant concerns of inconvenience and frustration for our community.”

“The lack of consultation with residents and transparency in the decision-making process has only compounded our frustration,” the letter, signed from “Concerned Citizens of Grace Avenue,” said.

“Furthermore, we are concerned about the lack of justification provided for this

parking restriction. Without clear evidence or reasoning behind the decision, it feels arbitrary and unjustified. We have not been presented with any data or information indicating that parking on the east side of the street poses a significant problem or safety hazard to warrant such drastic action.”

The concerned letter stems from the city’s establishment of three traffic zone designation orders at a meeting March 7.

Of the orders, one included establishing a “No Parking Any Time” zone along the eastern side of Grace Avenue from Woodland Drive to Cornelia Street. The city made the same designation for the eastern side of Draper Avenue as well.

In the reasoning for both changed traffic zones, the city wrote “This designation is to mitigate the funneling

SEE PARKING, PAGE A2

# Ti ferry fights to keep running

BY LOHR MCKINSTRY  
Press-Republican

**TICONDEROGA** — The independent Fort Ticonderoga Ferry is open for the season, amid a legal fight with the company laying a power transmission line on the bottom of Lake Champlain.

Champlain Hudson Power Express is installing two hydroelectric power cables in Lake Champlain that will carry a 1,250-megawatt, direct-current underground and underwater transmission cable from Quebec and the U.S./Canada border to Queens.

Preparation by CHPE started last year in the southern end of the lake at Whitehall, Dresden and Putnam and its installation is to start heading north toward Ticonderoga later this year.

### RUNNING IN QUESTION

Ferry Owner-Operator Jack Doyle said the cable-ferry began running this season

on May 4 but its operation could be tenuous.

“I don’t know whether I’m going to be shut down in May,” he said in an interview with the Press-Republican. “I reached out to them (CHPE) in March of last year. A report showed (old) cables in the ferry corridor. They knew they were there.”

Doyle said the old cables are still down there dating back to the 1940s.

“I guarantee you they weren’t dragging those old cables out of there,” he said. “This ferry has been running on cables since 1946.”

### CHPE WORK

CHPE says it will remove or reset the old cables before the power cable is buried in the lake bottom, Doyle said.

“There is a spaghetti bowl of old cables down there,” he said.

The company filed a successful eminent domain action in New York State Supreme Court that allows its

divers to probe the lakebed under the ferry route for the old ferry cables.

Contacted by the Press-Republican, CHPE said the status of their installation under the Fort Ticonderoga Ferry will have minimal impact on ferry operations.

“CHPE is aware that ferry operations are resuming a month earlier this year than in prior years,” a statement said. “Despite the early opening, CHPE was able to conduct and conclude its investigation work in April without interfering with ferry operations and will continue to plan upcoming works in a manner that avoids or minimizes any impacts on ferry service.”

Doyle said the ferry only started on Memorial Day weekend the previous two years. Before that it was the beginning of May, just like this year, he said.

### DISRUPTION FEARS

SEE FERRY, PAGE A2



LOHR MCKINSTRY/P-R PHOTO

Fort Ticonderoga Ferry owner Jack Doyle stands on the ferry deck as it makes a run between Ticonderoga and Shoreham, Vt. The installation soon of a pair of underwater cables bringing Quebec hydropower to New York City could disrupt its operations, Doyle says.

**CLIMATE**

CONTINUED FROM PAGE A1

carveout sought by the Assembly nearly derailed the state's plan to ban gas in new buildings — a policy the chamber eventually embraced. In 2022, Heastie declined to hold a vote on the Build Public Renewables Act, which supporters insisted had more than enough votes to pass. (A version of that bill ultimately passed in last year's budget, too.)

"We do sweat the details here," said Fahy, when asked about the chamber's reticence on major climate proposals.

While the HEAT Act could still pass during the legislative session after the budget is finalized, the odds of passing major bills outside of the mammoth spending proposal tend to be slimmer, and advocates fear postponing the debate to regular session will kill the measure.

"The fact that the Assembly is willing to kill a deal on this really raises questions about how serious they are, how serious leadership is about addressing the relentlessly increasing energy bills New Yorkers are facing," said Liz Moran, Northeast policy advocate at Earthjustice.

**NATIONAL FUEL**

Many advocates and legislators, including Fahy, chalked up the HEAT Act's defeat mostly to opposition from gas interests, especially National Fuel, the western New York-based gas utility that has lobbied hard against the state's climate plans.

"We're winning Democrats everywhere in the state, with the exception of National Fuel's service territory," said Alex Beauchamp, the Northeast regional director of Food and Water Watch, which has advocated for the bill.

Only one in six Assembly Democrats in National Fuel's service territory sponsors the HEAT Act, compared to a majority of Democrats in every other part of the state, according to an analysis published by the climate policy group Spring Street Climate Fund.

National Fuel has spent tens of thousands of dollars

so far this year on lobbyists in Albany, plus more on ads spanning a wide range of media. New Yorkers for Affordable Energy, an industry group co-led by National Fuel, spent another \$100,000 on ads and other communications against the bill, Politico reported last .

The group argues that the HEAT Act would cut off a critical source of energy during blizzards and other storms that regularly pummel the electric grid.

"Governor Hochul and her radical allies want to leave you out in the cold!" read one ad from New Yorkers for Affordable Energy last month.

**STANDING ALONE**

National Fuel is now alone among New York's major utilities in its steadfast opposition to a gas transition plan. There may be a business reason for that: It is the only utility in the state that drills for gas on top of distributing it, meaning a shift to electricity could deliver an especially large blow to its bottom line.

Con Edison, which mainly serves electricity, has publicly backed pro-electrification policies for the last couple of years. This year, ConEd voiced its broad support for Hochul's clean energy plans and, more recently, issued a memo stressing the urgency of repealing the 100-foot rule.

Another major player has come around to the HEAT Act in recent s: National Grid. The UK-based utility, which serves mostly gas in New York, earlier this month circulated a joint memo with three climate groups, outlining a proposed deal on the bill. The memo, first reported by Politico and reviewed by New York Focus, maintained core provisions of the bill, notably the six percent affordability goal and a rollback of the obligation to serve gas.

The two other major gas utilities in New York — Avangrid and Central Hudson — did not respond to repeated inquiries about the HEAT Act. Neither has publicly weighed in on the legislation this year.

Unions, which have broadly opposed the HEAT Act, also softened their opposition

during budget talks, Fahy told New York Focus. (The AFL-CIO declined to comment on its position in the negotiations.)

**BLAMES HEASTIE**

But that wasn't enough to get the bill over the finish line.

Environmental advocates say that the responsibility for NY HEAT's exclusion from the state budget sits with one person: Carl Heastie.

"From where I sit, it's the speaker's fault," said Beauchamp of Food and Water Watch. "It's very clear that it's not the Senate or governor killing this thing. It's not the [Assembly] rank and file — we had like a million events with legislative champions across the state."

Heastie's office did not respond to requests for comment. Earlier this , the speaker signaled openness to passing the HEAT Act outside of the budget, which now looks like the only way it could become law this year.

Some Assembly backers of the bill said activists were too hasty to blame the speaker alone.

Heastie merely represents Assembly Democrats as a whole, who had "varying opinions" on the bill, said Assemblymember Anna Kelles of Ithaca, a HEAT Act co-sponsor. "It is a complex bill but hopefully we can dig in ... when we aren't negotiating a million other issues all at once under considerable time constraints with a late budget," she told New York Focus by text message.

If the complexity of the legislation held it up in the Assembly, advocates claim that's partially a symptom of the chamber's imperviousness.

"If we are working on a bill, and the Senate majority has members who oppose it or have issues with it ... we can have a conversation with leadership in the Senate where they will say, specifically, 'Look, here are the issues with the bill,'" said McClellan of the League of Conservation Voters.

"We don't really get that feedback from the Assembly," he said. "It's kind of like a black box."

**FERRY**

CONTINUED FROM PAGE A1

Whiteman, Osterman and Hanna of Albany, lawyers for Doyle's 1759 Ltd, the company that owns the Fort Ti Ferry, sent a letter to the New York State Public Service Commission asking it to enforce the existing Crossing Agreement between the ferry and CHPE.

Doyle said 1759 Ltd has also filed for injunctive relief in State Supreme Court of Essex County to prevent CHPE from interfering with his company's operation and CHPE has until May 15 to respond.

"They (CHPE) could unilaterally disrupt

**PARKING**

CONTINUED FROM PAGE A1

of passenger vehicle traffic, and access issues that larger service trucks (e.g. plows and refuse trucks) encounter driving along the street when cars are parked on both sides of the street."

**MEETING**

On Monday afternoon, several residents met with Mayor Rosenquest, Councilor Jennifer Tallon, who represents the Ward 4 district where Grace Avenue is located, and city staff that included Department of Public Works Superintendent Mike Besette; DPW Assistant Superintendent Andrew Durrin; Fire Chief Scott Lawliss; and Senior Planner Elisha Bartlett to share their concerns about the proposed parking restriction for their street.

A common concern among the residents at the meeting on their street was how and why, after 75 years of Grace Avenue having parking on both sides of the street, did the city come to the conclusion that this change needed to be done now.

Bartlett said there was an incident this past winter where a city garbage truck got stuck between parked cars on either side of the street. She said the driver tried to get the homeowners to come out and move their cars but was unsuccessful.

"The truck couldn't move forward because there was a car in front of them and they couldn't reverse and go backwards," Bartlett said.

She called the garbage truck incident the "most egregious"

event that prompted the desire for a parking restriction. Bartlett was pressed by residents for other documented situations that have impacted services on Grace Avenue, but she couldn't provide any at that point.

Many residents then said the 75-year history there has shown there has never been a problem with firetrucks, ambulances or police cruisers driving through there.

**SAFETY ISSUES**

Bartlett said the width of the street from curb to curb is also under 36 feet, which is the state standard of what it should be when there is parallel parking on both sides, and the possibility is there that future issues with emergency vehicles could arise.

"What we're hoping to do is find where the sweet spot is — where the balance is — because there are safety issues," she said.

"If we have parallel parking on both sides, if an emergency vehicle can't get to a situation, and then there's service issues with efficiency and public employees trying to get their jobs done, and if they can't get through the road roadway, then that's an issue with services. But, perhaps, there are other mechanisms we can look at for traffic calming."

She was asked if keeping Grace Avenue as is was still an option.

Bartlett said it was, but now that they know it does not meet the width requirements of New York State and the Federal Highway Transportation, it's not the "preferred" option.

**SPEEDING**

my business," Doyle said. "CHPE is owned by Blackstone, one of the largest, most powerful private equity firms in America."

Doyle also pointed to an 1811 New York state grant of franchise rights to run the Ticonderoga ferry.

"I think I could solve the whole problem," he said. "But not once have they asked me for any input. They haven't said 'how can we work with you?' What's happening is a travesty. It's not right."

Doyle bought the Fort Ticonderoga Ferry in May 2022 and has been operating it ever since. The ferry normally runs from May to October, an 11-minute crossing between Ticonderoga and Shoreham, Vt.

Many residents acknowledged the narrowness of the road due to the parking on both sides, but pointed out that it helps to mitigate speeding and subsequently protect the neighborhood children who may be outside playing.

Rosenquest said if the primary concern is to mitigate speeding, there may be more ways of addressing that.

Mary Alldred, a resident of Grace Avenue for seven years, wanted to know what that would look like without losing 50% of their parking.

Bartlett said it could look like turning the street into a one-way — though many already shared their disapproval with that — or installing speed bumps. However, those "wreak havoc" on the city's service vehicles, she said. Other options could be adding crosswalks or bump outs.

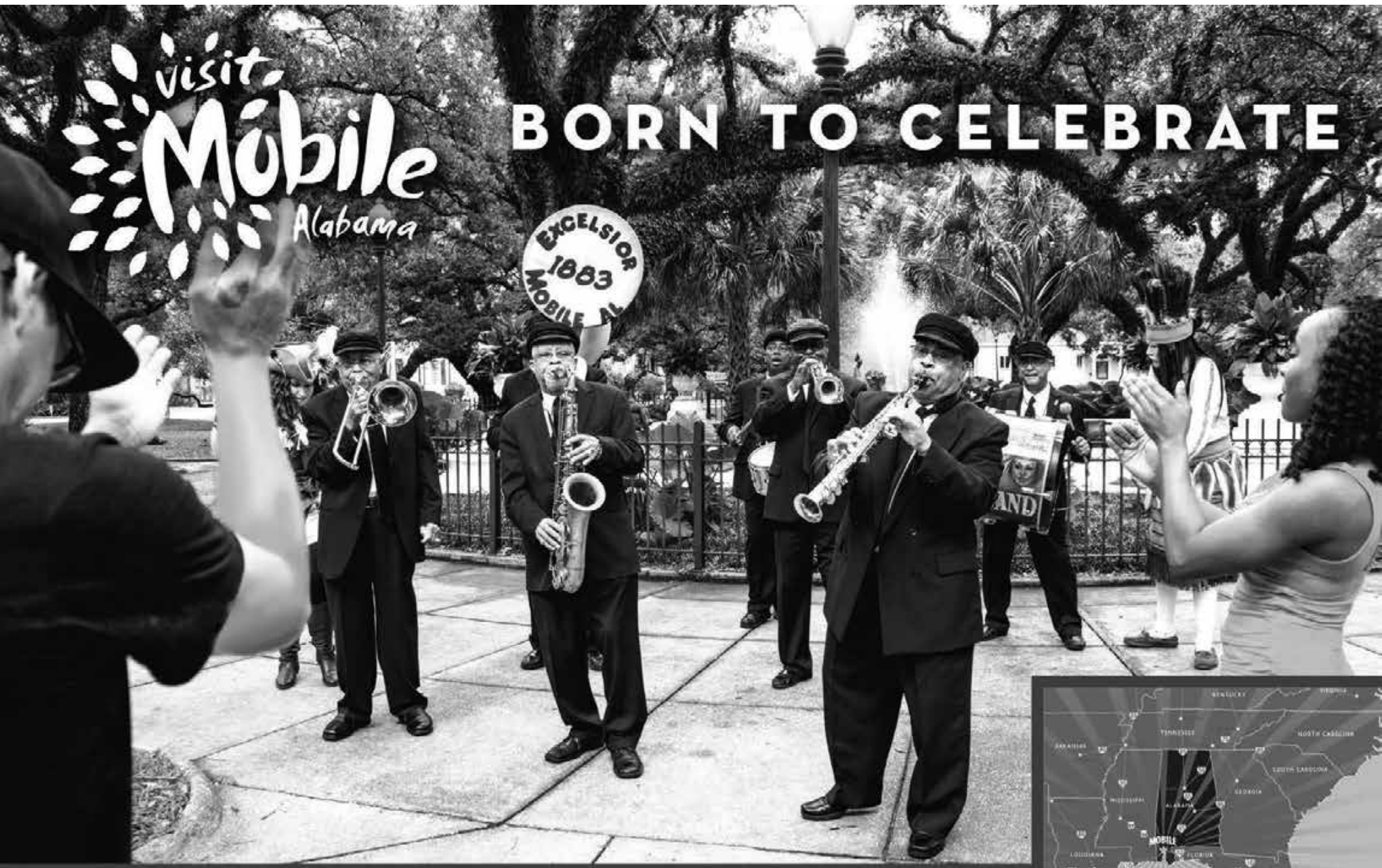
With all this feedback, the city now plans to consider all options and revisit the topic of a potential parking restriction with residents at a later date.

Bartlett, acknowledging their previous concerns about not being involved in the decision making process, said the community will be included in the conversations about Grace Avenue moving forward.

"Typically, we don't have community or neighborhood meetings for this," Rosenquest also said.

"It's something that we can learn from, certainly."

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Mobile has a certain magic that keeps you on your toes. Where a melting pot of people, flavors, cultures and traditions become one voice to lead all of life's celebrations. Join the jubilee and welcome every day with an enduring passion and a little soulful hospitality, because life is the ultimate gift. This is the spirit of living. This is what we're born to do.



# Miner Legacy Run set in Chazy on May 11, dedicated to the memory of James Wilson

## Funds will be targeted to Nursing Programs through CVPH Foundation

BY ROBIN CAUDELL  
Press-Republican

**CHAZY** — Miner Institute teams up with the Foundation of CVPH and the Nursing Administration Team to host a 5K/10K run/walk at Miner Institute in Chazy on May 11.

National Nurses Week is May 6 – May 12 and to honor the amazing nurses in the North Country, Miner Institute collaborated with the CVPH Foundation to support nursing education and nursing work.

This year, the theme of “Nurses Make the Difference” honors the nurses who embody the spirit of compassion and care in every health care setting.

“After hosting Strides for James at Miner Institute for eight years, we wanted to carry on the tradition of hosting a community wellness event for a good cause,” Rachel Dutil, Miner Institute public relations and marketing coordinator, said.

“We decided to team up with the CVPH Foundation and since this week is National Nurses Week, we thought it would be great to highlight nurses and target the funds raised towards programs and training that benefits the amazing nursing team at CVPH!

Charitable giving is an important part of William and Alice Miner’s legacy and hence the name of our event is the Miner Legacy Run.

“This event would not be possible if James Wilson’s family had not reached out to us about 10 years ago to inquire about hosting Strides for James here at Miner Institute. Without them, we likely would not have even considered the possibility of hosting this type of event here. We are so grateful to be able to host this event and are dedicating the event to James Wilson’s memory.”

The 5K and 10K courses each include on-road and off-road sections around the farm and farm fields at Miner Institute.

“Our courses are unique,” Dutil said.

“Both the 5K and 10K courses have some on-road and off-road (farm field) terrain. It is a beautiful setting in Chazy, and we are thrilled to be teaming up with the CVPH Foundation and the nursing administration team to raise money for such a great cause. We hope you can join us and run or walk on Saturday, May 11.”

To register for the event, visit Miner Legacy RuN (runsignup.com).

For more information, contact Rachel Dutil at dutil@whminer.com or



PHOTO PROVIDED

**James Wilson grew up in Chazy, NY. After graduating from Chazy Central Rural School, he attended Clinton Community College and participated in the Architectural/Drafting Program. He went on to work at Jeffords Steel. James was an avid outdoorsman and enjoyed running. His family created the James Dean Wilson Memorial Scholarship at Clinton Community College to honor his legacy and Strides for James helped to raise funds for the scholarship. Wilson died in a motorcycle accident in 2012. He was 26.**

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### MINER LEGACY RUN A CENTURY OF CARING FOR THE NORTH COUNTRY



THE  
**Foundation**  
Champlain Valley Physicians Hospital



5k/10K  
Run/Walk  
May 11, 2024  
at  
Miner  
Institute



Register Now!

**National Nurses Week is May 6 – May 12, 2024 and to honor the amazing nurses in the North Country, we have teamed up with the CVPH Foundation to support nursing education and nursing work. This race is dedicated to the memory of James Wilson – as he was the inspiration for this event.**

**The course is a unique on-road and off-road course around the farm and farm fields at Miner Institute in Chazy.**

Questions?  
Contact Rachel at dutil@whminer.com or 518-846-7121, ext. 115

GRAPHIC PROVIDED

# Elmore SPCA hoping to adopt out rest of ‘Gem’ dogs

BY CARLY NEWTON  
Press-Republican

**PLATTSBURGH** — Twenty of the dogs that were seized from the Beekmantown animal rescue, A Canine Gem, in February still need to be adopted.

Executive Director of the Elmore SPCA, Rebecca “Becki” Moss-Patnode, said she is happy with the number of dogs adopted so far.

Those interested in adopting can find the available dogs on Elmore’s Petfinder page and can apply at: elmorespca.org.

In total, nearly 50 dogs had been seized from the A Canine Gem facility after they were reportedly found in deplorable living conditions that included being crammed into small cages with bare cement floors, which caused many to have injuries and issues to their paws.

After being evaluated by a veterinarian, many of the dogs were determined to be malnourished. Several dogs also had to undergo treatments for serious ailments such as heartworms.

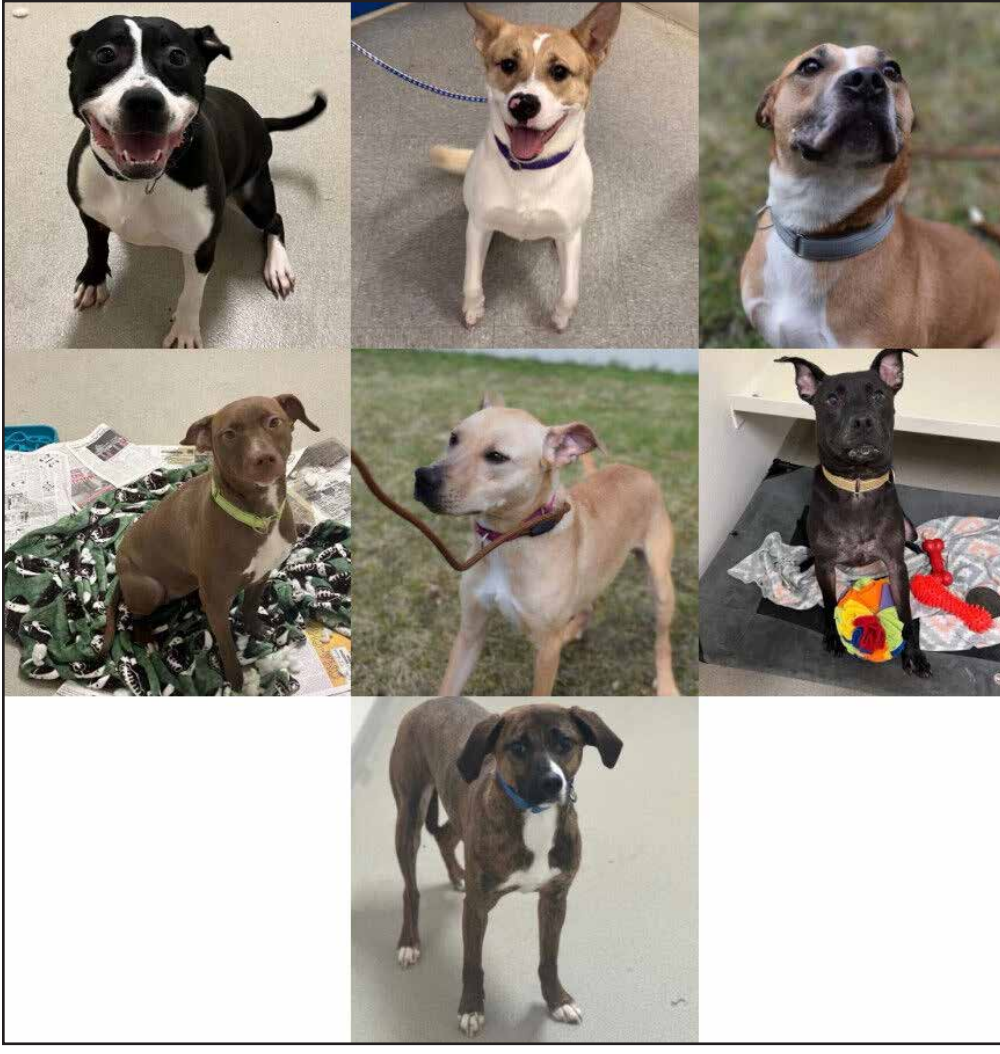
### HOUSING DOGS

Since the seizure on Feb. 26, the dogs have been housed at the Clinton County Jail in a cell pod that is not being used for inmates, because Elmore SPCA did not have enough space at their shelter in Peru.

Elmore SPCA staff have since been nursing the dogs back to health and adopting them out as soon as they were ready.

“So there’s 12 left at the jail; there’s four here at the shelter; four that are in foster; and two that have passed away,” Moss-Patnode said.

“Twenty-six have been ad-



PHOTOS PROVIDED

**This combination photo shows several of the dogs seized from the Beekmantown animal rescue, ‘A Canine Gem.’ Elmore SPCA is currently in the process of adopting the dogs out.**

opted.”

The four at the shelter currently are in the middle of heartworm treatments but she said they are available for adoption. Any potential adopter would just have to continue and follow the outlined treatment plan, in which all costs would be covered by Elmore.

“So if somebody’s willing to do that, they are welcome to take them home.”

She said they are hoping to have the rest of the dogs at the jail out and in the shelter — if they’re not adopted already — by mid-May.

“We have no problem with that ... they’ve been very, very

accommodating to us,” she said.

“I feel bad for some of the CO’s (correction’s officers), though. We see the same faces every day and they really seem to enjoy being down there with us.”

Elmore has held two meet and greets at the jail in an at-

tempt to get dogs adopted out; each meet and greet resulted in two and eight adoptions, respectively.

The staff at the jail were responsible for several of the adoptions prior. Moss-Patnode adopted a dog, named William, as well.

“We are hoping to adopt them out from the jail directly and not from here because it really stinks to have them in a huge cell and then bring them into a small kennel.”

Bringing in 12 more dogs to the shelter will have challenges. As it is, Elmore is already full, Moss-Patnode said.

A tour of the facility quickly confirmed this as dogs and cats of all sizes — many of which were brought in as strays or part of animal cruelty cases — already call the small shelter home.

“We’re kind of trying to figure that out,” she said, of bringing the jail dogs to the shelter. “There’s a shed that we can convert temporarily, maybe. I don’t know.”

Other area shelters, which are full themselves, may be able to take in one or two dogs as well, she said.

### FUTURE PLANS

Moss-Patnode is hoping to raise enough funds in the near future so they can build a new shelter and avoid a situation like this in the future.

A new, bigger shelter will also help Elmore meet the guidelines of the state’s new “The Companion Animal Care Standards Act for Shelters and Rescues” legislation, which is set to take effect in December of 2025.

As previously reported by

the Press-Republican, under the legislation, all New York animal shelters and rescues will be required to be licensed by the Department of Agriculture and Markets and thus, forced to follow new care standards for their facilities.

The legislation specifically calls for shelters or rescues to make improvements to “the physical plant at licensed facilities including indoor building surfaces, drainage, electrical power and emergency back-up, water and sewer, air handling systems, ammonia levels, noise levels, animal housing, isolation, lighting, and vermin and pest control.”

Additionally, the number of animals housed will not be able to “exceed the number of humane housing units available.”

The state has a pool of \$5 million for shelters to apply for but Elmore would be facing competition from every other shelter in the state for those funds.

Moss-Patnode said to meet these guidelines and build the shelter they want, they will have to start a capital campaign with hopes of raising \$4 million.

“Materials are expensive, contractors are expensive,” she said. “I think that it’s going to be really expensive.”

“We’re just trying to get through this situation at the jail and then we can kind of turn our focus back, because ... we were gearing up really strong for the new legislation and then this all happened and obviously, our focus needed to go elsewhere.”

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# CVES BOCES to establish central food hub with \$5 million in state money

**PLATTSBURGH** — Champlain Valley Educational Services (Clinton-Essex-Warren-Washington BOCES) has been awarded \$5 million to establish a central food hub, two state-of-the-art educational facilities, and retrofit existing school cafeterias in the North Country region.

The funding stems from Gov. Kathy Hochul’s Regional School Food Infrastructure Grant Program, which has awarded a total of \$10 million in its first round to improve meal preparation and distribution for Kindergarten through Grade 12 students.

“We are thrilled to receive this grant, as it allows us to prioritize child nutrition by providing nutritious, locally sourced meals made from scratch,” Dr. Eric Bell, CVES Assistant Superintendent of Management Services said.

“The grant enables us to establish a centralized food hub, with a vision to address staffing shortages in our component districts while enhancing meal quality for students regionally. Additionally, we’ll expand culinary arts training in Clinton and Essex County to meet workforce demands. We worked with community partners in applying for this grant including but not limited to Cornell

Cooperative Extension, Meghan Dohman, numerous local farms, and cafeteria managers of our local schools. Also, Hayden Reidy, CVES Business Manager, took the lead on applying for these funds and bringing together stakeholders. This grant propels us toward creating healthier communities, and we’re grateful for the opportunity.”

Gov Hochul’s grant program, administered by the New York State Department of Agriculture and Markets, will provide a total of \$50 million over the next five years.

In each round of the program, two regions will be awarded \$5 million each. Two additional regions will be awarded \$5 million each in subsequent rounds, until all regions are awarded through five rounds.

“One of my priorities is to make sure that all New Yorkers, including our children, have enough fresh, locally grown, nutritious foods to put on the table,” Gov Hochul said.

“The Regional School Food Infrastructure program tackles this challenge head on by ensuring that our schools have the equipment they need to cook from scratch. This is just one great example of

how we’re connecting the dots within our food systems, reducing food insecurity while increasing market opportunities for farmers and strengthening the resiliency of our state’s food system.”

CVES will continue to support its 16 component districts through this funding opportunity and provide exemplary nutritional options for students.

The Regional School Food Infrastructure program enhances New

York’s and CVES’ existing initiatives, like the Farm-to-School program, by connecting schools with local farms and producers, fostering local agriculture, boosting student health, and raising awareness of regional food systems.

With financial, technical and promotional support from the Department of Agriculture and Markets, the program aims to bring more nutritious, homemade meals to students.

“When our students receive nutritious meals throughout the school day, it bolsters their educational experience,” Dr. Mark Davy, CVES District Superintendent said.

“Ensuring students have access to healthy, nutritious meals during the school day is essential for their overall well-being and academic success. This grant tremendously supports our priorities and Core Beliefs at CVES.”



# Plattsburg's special role in treatment of World War I shell shock

BY PENELOPE D. CLUTE  
Back in the Day

**PLATTSBURGH** — Several months into World War I, newspapers reported “Strange New Diseases Caused by Battle.” French army surgeons described “a peculiar mental condition,” called “hypnosis of battle.” They said this “hypnotic state” lasted at least a couple of days, during which the “victim is incapable of walking unless pushed or led by the hand,” and “cannot be awakened, but is not in a state of coma.”

There was considerable newspaper coverage during 1915 of this incapacitating phenomenon. Typical symptoms were physical, such as fatigue, tremor, confusion, loss of balance, headache, nightmares, impaired sight and hearing, loss of taste and smell, mutism and speech disorders, loss of memory and paralysis of various physical functions. What was so strange was that the condition occurred in men who had no obvious physical wound. Consequently, the British military viewed these men as cowards and malingerers, even if they had previously behaved heroically.

A review of articles in the popular press during the war reveals the puzzled search for the cause of what seemed to be a quite widespread experience. They described “Men Made Deaf, Dumb, Blind and Insane by Shell-Shock.”

The term “shell shock” was coined by British psychologist and physician Charles Myers early in the war, when it was thought that the symptoms must be caused by being close to an exploding shell, which might include being thrown in the air and/or buried in the debris. Later, Dr. Myers and others concluded that it was a misnomer and stopped using it, but its popularity in the media continued.

As no cause could be identified, the commanders’ suspicions increased. One prominent doctor suggested that “all the symptoms are easy to counterfeit,” and the men have learned they can be pulled from the front lines if they have “shell shock.” Finding no “organic” injury to the brain, shell shock was recast as a “nervous disorder” or “war neuroses.”

After the United States entered the war in April 1917, understanding this condition took on new urgency. Right away, an official visited Canada to learn the experience and methods employed in the Canadian Army. This led him to expect that about 12% of all disabled returning from overseas “would be classified as nervous or mental disease [and] that one-half of these would be war neuroses . . .”

American military neurologists studied the problems at French and British hospitals, and extensive planning began for treatment of American

soldiers. Those suffering from shell shock would be hospitalized and undergo “physical reconstruction.” This was defined as “complete . . . treatment, carried to the point where maximum functional restoration, mental, and physical, has been secured.” Much of the physical training aspect of reconstruction, including exercise, “play and recreative games as a method of treatment,” was developed and conducted by the YMCA.

Plattsburg Barracks Hospital was designated to “function in physical reconstruction” by the Surgeon General on July 31, 1918, along with 14 other Army General Hospitals. Civilian women were employed as “reconstruction aids” in occupational therapy and physiotherapy.

During the late summer and early fall of 1918, the post hospital at Plattsburg Barracks was altered, expanded and renovated, then designated as General Hospital No. 30 on Sept. 21, 1918, with maximum capacity of 1,200 beds. The Army prepared for a large number of shell shock patients, and they began arriving immediately.

“Reconstruction treatment” included hydro-therapy, “psychopathic treatments,” electric shock, and vocational training — such as classes in stenography, typing, basket-making, and carpentry. Fortunately, there was an official photographer for General Hospital No. 30, who printed 103 photos as postcards showing the personnel, buildings, scenes in mess halls and hospital wards. These are in the collection at CCHA.

Then, in November and December 1918, the declaration “Shell Shock Cured” appeared in newspapers across the country. The Surgeon General testified before a Senate Committee that 2,000 of 2,300 cases of shell shock were promptly cured when the Nov. 11 Armistice was signed.

After May 1919, no more “neuropsychiatric” cases were referred to Plattsburg, and U.S. Army General Hospital No. 30 closed on Oct. 10, 1919. The hospital was in operation for little more than a year. Most of the other planned “shell shock” hospitals never even opened.

The confusion about what they were treating seemed to continue after the war ended. Debate continued over whether shell shock was a “new nervous disease” or “emotional disorders” with “abnormal reactions to ordinary stimuli.”

In January 1920, the U.S. officially stopped using the term “shell shock” and adopted “commotioned,” for those “nervously or mentally injured” in civilian life as well as in the military.

At a 1922 conference in Washington D.C., a neuropsychiatrist said that “shell shock”



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Plattsburgh Barracks, Occupational room, U.S. General Hospital, No. 30, WWI, Basketweaving.

cases were a “group of acute psychoses developed under the severest of stresses of service conditions and that when these stresses were relieved, and particularly after the signing of the Armistice, these patients got well and to all intents and purposes this group as a whole ceased to exist . . .”

At the same conference, however, a general commented that the “mental cases from the war were increasing. He asserted that in 90% of the mental cases there is “some physical cause at the bottom of the mental trouble.”

This tour through WWI era information about shell shock reveals threads of limited understanding, confusion, and searching for effective treatment. It also shows the governments’ perception that many men were faking their symptoms, or were simply weak cowards. Doctors saw their responsibility as rooting out the malingerers by trying to determine whether there was actual “organic injury” to the brain.

What is missing is a true appreciation for the reality of trench warfare, a reality that was kept hidden from the families and public during the war by extensive censorship.

We now think of “shell shock” as PTSD, although there appear to be clear differences. We no longer believe there is always a physical source, and we know that mental, emotional and psychic injuries are real, long-lasting and difficult to treat.

*A longer version of this article by Clute was published online in the AMEDD Historian No. 26, Summer 2019 — Army Medical Department Center of History and Heritage, Fort Sam Houston, Texas. Sources of the quotes can be obtained from the Clinton County Historical Association.*



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Plattsburgh Barracks, Electro-therapy treatment, U.S. General Hospital, No. 30, WWI



P-R FILE PHOTO

Like many retail outlets, the mall has felt the impact of online shopping in recent years as many popular stores have come and gone. The COVID-19 global pandemic also had an impact on the mall as it did for so many other brick and mortar businesses.

## MALL

CONTINUED FROM PAGE A1

The company’s portfolio totals 24 properties encompassing over 20 million square feet.

North Country Chamber of Commerce President Gary Douglas noted that Pacific’s properties include Colonie Center in the Albany area, and the District Galleria in White Plains.

“This is a very positive development for Champlain Centre and reflects the strength of our unique retail market,” Douglas said.

“Pacific Retail has a tremendous track record across the country of success and innovation and we are delighted to welcome them to Plattsburgh. Their commitment bodes well for one of the stronger malls and retail markets in upstate New York, continuing to tap our Quebec neighbors who,

post-pandemic, have again embraced our area as a popular destination for shopping and recreation.

“We thank Pacific for their confidence and look forward to working with them. Onward and upward.”

### FRESH PERSPECTIVE

Pacific said this transition marks a pivotal moment for Champlain Centre, as it looks forward to a fresh perspective and innovative approaches to serving its customers, tenants, and the community at large.

The company also pointed to its wealth of experience and expertise in retail management and property development, and said they aim to enhance Champlain Centre’s offerings, elevate the shopping experience, and foster stronger connections with the local community.

### ‘WEALTH OF EXPERIENCE’

Town of Plattsburgh Super-

visor Michael Cashman said he was pleased to welcome Pacific Retail Capital Partners to town.

“Their expertise in managing large format retail-led properties, brings a wealth of experience to Champlain Centre. Their strategic approach to enhancing the value and quality of properties aligns with our vision for growth and innovation,” Cashman said.

“We look forward to collaborating with PRCP to elevate Champlain Centre to new heights and exceed the expectations of our shared stakeholders.”

Cashman said he was excited about the possibilities that lie ahead for the mall and the town.

“The Town of Plattsburgh continues to see significant growth, investment and reinvestments,” he said.

“There is no doubt the horizon is full of opportunities.”

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# Alzheimer's support initiative recognized by JCEO with award

**PLATTSBURGH** — The Alzheimer's Disease Caregiver Support Initiative is the recipient of the Joint Council for Economic Opportunity of Clinton County's "Agency of the Year" award. The recognition was presented May 3 during the 30th Annual Senior Celebration, held each year to mark May as "Older American's Month." One in nine people over the age of 65 is living with Alzheimer's Disease. The Alzheimer's Disease Caregiver Support Initiative (ADCSI) provides Northern New Yorkers in six counties with a robust selection of free resources designed to make caring for a loved one with Alzheimer's disease and other dementias a bit easier. Programs also present opportunities for caregivers to enhance their own wellbeing, including respite, support groups, memory cafés and wellness programs such as book clubs, tai-chi and

yoga. "Words cannot truly articulate how honored we are to accept this award," Valerie Drown, project director, Alzheimer's Disease Caregiver Support Initiative, said. "New Yorkers provide 879 million hours of unpaid care to people with Alzheimer's disease each year. Our team is dedicated to ensuring caregivers can enjoy moments of much needed levity. While we do not do this work for the accolades, we are so grateful to be recognized and know this will help to continue to raise awareness." The recognition was selected by a committee comprised of individuals who work closely with the local senior population. The ADCSI was nominated because of its dedication to the aging community and outstanding work tailored to local families. "The Alzheimer's Disease

Caregiver Support Initiative is wonderful for caregivers who are in need of services to care for their loved ones," Julie M. Stalker, JCEO's senior outreach program director, said. "As a professional who assists individuals with finding services for the senior population, this program offers the caregiver the much-needed support to continue on with caring for those who mean the most to them and reminds the caregiver to also take care of their own wellness in the process. Being a caregiver myself, I know the importance of making sure I take care of myself so I can continue to care for my loved one." In addition to Clinton County, ADCSI serves Essex, Franklin, Hamilton, Warren and Washington Counties. Those interested in the program are asked to visit [wehelpcaregivers.com](http://wehelpcaregivers.com).



PHOTO PROVIDED

The Alzheimer's Disease Caregiver Support Initiative is the recipient of the Joint Council for Economic Opportunity of Clinton County's "Agency of the Year" award, which was presented last May 3 during the 30th Annual Senior Celebration held at the Senior Citizens Council of Clinton County.

# DA: Jury verdict came after two hours of deliberation in manslaughter case



JOE LOTEPLIO/STAFF PHOTO

Thomas E. Lance of Albany was charged for running over Wayne H. Haupt, 53, of Albany at a truck stop off Exit 36 of the Adirondack Northway off Route 22 at around 8:20 p.m. on Sept. 6, 2023.

**PLATTSBURGH** — The criminal history of the man convicted of causing another man's death by running over him with a vehicle last year makes him eligible to be sentenced as a persistent felony offender, Clinton County District Attorney Andrew J. Wylie says. Thomas Lance, 38, of Albany County, was convicted Monday by a jury in Clinton County Court of second-degree manslaughter for recklessly causing the death of Wayne Haupt Sr., 53, on Sept. 6, 2023 at a truck stop off Exit 36 of the Adirondack Northway just south of Plattsburgh. Trial testimony showed that, Haupt, who was Lance's employer and the owner of a 2006 Chevy Silverado that Lance was driving, approached the driver's side of the vehicle to confront Lance about his use of the truck. Lance accelerated the truck to a high rate of speed while Haupt was holding on to the truck on the driver's side. The truck dragged Haupt for several feet before he slipped off and was run over by the dual back wheels on the driver's side, causing Haupt's death. Lance then sped off south on Route 22. When members of the New York State Police sighted the Chevy Silverado and attempted a traffic stop, Lance fled and led police on a high-speed pursuit that stretched nearly 28 miles from Franklin County to Hamilton County. Lance was eventually stopped in Long Lake, and tak-

en into custody. During the six-day long jury trial, the Clinton County District Attorney's Office called numerous law enforcement and civilian witnesses and presented more than 30 exhibits consisting of videos, documents, photographs, and electronic data recovered from Lance's cell phone. The jury deliberated for two hours before returning the guilty verdict. Clinton County Court Judge Keith M. Bruno scheduled the case for sentencing on July 16, at 11 a.m. **'PERSISTENT FELONY OFFENDER'** Based on Lance's criminal history, which includes three prior felony convictions, Lance is eligible for sentencing as a persistent felony offender and a maximum possible term of 25 years to life in prison, Wylie said. "The jury agreed that the defendant's actions were reckless and unjustifiable," Wylie said. "This verdict brings justice for not only Wayne Haupt, but also his family. Nothing will ever make them whole again, but this conviction hopefully brings them some amount of closure." Clinton County Assistant District Attorneys Vivian Joo and Jeffrey Kehm prosecuted the case. Jamie Martineau and Hilary Rogers of the Clinton County Public Defender's Office represented the defendant.

# Sales tax revenue ahead of projections

**PLATTSBURGH** — Sales tax revenue figures for Clinton County for the first quarter of 2024 are slightly behind last year's totals, but still comfortably ahead of budget projections for the year. **ECLIPSE PROFITS** The revenue generated by the much-anticipated eclipse that occurred on April 8 will not be factored into sales-tax reports until next month's report, which should bolster figures even more. At last week's Finance Committee meeting, legislators learned that through

March, the county had collected \$12,463,372 in sales tax, which is \$2,111,367 ahead of projected amounts. While the \$12,463,372 was ahead of projections, it was \$206,246 behind what was collected last year after the first quarter. But it was improved from the end of February when the county was behind by \$350,371 from the amount collected last year over the same time period. County Administrator Michael Zurlo, the county's budget officer, said the cur-

rent figures are still "positive and comfortable," given that last year was record-setting year for county sales tax. "For actual receipts we are down just a little bit, but I want to remind everybody that in 2023, the receipts were the highest that they've ever been," Zurlo said. "So we are technically on par, and I will say that that statistic, which is about a 1.6% decrease year over year, is right in line with the statewide phenomenon from 2023 to 2024." Zurlo said the numbers figure to turn even more positive when the eclipse business is factored in next month. The April 8 total eclipse of the sun drew thousands of people to the county to watch the celestial event as Plattsburgh was in the direct path of totality and offered a prime viewing area. Visitors from across the

country and beyond came to the area and stayed in hotels, ate in restaurants, purchased food and fuel and other amenities over at least a three-day period before and after the eclipse. **'STILL LOOKING POSITIVE'** Sales-tax revenue aids the county in keeping its tax rate down and it also is divvied up amongst the county's towns and villages as well as the City of Plattsburgh. "Things are still looking very positive for the town's assuming this dynamic stays in play for the remainder of the year," Zurlo said. The county's occupancy-tax revenues were also down a bit after the first quarter, but those figures were also expected to rebound. The county collected \$153,205.63 from the 3 percent occupancy tax also known as the bed tax, in the



first three months of 2024. Last year over the same time, the county collected \$166,847.89. Area hotels reported that they were all sold out for the eclipse weekend last month, and many of them featured much higher rates than normal due to the high demand

for rooms. "The first quarter is down a little bit, but we expect that number will catch up and exceed numbers based on the occupancy in the month of April," Zurlo said. "So we're very, very hopeful that the eclipse (revenues) will come on board."

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