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Daily updates: NNY360.com Nov. 2024

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Former employees and customers of Severance Photo appear with reunion co-organizer Norman F. Peckham, kneeling, on Oct. 12. Severance was a photography and developing business in Watertown from 1910 to 2008, closing when the digital photo era took hold the same year Apple introduced the iPhone. Submitted photo

Professional Connection Page 11

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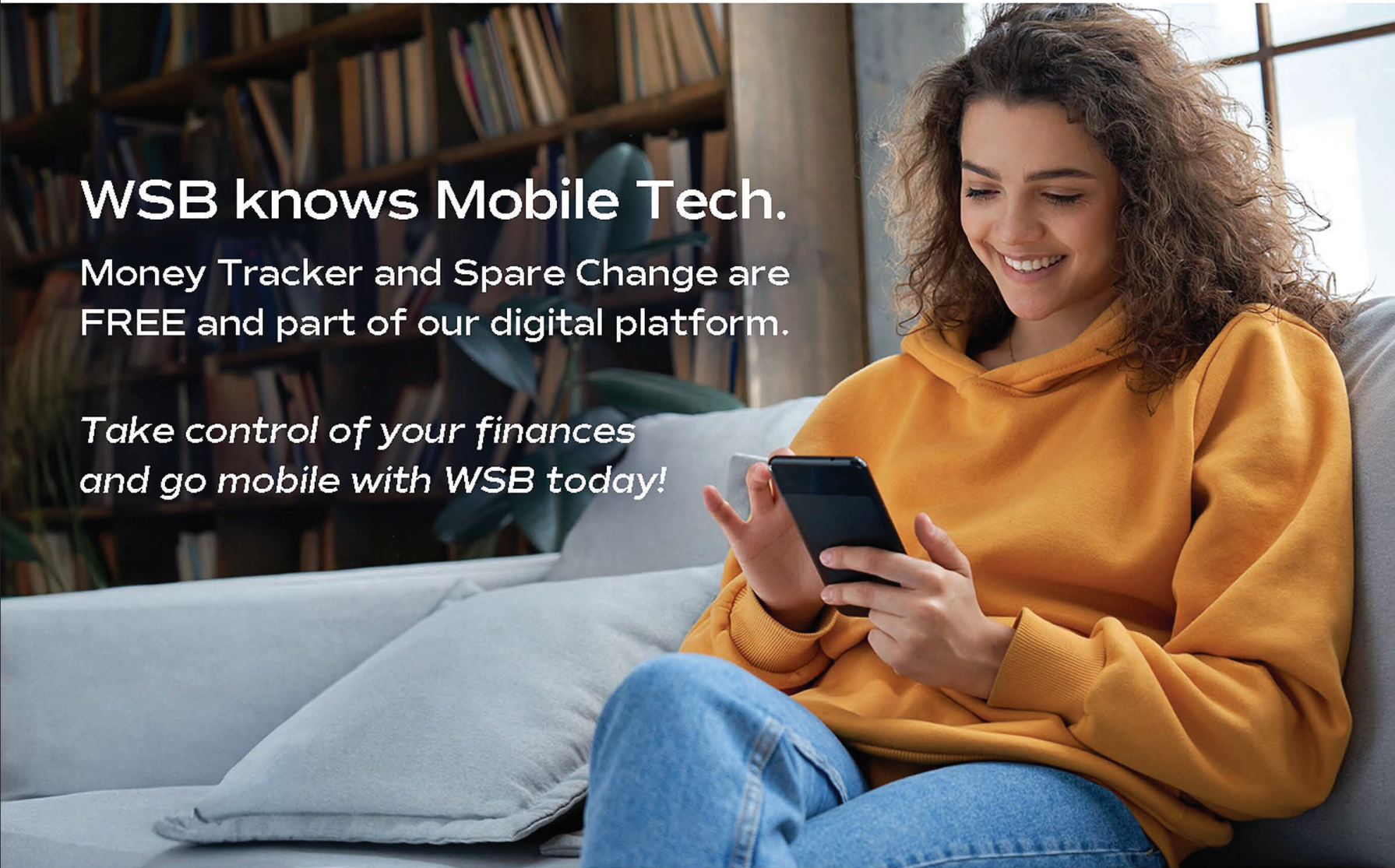
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NATURALLY LEWIS ANNOUNCES EMERGENCY FINANCIAL ASSISTANCE TO 11 LOCAL BUSINESSES



The presentation of a relief check to Jeb's Restaurant. Contributed.

By KAYLEE TABOLT
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Naturally Lewis is pleased to announce that 11 Businesses received financial assistance as a result of our emergency relief initiatives following the July 2024 flooding.

The Naturally Lewis Reboot Fund was made possible through generous donations received via the Naturally Lewis Reboot Donation Portal launched on July 12, 2024 and closed on August 31, 2024. Contributions came from community members, local businesses, corporations, and a generous match from the Lewis County Development Corporation (LCDC); 21% of received donations came from donors outside of New York State. Community support brought the balance of the fund to \$89,162.14.

Lewis County, NY businesses were eligible to apply for emergency relief financial assistance once they submitted receipts for any qualifying expenses including equipment, furniture and/or utility replacement, clean-up expenses, and inventory replacement. Submitted expenses were calculated based on our process of equitable dis-

tribution, where each business was allocated 54.97% of their total qualified expenses.

- Crave Diner - \$1,798.66
- Dimensions Salon - \$2,665.94
- DuFlo Agency LLC - \$4,906.69
- GrassRoot Meats - \$6,032.73
- Lloyds of Lowville - \$8,677.10
- Mike's Appliances - \$33,561.21
- North Country CPAs - \$15,786.41
- Rhonda Vanucchi - \$4,457.46
- Young Law Office, PLLC - \$11,275.92

The Lewis County Development Corporation allocated \$200,000 towards the creation of an Emergency Relief Loan Fund in their Community Economic Development Program. Funds for this program were provided by Number 3 Wind through a Host Community Agreement and a generous donation of \$25,000 from Community Bank, NA. The Emergency Loan Fund will be an ongoing fund created for any business that experiences any emergency caused by natural disasters, fires and more. There

was one received and approved application for the Emergency Relief Loan Fund:

- Jeb's Restaurant - \$100,000 Loan

The Lewis County Development Corporation also allocated \$200,000 from the Vacant Property Revitalization (VPR) Program towards a "Preventative Vacant Property Revitalization Program." The VPR Program was created in 2023 from ARPA funds, allocated to the LCDC by the Lewis County Board of Legislators, to revitalize vacant properties into usable space. This recent allocation was to prevent vacancies due to the flooding. The LCDC awarded:

- Cedar Bridge Properties - 50% of qualifying expenses, up to \$100,000

Applications for the Reboot Fund and Preventative Vacant Property Fund are now closed. The Emergency Loan Fund will be an ongoing program for any business needing assistance due to an emergency. In total, 11 businesses benefitted from programs created by local organizations and donations, with \$289,162.12 allocated to local businesses affected by flooding.

RT Federal Credit Union Breaks Ground on New Branch in Lyons Falls



From left: Larry Dolhof, Lewis County Chairman of Legislators, Jeff Hoskins, Lyons Falls Village Trustee, Mike Bradish, Lyons Falls Village Trustee, Tammie Still, RT Federal Member Experience Manager, Elaina Mackenzie, RT Federal Education & Outreach Director, Jessica Nester, RT Federal Chief Operations Officer, John C. Vero Jr., RT Federal Board Chairman, Richard Giardino, RT Federal Board Member, Tracy Worden, RT Federal Chief Executive Officer

By DANIEE WEAVER
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RT Federal Credit Union is pleased to announce the groundbreaking for its new branch in Lyons Falls, NY. The event signifies a significant step forward in the credit union's commitment to serving the community with enhanced accessibility and convenience for its members.

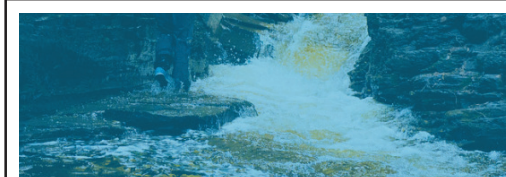
The groundbreaking ceremony included key stakeholders, local officials, and community members, with remarks from John Vero, Board President, highlighting the credit union's dedication to fostering financial empowerment and supporting local economic growth.

"This new branch rep-

resents our continued investment in Lyons Falls and the surrounding areas," said Tracy Worden, of RT Federal Credit Union. "We are excited to expand our footprint and provide our members with state-of-the-art facilities and personalized service."

The new branch will offer a range of financial services, including savings and checking accounts, loans, and mortgages. Adding this new location along with the existing branch in Rome will better serve both current members and new members in Lyons Falls and neighboring communities.

For more information about RT Federal Credit Union and its services, visit RTFCU.com.



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For 25 years, JCC's Center for Community Studies has been a guiding light in the north country

By CHRIS BROCK

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If more evidence was needed to reflect what an anomaly and a community resource that the Center for Community Studies is, its research director, Joel F. LaLone, found it in the last week of September on the west coast.

LaLone was at the University of Southern California's Center for Economic and Social Research as part of an Association of Academic Survey Research Organizations conference. Jefferson Community College is the only community college in the U.S. that includes a public opinion/survey research institute. On the last day of the conference, LaLone stood before his colleagues, seeking a bit of input.

He noted some challenges the unique JCC-based program faces, such as having no graduate students involved — something the four-year institutions take for granted.

"I said, 'If there's anyone else who is doing this, we'd love to swap stories and help each other explore what worked and what didn't work.'" LaLone recalled. "Around the room, they not only said there's not another community college in the country that does this in the way we do, they had not heard of one ever doing it."

For 25 years, the Center for Community Studies has been blazing its own trail in helping to guide the community — a result of the center's original vision, its community-based management and community support.

On Thursday, the 25-year milestone of this unique partnership was celebrated



From left, Larry Danforth, research coordinator at the Center for Community Studies and Jefferson Community College math professor; CCS researcher and JCC math professor Andrew Draper and Joel LaLone, CCS director, retired JCC professor and SUNY Distinguished Service Professor. Pamela Dixon/JCC

at JCC with a program from 7 to 8:30 p.m. at JCC's Sturtz Theater. LaLone, a SUNY Distinguished Service Professor, served as emcee. He retired in 2022 after 37 years of service to the college and serves part-time as center research director.

The center has played a key role in the north country for the past quarter century. Its biannual flagship surveys present residents' views on topic such as the quality of education, the environment, health care, access to housing, county government, cultural/entertainment op-

portunities, local economy, availability of good jobs and real estate taxes.

It also performs surveys for north country organizations, private businesses and nonprofits. It has performed about 75 surveys for those clients — from the first, Watertown's Downtown Development office, now administered by Watertown Local Development Corp. — to its latest, released over the summer, the local Planned Parenthood.

The center ties professional knowledge from full-time faculty members to stu-

dents learning statistics and mathematics to clients in the region who need data to solve real-world problems.

Last week, center director LaLone and Larry Danforth, research coordinator of the center, were interviewed on campus. JCC doesn't directly fund the center, but provides support such as office space.

Danforth is also a full-time math professor and works at the center part-time, as does Andrew Draper, also a full-time JCC math professor.

"It's three persons," Danforth said. "We get ideas and

a lot of times what we do from there is go to our board so we can figure it out: 'What do the three math guys not understand about the actual topic of conversation?' We are very well versed in the math part. That's why for us, as Joe mentioned, the board's involvement, the community involvement is essential."

That cooperative partnership is a fundamental of the center and designed at its beginning, spawned by an acceptance speech 25 years ago.

See STUDIES 5



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For a Center for Community Studies survey in 2010, Jefferson Community College student Isabel Ketchum asks a passing trucker a series of questions about his route and use of the Thousand Islands Bridge. Watertown Daily Times

Studies

From T4

A PRESIDENT'S PLEDGE & PITCH

In 1999, JCC President Emeritus John W. Deans received the Citizenship Award at the annual Israel A. Shapiro dinner. He asked those assembled a question: "Would we not profit from a center where issues important to our community's future could be identified, where expertise could be assembled, where data could be gathered and analyzed and potential solutions explored?"

His comments concluded with a pledge that the college would work to find such a venture a home and with an invitation to all interested individuals and organizations to help make a Center for Community Studies a reality.

"Those 60 universities and colleges at the (AASRO) conference last week? I didn't hear one of them talk about, but they may exist, an advisory board that represents and is integrated into every sector of a community," LaLone said. "John (Deans) was wise to do that because we have people on our advisory board from education, law, politics, government, economic development —

you name it. When they are involved with us, they keep us current, they are our ambassadors and they make sure we don't duplicate what someone else is doing."

Deans was JCC president from 1992 until he retired in 2003. Before serving as president, he was a JCC history and political science professor. He said the Center for Community Studies has "many parents."

"It always struck me as an idea but we just couldn't figure out when its time had come," Deans said. "The opportunity I saw was in 1999 when I was given the Shapiro Award. I probably was a little shameless about it, but I used that opportunity, to first, thank the folks for the award, but also to take the opportunity to approach the idea, saying, 'Wouldn't the community benefit from an organization or entity that could bring in thoughts and ideas and where we could have a discussion?' The word got out and we formally jumped right on it by giving an invitation to about 13 or 14 people. Some of those folks have stayed with the center in one way or another, to the present day."

'VISION AND VIGOR'

Richard L. Halpin, the center's first director, was a JCC professor of sociology at the time of Deans's propos-



Jefferson Community College students hired by the Center for Community Studies reach out to local citizens during a survey. Courtesy CCS

al. He said such an idea was a common theme in the corridors of JCC. "The college was in a growth mode, full of vision and vigor, John was the president and a real good leader."

Among others who fueled the idea was Raymond E. Petersen, who joined JCC in 1984 as an instructor of social science. The SUNY Distinguished Service Professor retired as professor of political science in 2019.

"Ray had gone on sabbatical," Halpin said. "When he came back, he was so excited about a community forum, research and community conversations of various kinds."

Petersen said he visited many places on his sabbatical, reflected in his report to JCC's president.

But among the most pertinent to the creation of the center was his visits to the Anne Arundel Community College in Maryland, which operates the Center for the Study of Local Issues; and the Highlander Research and Education Center in New Market, Tennessee.

Petersen had also thought of community planning and engagement with his doctoral dissertation. That work, "Public Power and Private Planning: The Power Authority of the State of New York" was published in 1990 by City University of New York.

"The plans set in motion over 50 years ago by then-governor (Nelson) Rockefeller would have meant that there could never have been a Fort Drum expansion," Petersen said. "There were plans for a couple dozen additional nuclear plants in the state, and there were going to be four of them on Camp Drum, with a canal dug for extra cooling water coming from the lake. Not many people know that."

Deans said others who helped to spark the idea for the center were F. Carl Hamlin, clerk of the Jefferson County Board of Supervisors and budget officer, who visited Dean's classes as a guest speaker; and James B. Edmonson, director of the Jefferson County Industrial Development Authority, along

with Alex Velto.

"Alex joined the Center for Community Studies work group formed in February, 1999 and in his role as then executive director of the Northern New York Community Foundation, he also secured financial support of the center and I understand that under Rande Richardson's leadership, the partnership has only strengthened," Deans said.

Richardson, NNYCF executive director, said the foundation's relationship with the center is important.

"Having a local resource as valuable as the center is unique to communities of our size, as residents reflect on where we have been and where we hope to go," he said. "It provides valuable data that drives decision making affecting many types of investments in our region and an assessment of the results. It is often used to strengthen grant proposals and give confidence to community organizations looking to make strategic moves

See STUDIES T18

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2024-25 BOCES & SUNY Canton Workforce Development Tours



Students and Business Resources tour attendees at the BOCES Northwest Tech facility. Contributed.

By LAURA PEARSON

Laura@SLCChamber.org

The Business Resources Connections committee is pleased to announce their BOCES and SUNY Canton tour schedule for 2024-25. Business leaders are encouraged to attend to learn firsthand - through special informational programs and student-led tours of the facilities - about programs offered at each facility and how they can help meet business and workforce needs. TOUR SCHEDULE:

■ Wednesday, November 6th, 8:30 am to 11:00 am at Seaway Tech, Norwood

■ Thursday, December 12th, 8:30 am to 11:00 am at Northwest Tech, Ogdensburg

■ Tuesday, February 4th, 8:30 am to 11:00 am at Southwest Tech, Fowler

■ Thursday, March 20th, 8:30 am to 11:00 am at SUNY Canton - Canino School of Engineering

The St. Lawrence County Business Connections Committee, comprising representatives from the St. Lawrence County Chamber of Commerce, Industrial Development Agency, Workforce Development Board, New York Power Authority, and

Small Business Development Center, is thrilled to announce a series of upcoming events in collaboration with the St. Lawrence-Lewis Board of Cooperative Educational Services (BOCES) and SUNY Canton.

Over the past few years, more than 100 business leaders and resource partners have attended connections events at the BOCES Centers and SUNY Canton. Attendees have had the opportunity to witness firsthand the impressive range of technical, soft, and transferable skills being developed by students in the various programs at each location.

At these events, leaders of several businesses, including Godrich Refrigeration, Structural Wood Corp., Howland Pump, and Frenchie's Chevrolet, have shared their positive experiences working with BOCES and/or SUNY Canton to meet their workforce and programmatic needs. Attendees remarked on the many positive aspects of the facilities they observed, including the teamwork environment, students' readiness for college and careers, state-of-the-art technology and equipment, knowledgeable instruction, and the relevance of workplace skills across diverse industries.

"I thought the tour was excellent. The staff seemed very knowledgeable and dedicated in their approach to instruction," one business leader shared, "The students were engaged and displayed a passion for their program."

"With hands-on learning at each of the facilities, workplace experience, and real-world project delivery, the BOCES and SUNY Canton programs are a tremendous resource for our county," noted Ben Dixon, Executive Director of the St. Lawrence County Chamber of Commerce, "One can't really fathom the education the students are receiving at these amazing facilities without seeing it firsthand. Every business in the county with workforce needs should attend these events."

Pre-registration is required for each event as space is limited. Breakfast will be provided.

To register online for each event, go to the "Workforce Resources and Opportunities" section of www.VisitSTLC.com/entrepreneurship-workforce-resources. For assistance or further information, contact STLC Chamber Workforce Development Coordinator Laura Pearson at Laura@SLCChamber.org or call (315)386-4000, ext. 5.

Clarkson University Appoints Aikaterini Bellou Assistant Professor of Mechanical and Aerospace Engineering

By JAKE NEWMAN

Clarkson University

Clarkson University has appointed Aikaterini Bellou to Assistant Professor of Mechanical and Aerospace Engineering.

Bellou has served in several roles within the Mechanical and Aerospace Engineering Department, Chemical and Biomolecular Engineering Department, and the Center for Advanced Materials Processing, most recently as a Visiting Assistant Professor.

Bellou's research focuses on the relationship between mechanical properties and microstructure of multicomponent systems, with a particular emphasis on nanocomposite materials, thin films, and one-dimensional structures. She has authored several publications, and her collaborative research has been featured in the MRS Materials 360 Newsletter.

Bellou is currently investigating the strengthening mechanisms in nature-inspired metal/ceramic multi-nanolayered composites to develop coatings that are both strong and tough, with enhanced resistance to localized impact and corrosion under high temperatures and pressures. This research is conducted in collaboration with faculty from Clarkson University, the University of Michigan-Dearborn, and staff scientists at the Center for Integrated Nanotechnologies (CINT) at Los Alamos National Laboratory.

Prior to joining Clarkson, Bellou worked as a research associate in the School of Mechanical and Materials Engineering at Washington State University. She holds a Bachelor's in Physics and Master's in Physics of Materials de-



Katerina Bellou. Contributed.

gree from Aristotle University of Thessaloniki in Greece, and a PhD in Engineering Science from Washington State University.

For more information about Clarkson's Mechanical and Aerospace Engineering Department, click here.

Clarkson University is a proven leader in technological education, research, innovation and sustainable economic development. With its main campus in Potsdam, N.Y., and additional graduate program and research facilities in the Capital Region and Hudson Valley, Clarkson faculty have a direct impact on more than 7,800 students annually through nationally recognized undergraduate and graduate STEM designated degrees in engineering, business, science and health professions; executive education, industry-relevant credentials and K-12 STEM programs. Alumni earn salaries among the top 2% in the nation: one in five already leads in the c-suite. To learn more go to www.clarkson.edu.

Jason Christman chosen as Carthage business person of the year

Staff report

Fall in the north country means it is time for the Carthage Area Chamber of Commerce to honor an individual, a small business, a business, a new member and a non profit. The dinner is set for Tuesday, Oct. 29, with cocktails at 5:15 and dinner at 6 p.m. at Papermaker's Pub at Zero Dock Street. This year, Jason Christmas was chosen as Business Person of the Year and Simon's Farm & Home Center Inc. as Business of the Year. In addition the Church Street Diner will be honored as the Small Business of The Year; the Nonprofit award will go to Encompass Recreation; The Morning Ritual will receive the New Member Spotlight award and the Community Impact award will go to Carthage and West Carthage summer recreation programs for providing meals for the participating children.

Mr. Christman, owner of Christman Fuel Service Inc. was chosen for his service to the community and for maintaining a vital community business. Mr. Christman along with his wife, Samantha, and his father, Scott, began Christman Fuel Service 21 years ago.

The Business Person of the Year said he was surprised by the honor.

He said he believes in giving back to the community and has coached Little League and Pop Warner football while sons Zachary, Dylan and Tyler played.

In addition, through the Tyler R. Christman Foundation, the family has sup-



Christman

port youth athletes in Jefferson and Lewis counties.

Jason sits on the board of directors for the not-for-profit foundation.

According to his nomination, submitted by the foundation, the foundation has awarded more than 40 \$500 athletic grants to youth sports and has awarded over 10 \$700 academic scholarships to Carthage high school seniors in their respective graduation years.

"Jason's dedication to his company, his employees, and the two NNY counties he supplies low-cost heating fuel and propane to, is by far an unsurpassed feat in the world of local small businesses.

With over two decades of ownership, starting from the ground up, all while holding his head high, with his family by his side. Jason Christman is extremely qualified to hold the accolade of Business Person of the Year," wrote Faith Parks in the nomination.

NATURALLY LEWIS AWARDS \$50,000 IN START-UP FUNDING TO TWO LEWIS COUNTY BUSINESSES

By KAYLEE TABOLT

kaylee@naturallylewis.com

Naturally Lewis, Inc., on behalf of the Lewis County Development Corporation (LCDC), has proudly awarded a total of \$50,000 to two local businesses:

- Coffee & Clay Cafe was awarded \$20,000 for start-up equipment, furniture and inventory for a new cafe and pottery studio in Constableville, NY.

- Hartley's Meat Market was awarded \$30,000 for start-up equipment and inventory for a retail meat market in Port Leyden, NY.

Launch Lewis County is made possible through a grant from the New York State Homes and Community Renewal Community Development Block Grant Program; Launch Lewis County is a partnership between the LCDC and Lewis County. Based on NYS requirements, Launch Lewis County is a microenterprise grant program for low-to-moderate income entrepreneurs or for those creating a new, full-time position.

"As we are working to develop an entrepreneur-led economy, programs like Launch Lewis County are driving us forward," says Brittany Davis, Executive Director of Naturally Lewis, Inc. "Our partnership with Lewis County to administer the Launch Lewis County program has allowed small businesses and entrepreneurs to start and expand products and services, which in turn creates and retains jobs, creates unique experiences for residents and tourists, and ultimately enhances the tax base of Lewis County."

In order to qualify for the Launch Lewis County Microenterprise Grant Program, businesses:

- Must have a small business idea or a desire to innovate their existing small business

- Must be considered low-to-moderate income based on 2023 Income Tax Returns OR create a new full-time job that will be made available to low-to-moderate income persons



Photo of previous Launch LC recipient, Sterling Valley Maple. Contributed.

- Must contribute at least 10% of total project costs

- Must complete their project by December 2025

We are currently seeking additional applicants for the Launch Lewis County Grant Program with \$205,000 funds.

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St. Lawrence County Chamber of Commerce Sport Tourism Survey Yields Positive Results, Project Moves Forward to Finalize Foundational Strategy

By TIF AMO

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With the results in hand from the sport tourism survey recently completed by the public, the St. Lawrence County Chamber of Commerce, in partnership with Cimarron Global Solutions, is now in the final stages of strategy development for the county-wide Sport Tourism initiative. The recent survey, which sought to gather local insights on the county's potential as a sport tourism destination, saw an enthusiastic response from exactly 100 participants—far exceeding initial expectations.

Analysis of the results is being used to further inform the foundational strategy being developed for the Chamber's sport tourism initiative, which focuses on a growing sport tourism segment where travelers are drawn to destinations for sports events or activities. Sport tourism is poised to play a transformative role in St. Lawrence County, and the survey's exceptional turnout highlights a strong community interest and engagement in developing the county's sport-related offerings.

"We are so pleased with the level of enthusiasm and the thoughtful and detailed responses from within our communities," said Tiffani Amo, Director of Tourism for the St. Lawrence County Chamber of Commerce. "It is clear that this is an initiative that is important to our residents, and we are excited to develop a foundational tourism strategy that will yield positive results for the region's economic and recreational future in the years to come."

The survey assessed aspects of sport tourism where the county may excel and also addressed potential challenges and shortcomings.

"We want this initiative to bring more visitors, but at its core, it will be designed to align with our residential needs," Amo said. "It has to work for our residents if we want it to be sustainable."

Responses to the survey revealed a high level of communi-

ty engagement and support for local sporting venues, including schools and dedicated sports facilities, underscoring the region's readiness to embrace and enhance its sport tourism potential. Respondents were enthusiastic about the diverse range of outdoor recreation opportunities, the county's well-developed trail systems, and the region's natural beauty. Participants also highlighted a connection between sports activities and the region's cultural and natural heritage, which emerged as a significant theme, citing activities such as lacrosse and marathon canoe racing that not only engage visitors but also preserve and highlight the unique character of St. Lawrence County.

The survey also pointed out the need for improved infrastructure, including better-maintained trails and expanded road access for ATVs. The active involvement of local organizations in advocating for these improvements promises to enhance the county's appeal as a sport tourism destination. Respondents expressed concerns about the environmental impact of certain activities and emphasized the need for sustainable practices to protect the region's natural beauty.

"This level of public feedback has been invaluable, and the sport tourism strategy will be updated to reflect these community-driven insights before advancing to the next stages of the initiative," Amo said. "While there are many insights that were indeed already aligned with our current working strategy, it's still so important to hear directly from our communities to make sure we are truly moving in the right direction."

The sport tourism project is approximately 50% complete both in the project tasks and the timeline with the final deliverables slated for September 2025.

For more information about the Chamber's sport tourism initiative, project updates and an informational video, please visit www.VisitSTLC.com/sport-tourism or contact Tif Amo at Tif@slcchamber.org or 315-386-4000.

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Final project list selected for Canton's NY Forward money

By TOM GRASER

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CANTON — It took Canton's NY Forward Local Planning Committee 20 minutes to finalize a slate of projects for a strategic investment plan to distribute \$4.5 million to revitalize the village downtown.

The committee, which consists of Michael E. Dalton, co-chair, village mayor; Kathryn A. Morris, co-chair, North Country REDC co-chair and St. Lawrence University president; Josh Vink, Traditional Arts in Upstate New York; Brian Coakley, North Country Savings Bank; Ariane Palmer, Palmer Real Estate; Connie Jenkins, Canton Church and Community Program; Katie Berry, St. Lawrence County Chamber of Commerce; Dave Nelson, United Helpers; and Kirk Davis, Con Tech Building, have been meeting since early May to select projects for submission.

The final list of nine projects has a combined NY Forward request of \$7.9 million and nearly \$35 million in total project costs.

The projects are:

- Upgrade Riverside Drive streetscape and Gouverneur Street gateway signs
 - Enhance park amenities in the Village Green
 - Renovate 11 and 11½ Riverside Drive into a commercial fitness center and two dance studios
 - Redevelopment of the former Midtown Plaza
 - Nature's Storehouse expansion
 - The Tick Tock revival
 - Renovations and upgrades to the TAUNY Center
 - Establish a small project fund
 - Canton branding and marketing initiative
- Six projects that did not make

the cut were discussed as potential "Pipeline Projects."

Jaclyn Hakes of MJ Engineering, who facilitated the local planning committee's work, said the pipeline projects could be elevated should any selected projects fall through.

"It inevitably does happen for one reason or another," she said.

The pipeline projects are submitted to the state as part of the strategic investment plan, which helps make them more attractive to other grant opportunities that emerge.

The six projects added to the pipeline list are:

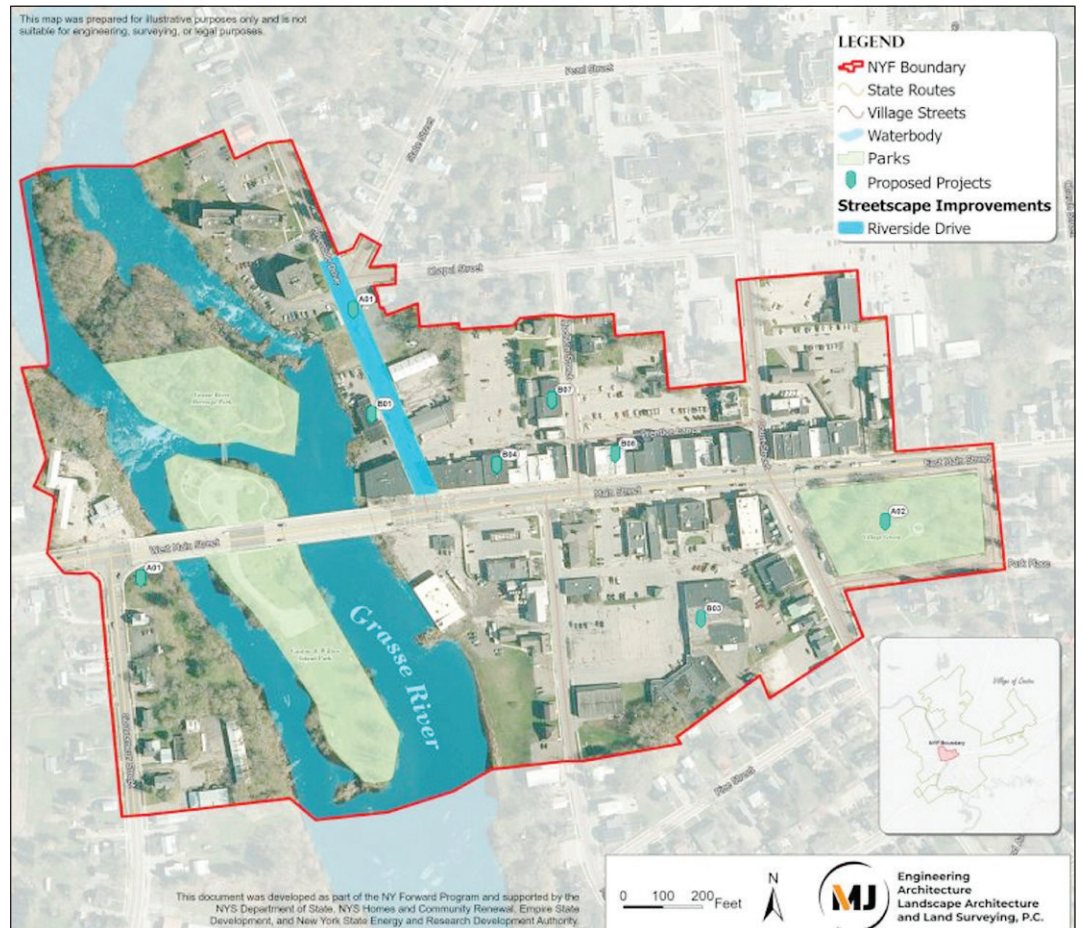
- Enhancements to Willow Island Park
 - Renovate 95 Main St. to become accessible, historic and energy-efficient
 - Renovate 51 Main St. to make it more desirable for customers and provide housing
 - Upgrade the Frozen Spoon
 - Mix-use redevelopment of 15 Gouverneur St.
 - Third floor renovation of 75 Main St. into three apartments
- "They are a great fit for Canton," Jenkins said about the project list.

The process seemed overwhelming at first, she said, but the consultants made it run smoothly.

"I appreciate everybody's help and stepping up when you were asked to volunteer," Dalton said after the meeting. "You gave us your time and I deeply appreciate it."

MJ Engineering will now write the strategic investment plan the committee put together and submit it to the state in December. The projects chosen for the plan will be announced in the spring of 2025.

There is more information on cantonnyforward.com.



The map from MJ Engineering shows the boundary for Canton's NY Forward projects. MJ Engineering

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Victim Assistance Center Witches Gala tickets on sale

Tickets for the 3rd Annual Witches Gala at The Faichney Drive Complex in Watertown Sat. Oct. 26 are on sale now.

Prepare yourself for an enchanting evening of magic and mischief. Embrace your inner witch or warlock and step into a world of spells, potions, and supernatural wonders. Whether you're a seasoned sorcerer or just beginning your magical

journey, this event is for everyone.

Tickets are \$85 per person or \$600 for a table of 8.

Proceeds directly support victims of crime and raise awareness for domestic violence.

Suggested Attire: Black Tie, Spooky, Witches, Warlocks, Semi-Formal/Formal—honestly, whatever your heart desires!



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Great Lot Sportsmans Club and Charlie's Liquor collets for humane society



from left: Great Lot Sportsman's Club Director Jason "Papa Jay" Saville; Purina-Nestle Lead Facility Warehouse Keith Dow; Great Lot President Guy Case.

Great Lot Sportsman's Club and Charlie's Liquor recently collected and delivered 2861 pounds of Purina dog/cat food to the Lewis County Humane Society in Glenfield. Great Lot President, Guy Case stated this would not have been possible

without the generous support from the Purina-Nestle plant in Dunkirk, our friends and neighbors. The 3 1/2-hour drive to the Purina-Nestle Plant in Dunkirk and back for the dogs & cats was well worth it.



Great Lot Sportsman's Club Members Scott Robbins, Kathy Marmol, Jason Saville; LCHS Kennel Staff Hannah Murphy; Great Lot Deniese Haskins; LCHS Volunteer Billy Davies, LCHS Shelter Staff Alexis Steria; Great Lot Sportsman's Club Guy Case; Lowville Lions Club Volunteer Jennifer Condrey, Lowville Lions Club Volunteer Herbert Condrey.

CASELLA SUSTAINABILITY REPORT HIGHLIGHTS PROGRESS TOWARD 2030 GOALS

By CASELLA WASTE SYSTEMS

Casella Waste Systems, Inc. (Nasdaq: CWST) ("Casella," the "Company") published its 2024 Sustainability Report on Sept. 24, outlining its progress toward five key sustainability metrics, while highlighting significant achievements in several areas since its last report was issued in 2022.

"With this year's report, we are pleased to highlight several areas of achievement, and exceedingly proud that our commitment to our team continues to shine through in several areas of reporting," said Casella Chairman and Chief Executive Officer, John W. Casella. "The investments we have made in our people, infrastructure, and logistics have had a positive impact on the sustainability and strength of our business, while also benefiting our customers and the communities we serve."

The Casella team has grown by more than 32% since 2022 and is approaching 5,000 total employees. Even with its growth, the Company reported continued im-

provement in its safety performance, with its total recordable incident rate (TRIR) dropping nearly 20% since 2019. A key contributor to improving safety performance has been the Company's success in filling vacancies and maintaining near-full staffing levels, buoyed by the more than 300 drivers and technicians who have successfully trained at the Company's Kenneth A. Hier Sr. CDL Training Center with a focus on safety, service, and commitment to excellence.

For the Company's commitment to safety to be felt from the front line to the back office, Casella enhanced its annual incentive compensation plans, including goals to improve safety and reduce turnover year over year. "Safety is critically important to our success, and it is imperative that everyone shares in the commitment to achieving this goal," Casella said.

Another milestone highlighted in the report is the successful achievement of Casella's community giving goal, well ahead of the 2030 timeline, as the Company contrib-

uted more than \$2.2 million in charitable donations, local sponsorships, and in-kind services. In addition, the Casella Foundation was established in 2024 to support qualified non-profit charitable organizations demonstrating community impact in environmental and natural resource conservation, and the Company announced employee volunteering hours as its next community engagement goal.

"We believe that investing in the communities where we operate, beyond the services we provide, is paramount to building and nurturing sustainable communities for the long term," Casella said. "Through continued contributions and volunteer services, we are able to play a vital role in creating and sharing value throughout our operations."

The Company also continues to make significant progress in climate leadership and earned a spot on USA

See CASELLA T15

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THE POTSDAM HUMANE SOCIETY HAS NEW MANAGER



Victoria Murray, Potsdam Humane Society's new Shelter Manager, is shown holding a 'NO KILL' plaque awarded to PHS by the Best Friends Network, under former manager, Kathy Hughes. Kathy is the head Veterinary Technician in charge of the proper care of the many animals waiting for good homes. Contributed.

By **MELANIE FLACK**
director@potsdamchamber.com

The Potsdam Humane Society welcomes a new Shelter Manager, Victoria Murray. Victoria oversees all the operations at the facility and will be “go to” person in charge of staff and all shelter operations.

“We are so pleased to have Victoria on board to bring in new and innovative ideas to make the Humane Society prosper and grow,” remarked Jeff Bon-

no, PHS Board President. “Victoria comes with a fresh perspective and new ideas to keep PHS looking

forward to the future while keeping it financially healthy in our world of increasing costs.” Please stop by and welcome Victoria as the new person in charge at the Potsdam Humane Society located at 17 Madrid Avenue in Potsdam. Open hours are 1 p.m. - 5 p.m. weekdays and 10 a.m. - 2 p.m. Saturdays.

SNOWTOWN USA IS COMING

Watertown's annual winter celebration will be Jan. 23-26.

David J. Daily, the festival's executive director, attended a City Council work session recently to give a Snowtown USA update.

Council members also gave authorization for the 12-member group to hold a snow

sculpture competition at the Alex T. Duffy Fairgrounds and create an outdoor ice skating rink at Park Circle and other events at Thompson Park.

“I'm satisfied with our plans,” he said, adding that about 80% of the work is done.

January's festival will have a little bit of the old and the new.

SeaComm provides business loan services

Massena, NY— SeaComm is proud to support local businesses by offering Small Business Administration loan products under SBA's Lender Program. SeaComm understands the benefits and challenges of doing business in this area and has designed an array of loan options with the local community in mind to meet your business borrowing needs, including:

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- Lines of Credit to provide you with business capital whenever you need it, including supplementing



Christina Smutz. Contributed.

working capital needs, taking advantage of supplier discounts, or even being used as coverage until your accounts receivable can be collected.

To learn more about the services and products SeaComm can provide your local business, contact our Member Business Loan Officer, Christina Smutz. In her role, Christina is responsible for the development and management of account relationships for the Credit Union, specifically for the Commercial Lending portfolio. She maintains contact with

current business membership, and leads outreach to local businesses in all of SeaComm's markets to discuss any current or future business lending needs.

Christina is available at your convenience, and she can be reached via cell phone: (315) 250-9119; office phone: (315) 764-0566 ext. 510; or email: csmutz@seacomm.org.

SeaComm is a member owned financial cooperative headquartered in Massena with over 55,000 members and assets exceeding \$787 million. The credit union has nine branches located in Massena, Potsdam, Malone, Canton, Ogdensburg, Plattsburgh, South Burlington, Essex, and Watertown. Membership is open to anyone who lives, works, worships or attends school in St. Lawrence, Franklin, Clinton, Essex, Jefferson, and Lewis Counties, New York and Grand Isle, Chittenden and Franklin Counties, Vermont.

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Casella

From T12

Today's "America's Climate Leaders 2024" list for the second consecutive year.

"We estimate that for every ton of greenhouse gas we emit through our operations, we help prevent more than five tons of greenhouse gas emissions elsewhere in the economy through our recycling, renewable energy, and carbon sequestration services," Casella said. "This reflects our focus on simultaneously reducing our emissions and growing our emission-reducing services. We expect progress will continue as we work to advance renewable natural gas infrastructure and make further upgrades to our recycling infrastructure."

Continued investments in infrastructure, innovation, and education have the Company currently positioned to achieve its materials management goal of recycling more than 2 million tons in 2030.

"Since 2019, we have increased the amount of material we recycle by more than 36%, representing nearly 400,000 tons of recyclables being put to a higher and better use," Casella said. "In 2023, we completed a full retrofit of our largest recycling facility, while adding new facilities in New York and Pennsylvania through acquisition. Further investments in the critical infrastructure required to help achieve our materials management goals are scheduled to occur in Connecticut and Pennsylvania, positioning us to see tonnage growth in our resource solutions line of business in 2024 and beyond."

The cumulative benefits of Casella's investments in these core areas have led to the Company's recognition on Time Magazine's America's Best Mid-sized Companies 2024 list, which recognizes U.S. companies that generated between \$100 million and \$10 billion in revenue and have excelled in the areas of employee satisfaction, revenue growth, and sustainability transparency based on 15 different criteria measurements.

POTSDAM WELCOME'S SECOND GLANCE



Business owners and town officials of Potsdam attended a Ribbon Cutting Ceremony held to welcome Second Glance. Second Glance is located at 6 Market Street, Potsdam. It is a consignment store and boutique owned by Brittany Krawczyk and Keshia Dillabough. Left to right: Marie Amell; Fred Hanss, Potsdam Planning and Development Office; Sarah Sachs, Potsdam Public Library; Becky Trimm, NJ Homemade Ice Cream; Brian and daughter Ellie Krawczyk; Alexandra Jacobs Wilke Mayor, Village of Potsdam; Brittany Krawczyk, Owner; David Thurlow, Potsdam Planning and Development Office; Keshia Dillabough, Owner; John Wicke, SUNY Potsdam; Shannon Dillabough, Bob Pike, Burrito Bobs; Allison Carney, Brick & Mortar Music; Rob Bicknell, SummerHaven Pool, Home and Spa; Melanie Flack, Executive Director of Potsdam Chamber, and Jerriel Martin, Old Market Coffee. Contributed.

National Grid employees clean up New Bremen park

NEW BREMEN — As part of National Grid's Project C Week of Service, a crew of employees spent the morning at the village park and playground Sept. 20.

Employees from across the northern area — including from Saranac Lake, Utica, Syracuse and Clayton — conducted a cleanup of the recreation trail, picked up debris, mulched the Ralph "Bub" Hall Memorial Playground and helped to prep Wagner Field for the winter.

National Grid customer and community engagement manager Jared J. Haenlin said they had heard of ReNew Bremen, a non-profit which focuses on community development and youth programming including improvements to Wagner Field and offered to help. The project fit in with the power company's week of service — Sept. 16-20.

According to a company spokesperson, Project C, introduced in 2021, is National Grid's

commitment to look beyond conventional methods to deliver for our customers and communities."

"We are thankful for the help," said Cassan-

dra Buell, a member of ReNew Bremen.

Mr. Haenlin said they were thankful to Tractor Supply which donated five-gallon pails to aid in the project.

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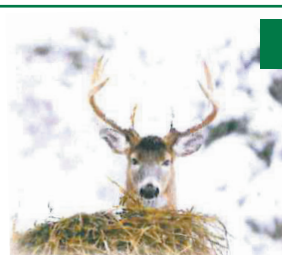
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JCC Featured Honors Program Student

By PAMELA J. DIXON

pdixon@sunyjefferson.edu

Kim Stone, Fort Drum, is the featured Jefferson Community College (JCC) Honors Program student for the month of October 2024. Stone is a nursing student at Jefferson. For one of her honors program options, she created a presentation on breast cancer awareness and treatment.



Kim Stone. Contributed.

The Jefferson Community College Honors Program offers students with exceptional academic skills the opportunity to receive enriched instruction within their current program of study. For the Honors Program, students select three courses within their curriculum and enhance them as Honors Options. The option is based on a project agreed to by the student and a faculty member willing to work closely with the student to provide a unique and rewarding experience. Students also take the Honors Seminar; a unique inter-disciplinary course open only to program participants. The seminar examines a single theme each semester and

features guest speakers from a variety of disciplines and often includes some sort of field experience. Successful program participants earn a prestigious Honors Graduate designation on their academic transcript for each Honors Option course. Students demonstrating excellent academic achievement in high school or who have completed 12 credit hours of college coursework are invited to apply for admission to the Honors Program.

For more information, visit www.sunyjefferson.edu or contact Honors Program coordinator, Dr. Joshua Canale, at jcanale@sunyjefferson.edu.

Student Trustee Elected to JCC Board of Trustees

By PAMELA J. DIXON

Jefferson Community College

Genesis C. Crice, Philadelphia, has been elected by the student body at Jefferson Community College (JCC) to serve as student trustee on the JCC Board of Trustees for the 2024-2025 academic year.

Crice, originally from Sumner, WA, is currently pursuing a major in Human Services at Jefferson. His goal is to continue his education to pursue a Master's in Social Work, aspiring to become a full-time therapist. In addition to his studies, Crice is actively involved in campus life as a member of the Science & Technology Entry Program (CSTEP) and serves as a resident assistant (RA) in East Hall. Passionate about



Genesis C. Crice, Philadelphia,

mental health and student advocacy, Crice is dedicated to raising awareness on student-related issues and fostering a supportive environment for her peers.

Crice's first official Board of Trustees meeting was October 2, 2024.

Jefferson Community College EDGE Program Propels Alum to Early Career Success

By PAMELA DIXON

Jefferson Community College

At just 20 years old, Chris S. Fuller '22 soared to academic success at an unusually young age. The Felts Mills, NY, native graduated from Carthage Central School in 2021, earned an associate degree a year later in 2022 from the State University of New York (SUNY) at Jefferson Community College (JCC), and then completed his bachelor's degree from SUNY Cortland in 2024. Now, as the new resident director at Onondaga Community College, another SUNY Institution, Chris' story is one of determination, hard work, and the invaluable role that SUNY plays in shaping successful careers.

"GET THE CREDITS NOW. IT CAN ONLY HELP YOU LATER."

Chris began his college education while in high school. Encouraged by his parents and high school guidance counselor, Chris took part in JCC's EDGE concurrent enrollment program. By the time he graduated high school, Chris had earned fifteen college credits through the EDGE program. "It's a great opportunity," Chris says, reflecting on his experience with EDGE. "Focus on the coursework and get the credits now; it can only help you later," he advises students considering an early start to their college education.

By taking advantage of Jefferson's EDGE program, Chris was able to begin his career during the year he would have typically spent as a college senior at SUNY Cortland.

"YOU'LL SAVE SOME MONEY AND TIME."

Through the Jefferson EDGE concurrent enrollment program, students take accredited college courses and earn credit that appears on their college transcript. Courses are taught by JCC adjunct instructors who are also high school teachers. Students gain a distinct advantage by taking EDGE courses not only by getting



Chris S. Fuller '22. Contributed by Jefferson Community College

a head start on their college education, but also from substantial cost savings. EDGE courses are offered at just one-third of the cost of regular college tuition, and there is no limit to how many courses a student can take. Chris seized the opportunity to get ahead by completing as many courses as possible. He says, "You'll save both time and money by knocking out general education courses."

"I LOVED MY TIME AT JEFFERSON!"

Chris opted to start his academic journey at a community college to explore whether higher education was the right fit and gauge his readiness for a four-year institution – a decision that would shape the course of his academic and professional life. "Coming to JCC was really about determining if college was for me and getting college experience before moving on to a four-year institution," Chris explained. At Jefferson, Chris pursued a degree in humanities and social sciences, which provided a broad foundation and critical thinking skills crucial

for his future studies. His time at Jefferson proved fruitful. He immersed himself in campus life, joining the cross-country team and serving as vice president of the Student Government Association (SGA). As a member of the SGA, he and his peers attended the SUNY Student Government conference held in Albany, NY. He was pleasantly surprised by the wealth of opportunities Jefferson offered. "I loved my time at Jefferson," he recalled. When he was not in class or fulfilling his duties with the SGA, Chris spent his time on the field with the Watertown Red & Black semi-pro football team, where he played defense.

ASSOCIATE DEGREE IN HAND AND NO STUDENT LOANS

Chris' relentless academic focus paid off; he completed his associate degree in just one year, graduating with a 3.6 grade point average (GPA) and no student loans. "I was very happy with that—starting [college] at SUNY Cortland with no student debt!" he said.

Building on this success, when Chris transferred to SUNY Cortland to pursue a bachelor's degree in history, he started as a college junior thanks to the credits he earned at Jefferson. Additionally, he was chosen as a resident assistant, a role he credits to the courage and skills he honed at Jefferson. "My time at JCC really

helped prepare me to move away from home. Being involved on campus helped me feel more comfortable and made me realize I could live on campus and be successful," he says.

Despite this preparation, Chris faced some challenges during the transition. "It was a bit of a culture shock," he admitted. This adjustment initially led to a lower GPA, but by graduation, he had significantly improved his academic performance, raising his GPA from 2.2 to a solid 3.0.

COMMUNITY COLLEGES, A LAUNCH PAD FOR STUDENTS

Chris' story is a testament to the opportunities that community colleges like JCC provide to students who may be uncertain about their academic paths. His rapid rise from a high school student to a college graduate and now a Resident Director at just 20 years old is an inspiring example of how the right support and a determined mindset can lead to early and meaningful success.

Jefferson's EDGE program is strong across the region, offering courses in twenty-six schools spanning Jefferson, Lewis, St. Lawrence, and Oswego counties.

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To learn more about Jefferson's EDGE concurrent enrollment program, visit www.SUNYJefferson.edu/edge or contact John Trumbell, EDGE Coordinator, at (315) 786-2309 or email jtrumbell@sunyjefferson.edu.

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Studies

From T5

that ultimately benefit all of us.”

QUICK DEVELOPMENTS

Halpin recalled that within days after Dean’s pitch at the Shapiro ceremony, a small group met and brainstormed ideas. “The next week, my goodness, there were 20-plus people there, from all sectors of the community. That group quickly developed a mission statement and vision statement.”

Within months, the idea grew into a proposal. Halpin became the center’s first director but was also a full-time faculty member. The plan was to work at the center a couple afternoons a week. “In reality of course, it went far beyond that.”

Halpin said that the center had tried out hiring directors “from outside the ranks” of the college. “They were good people, but probably that wasn’t a model that was going to work extraordinary well.”

As an example of the center’s “humble” beginnings, Halpin recalled its first community survey, which needed a representative sample of households in Jefferson County.

“In the year 2000, you could do that by calling peoples’ phone numbers, and those numbers were in a thing called a phone book,” Halpin said.

Such randomized survey lists could also be purchased online. “But we had no resources. We had no money, so we asked ourselves, ‘What do we do? What do we have?’”

They had a phone book and Jeannie Gardener, the center’s administrative assistant.

“We flipped a coin or did some such thing and started at the beginning of that phone book,” Halpin said. “And poor Jeannie Gardener went through that phone book and selected every tenth name and that became our randomized sampling of phone numbers to call. It was completely by hand, ridiculous to even think about it now, but that’s what we had to do.”

Halpin said at the time of that first survey, about 96% of the county’s households had a land line. “I think our strategy in those years were certainly defensible. We got pretty good results but pretty different from what Joel and the gang is able to do these days.”

LaLone said that depending on the study, four “modalities” are used to survey: phone calls, email, text messages and in person.

The latter method helped the center two years ago when it performed a study on the economic impact of snowmobiling in Lewis County and Tug Hill. Email addresses related to snowmobile clubs did help with that. But also: “You get the clipboards out, the warm clothes out and intercept them to sample them where they are.”

With their expertise in math, those who run the center aren’t worried about messing up in that area. “The problem is messing up the sample you take,” LaLone said. “For example, for a Jefferson County sample, we want to get at least one fourth military members or their dependents. If we get three-quarters, it’s a mistake and we have to cor-

rect it.”

STUDENT INVOLVEMENT

One notable thing hasn’t changed over the years in how the center is run, Halpin stressed.

“Something that sets us apart from similar kinds of operations is right at the beginning, part of our mission we saw was using students as much for that community research as we could — to give real-life experiences, and obviously expand their education from classroom-kind of activities. Students have been integral from the beginning.”

“We certainly pay the students who work on our studies well,” LaLone said. “We have to. It’s the right thing to do.”

“In 1999, no one could have guessed that the center would grow and see the success it has had for the community, and the college,” Deans said. “What is really an interesting wrinkle with the annual surveys and the other surveys they have done is that they engage students. They couldn’t have done it without student input.”

CENTER FUNDING

The center is funded in multiple ways. It’s its own client for bi-annual surveys. Those are released each winter and spring. In its latest Current Issues survey, the center focused on the quality of life, crime, short-term rental challenges, exercise and opinions about the 2024 presidential election. It also releases an annual Survey of the Community. Both studies focus on Jefferson, Lewis and St. Lawrence counties.

Surveys performed for clients help to fund the center and LaLone said it has three sponsors who give it annual contributions: the NNY Community Foundation, the Development Authority of the North Country and Lewis County. “Those three offset the costs of our two (annual) studies,” LaLone said.

A Car Freshner Corp. endowment is another funding source. In 2001, as a part of the JCC Foundation, the Center for Community Studies established an endowment fund. This fund has been used to support all community-building activities and student experiential learning since its inception. The endowment fund was initiated with a generous initial contribution from Car Freshner, and since 2001 has accepted additional donations.

“Car Freshner does not sponsor us every year, but they gave us an endowment fund a quarter century ago and we spend the proceeds off that every year,” LaLone said. “If you look at those things, it’s enough that we are able to survive.”

In 2022, the NNYCF established a permanent endowment fund, to which others have also contributed, to help build to support the center in perpetuity. This is separate from, and in addition to, the Car-Freshner endowment.

“The other (funding) alternative would be to somehow bump up our prices for all these contracted studies,” LaLone said. “We don’t want to do that. We know what other consultants and universities would charge.”

“Being a community college, we look at things differently than what a four-year university would,” Danforth said. “It’s in our nature. The center was developed for the community. If we would price most of the people from the community out of being able to do a study, then why

would we exist? If we had to use the model that these four-year universities use, I don’t think we would be here 25 years later. We wouldn’t have any clients and we wouldn’t be serving the community. So credit all of those people at the beginning to develop a model that was sustainable. They saw we couldn’t do it like other people. We had to do it this way.”

Danforth sees parallels to his part-time work at the center and to his full-time task as professor of math.

“My primary job is to educate students,” he said. “As an educator, there’s nothing more prideful than when your students go through your courses and institution and you see them succeed in life. When we work with a group to get data for them, and for them to use that data to take action and move forward, it’s just like that student being successful.”

The center, LaLone said would not have found a way forward without its 24-member advisory board. Its diverse membership also brings diverse opinions.

“That’s part of the power of that group — that they don’t have the same opinion,” LaLone said. “So essentially, we get to test our survey questions on the community before they go out. They see things the three of us would never see. I remember a famous question about minimum wage. There were diverse opinions in the room, to say the least.”

ASPIRATIONS EXCEEDED

The center has been recognized beyond Northern New York. The Center for Community Studies has been accepted into the Transparency Initiative of the American Association of Public Opinion Research, globally the leading public opinion research professional association. It’s also an active member and participant in the Association of Academic Survey Research Organizations (AAS-RO), an association of approximately 60 colleges and universities in the U.S. that house and support survey research centers.

“It was humble beginnings, but ridiculously ambitious aspirations,” Halpin said. “But the amazing thing is, those aspirations have been exceeded here 25 years later. It’s a credit to the college and the people who have been involved and also to the community who has supported it and seen its worth. And its a credit to the work the center has done over the years.”

The work will continue with LaLone, his team and students surveying the north country. Many people surveyed by the center have become repeat sources. When it’s survey time, and those calls are made, LaLone said there are sometimes disgruntled people on the other end. But more often than that, he said a conversation often goes something like this:

“Is that LaLone guy still doing this? I had him for class.’ It happens every night. Soon it will be, ‘Is that Danforth guy still doing it?’ That always brings a smile.”

HOW DO WRITTEN BUYER AGREEMENTS WORK?



Metro Creative Graphics.

By **LANCE EVANS**

levans@nnymls.com

If you are actively looking to buy a house, or even thinking about it, you may have heard of new rules about written buyer agreements. The agreements are designed to help both the buyer and the agent to define their relationship. They became a nationwide requirement for many real estate professionals because of a proposed settlement by the National Association of REALTORS® in a broker commission lawsuit.

A written buyer agreement is an agreement between the buyer and the REALTOR® outlining the services the REALTOR® will provide and what the REALTOR® will be paid for those services. This is similar to a listing agreement between a seller and a REALTOR®. The buyer agreement is in addition to the New York State Agency Disclosure that all buyers and sellers sign when working with a real estate professional.

Like any real estate agreement, buyer agreements are negotiable between the buyer and the real estate professional. Some common aspects that change are the services, the length of time the agreement covers, and the compensation. Compensation to a REALTOR® is not set by law, the REALTOR® Association (local,

state, or national), or any Multiple Listing Service. In the agreement, the compensation must be clearly defined (a specific percentage, dollar amount, flat fee, etc.) and cannot be open-ended or set as a range. There needs to be a specific end date to the agreement also. Both parties need to sign the agreement for it to be in effect. If changes are needed later, both sides need to agree in writing by either amending it or signing a new agreement that replaces the existing agreement.

Keep in mind that the agreement needs to clearly lay out the REALTORS®' services, duties, and obligations to the buyer. On the flip side, it also outlines the compensation the buyer is guaranteeing to the REALTOR®. It reduces potential confusion that a buyer may have about their relationship to the agent. To ensure this, the agreement needs to be signed prior to "touring" or viewing a home or homes. This is true whether the viewing is done in person or virtually. If the buyer just attends an open house on their own, they will not be asked to sign the agreement.

There has been some confusion in the media about whether the agreement requires the buyer pay the agent. The answer is not necessarily. While the buyer is guarantee-

BY THE NUMBERS: NNY HOME SALES

JEFFERSON-LEWIS BOARD OF REALTORS

September 2024
Homes sold: 130
Median Price: \$240,000

August 2024
Homes sold: 137
Median Price: \$215,000

September 2023
Homes sold: 143
Median Price: \$185,000

ST. LAWRENCE COUNTY BOARD OF REALTORS

September 2024
Homes sold: 68
Median Price: \$160,000

August 2024
Homes sold: 86
Median Price: \$160,000

September 2023
Homes sold: 82
Median Price: \$132,750





ing the amount the REALTOR® will be paid, the buyer and agent are still able to request and negotiate with the seller to pay the buyer agent's compensation.

Written buyer agreements, like listing contracts, protect all parties involved in the real estate transaction. It places certain obligations on the buyer's agent while also guaranteeing that, if the transaction is successful, the agent will get paid. In addition, a buyer is guaranteeing that their interests and desires will be protected and that they will have an advocate on their side.

The New York State Association of REALTORS® (NYSAR) held its Fall Business Meetings from the Turning Stone Resort in Verona from September 29 - October 2. There was also a virtual component con-

sisting of small committee and workgroup meetings from September 16 - 20.

One of two sets of meetings held yearly, these allow members to make decisions about the direction of the Association and hear updated information about the industry. Many of these sessions were recorded and are available to the more than 60,000 REALTORS® statewide.

From the Tri-County Area, 14 REALTORS® joined me in attending and participating in the meetings. Several had leadership roles as committee chairs or vice chairs. From the Jefferson-Lewis Board of REALTORS®, they included Britt Abbey, Jennifer Bossuot (Appraisal Committee Chair and Federal Political Coordinator to Congresswoman Elise Stefanik), Christie Clemons, Jennifer Flynn, Rob Gardner, Ricky Gates, Eliza-

beth Miller, Karen Peebles (Organizational Planning Committee Chair), Nancy Rome, and Vickie Staie. St. Lawrence County Board members attending were Tracy Bernard, Brittany Matott (President of the NYS Real Estate Education Foundation and Vice Chair of Legislative Steering Committee), Jennifer Stevenson (National Association of REALTORS® Region 2 Vice President), and Elizabeth Trego (Article 12A Working Group Chair).

LANCE M. EVANS is the Executive Officer of two local real estate trade associations, the Jefferson-Lewis Board of REALTORS® and the St. Lawrence County Board of REALTORS®. Contact him at levans@nnymls.com.

RiverTrail Beer Works opens in Saranac Lake

Extension of popular Lake Placid Pub and Brewery

By **AARON MARBONE**

Adirondack Daily Enterprise

SARANAC LAKE — On Oct. 14 the back rooms of RiverTrail Beer Works were bustling with anxious energy as staff prepared for the brewery's grand opening the following day.

General Manager Morgan McReynolds stuffed glass vases with flowers in the kitchen. In the expansive glassed-in brewing room, where the sounds of David Allan Coe singing echoed off metal tanks, Head Brewer Jason Barnett checked on the massive vats of beer. RiverTrail co-owner Chris Ericson sat at the bar.

This will be the Ericsons' third active location with the Lake Placid Pub and Brewery and Big Slide Brewery and Public House in Lake Placid.

Ericson said his wife and brewery co-owner Catherine always loved the idea of a pub with garage doors. One day, she was getting an eye exam at Eye Care for the Adirondacks on Woodruff Street, looked the Saranac River and saw a "For Sale" sign on the former Amusement and Vending building.

After what felt like "8 bazillion years" of construction, he and Catherine are excited to show the new brewery off.

The brewery gets its name because of its location — right alongside the nearly-finished Saranac Lake River Walk, and a stone's throw away from the completed first phase of the Adirondack Rail Trail.

Ericson said with the town and state investing in the edge of the village's downtown area, he and Catherine thought it would be a good place to invest, too.

"The rail trail has been much more of a success even than I think people thought it was going to be," Ericson said.

Ericson said village officials tell him the River Walk extension, leading from Church Street, along the Grand Union parking lot and on the Saranac River side of the brewery property, should



RiverTrail Beer Works co-owner Chris Ericson stands outside the Woodruff Street brewery on Monday in Saranac Lake. The brewery opened Oct. 15. Aaron Marbone/Adirondack Daily Enterprise

be done by the end of month. The walkway is almost completed, but a gap between the brewery and grocery store properties is awaiting a bridge. This bridge is prefabricated and will just need to be installed.

Last week, the brewery had two soft opening events to put the space through its paces. They also had two days where half the staff worked and the other half enjoyed the food and drink. Then the two groups swapped.

Staff and tap

Ericson said they've hired almost 40 people to run the just under 15,000-square-foot operation.

McReynolds, who helped open Big Slide in 2016 and three other managers from that location have all moved over to RiverTrail. Ericson said he's excited to have people they trust at the helm.

He said these people all live in Saranac Lake, so when they found

out the brewing company was opening a location where they could walk to work, they jumped at the opportunity.

Executive Chef Brandon Schatko came from Saratoga.

Head Brewer Barnett came to RiverTrail from Fifth Frame Brewing in Rochester, where he won Great American Beer Festival gold medal last year.

Barnett said he had been looking for the "next thing," a place where he could settle down for a long time. After getting offers from all over, he learned about RiverTrail and thought it fit the bill.

He's been brewing on the brand-new seven-barrel setup for almost three weeks now and recently finished the first beer there, an easy, hoppy pale ale fittingly called "Trailhead."

The beers Barnett brews there will be exclusive to the RiverTrail location's lineup. The space also

has a canning production facility.

Ericson said they'll have 16 brews on tap — 12 house beers and four guest taps featuring regional brewers.

He said they'll also be pouring Saranac beer. Visitors to the area often assume Saranac beer comes from Saranac Lake. But Utica-based brewery F.X. Matt, where Lake Placid Pub and Brewery beer is also brewed, is the home of Saranac beer.

Ericson said this will likely lead bartenders to need to be informed in beer geography.

"We haven't had to answer that one yet, but I'm sure it will start tomorrow at about 11:31," he said with a laugh.

New town, new rhythm

The space is a far cry from three years ago, when their son C.J. played rollerblade hockey with his friends in the empty warehouse. Wood, stone, plants

and hanging light bulbs decorate the large main room. Rooms on the exterior of the building can be converted into porches in the warm months. In the front, there are two room-sized, high-tech golf simulators.

Ericson said it was a multi-million dollar investment.

The brewery has 40 parking spaces and a lease agreement for around 30 more in the laundromat parking lot across the street. It has around 220 solar panels on the roof to help power the whole operation.

Opening in a new town is exciting and scary, Ericson said. Saranac Lake is only nine miles down the road from their home base, but its culture is different, he said. They'll have to adjust to the "rhythm" of Saranac Lake — the habits of its tourists and its locals.

Blue Line Brewery has been at

See **BREWERY T24**

Big Tupper Ski Area to be auctioned Nov. 7

By **CHRIS GAIGE**
Adirondack Daily Enterprise

The Franklin County Legislature set Nov. 7 as the foreclosure auction date for the Big Tupper Ski Area and three nearby parcels located in southern Franklin County.

The move comes after years of advocacy and legal jockeying by those seeking to restore the ski center and creditors who sought to prevent foreclosure on the grounds that it would unjustly deprive them of large sums of money they were owed from a failed development project.

The auction is scheduled to occur at 10 a.m. at the Franklin County Courthouse kitchen conference room, located at 355 West Main St., Malone, according to Franklin County Treasurer Fran Perry.

The Big Tupper ski area has long been defunct. Hailed as one of the largest development plans in the Adirondacks, private investors had sought to develop the Adirondack Club and Resort. While the Adirondack Park Agency granted building permits, the underfinanced project — caused in part by protracted court battles with environmental groups seeking to prevent development — never took off.

Owners stopped paying taxes on the property in 2013. Over a decade later, the county was finally able to foreclose on the property. In August, Franklin County Court Judge Craig Carriero ruled the public auction could proceed.

FOUR PARCELS FOR AUCTION

The auction will cover four parcels, totaling \$649,395.90 in minimum bids, according to figures Perry provided Monday. Each will be auctioned individually, although the order is yet to be determined by the auction company, she said. Perry said that there is nothing prohibiting separate individuals or groups from purchasing one or any combination of the parcels.

The largest parcel is the Big Tupper ski area, with a minimum bid of \$468,873.71. The others include a marina located at 1715 state Route 30, a waterfront vacant lot on Big Tupper Lake, off of state Route 30 and Cranberry Pond, off of Little Simond road, according to the Franklin County real property database.

Perry said those are being

auctioned for minimum bids of \$148,987.30, \$15,912.96 and \$15,621.93 respectively. She said those figures were calculated based on “delinquent taxes, penalty interest and statutory fees” that are owed to Franklin County.

She said that she had spoken with her legal counsel, who told her that she was in the clear to proceed to auction. Absolute Auctions and Realty, the company handling the sale process for the county, advised her that Nov. 7 would be an acceptable auction date. Perry then proposed that date to the county legislators, who voted to approve it.

Absolute Auctions and Realty also advised Perry that bidders interested in the ski area need to put down a deposit of \$100,000 to demonstrate that they have the resources to cover the price tag if their bid is successful. Perry said the money would go into a guaranteed deposit fund, but noted that Franklin County does not oversee that process.

“The county doesn’t handle any of that; it all goes through the auction company,” she said.

While the final bid will be significantly higher than the deposit, Perry said the auction company, who she said has handled similar processes “all around the state,” felt this was an appropriate figure to ensure potential bidders on the ski area are serious. She also said that Franklin County had regularly worked with the auction company for past foreclosure sales.

Perry confirmed that unsuccessful bidders will receive their full deposit back. She said the deposit would have to be made as part of the registration with the auction company, although she did not know when their registration deadline is.

At press time, Absolute Auctions and Realty had not posted an auction listing for Big Tupper on their website, aarauctions.com. Perry said the company was still gathering photos as part of their descriptions of the four parcels.

TOWN SHUT OUT

For a time, the town of Tupper Lake, which had worked with Franklin County on the matter, had planned to acquire the ski center. The town planned to renovate and re-open it as such. That changed with a 2023 ruling from the United States Supreme Court.

The case, *Tyler v. Hennepin*



The slopes of the Big Tupper Ski Area seen across Raquette Pond in 2018. Aaron Marbone/Adirondack Daily Enterprise

County, prohibited governments from foreclosing on properties and pocketing the surplus proceeds beyond what was owed in back taxes and related penalties. The court, in a unanimous decision, said this was a violation of the U.S. Constitution’s 5th Amendment. The relevant section of the amendment’s text reads: “... nor shall private property be taken for public use, without just compensation.”

This pertains to the town of Tupper Lake, which does not have the funds to cover what will likely be a final bid producing a surplus significantly higher than the back taxes and penalties. The town had planned to cover the taxes and penalties only, in exchange for the property, which they would have had first rights to do.

With the Supreme Court’s ruling, the town no longer had first rights to the mountain at the likely discounted price. In his August ruling, Franklin County Court Judge Carriero confirmed that the Big Tupper auction had to proceed in accordance with the Supreme Court’s *Tyler* decision.

While the news was disappointing to town officials, Tupper Lake town Supervisor Rick Dattola said that the town is hopeful that whoever places the winning bid for Big Tupper will rehabilitate the ski center, as the town intended to.

He said he had been ap-

proached by two potential developers who expressed interest in re-opening the ski area and were curious about avenues of support available to them.

“Both of them are very much of the mindset that ‘We want to open this as a ski center.’ It may take a little time, but they were both very adamant about opening it as a ski center,” Dattola said.

He added that the potential buyers saw the mountain as a four-season resort, mentioning hiking and mountain biking options for the ski area’s off-seasons, a common theme among Adirondack ski resorts, as a means of generating additional revenue and remaining viable.

Dattola said that when the town was considering taking over the property, they estimated the cost of re-opening Big Tupper as a ski area to be around \$15 million.

“That was from the Adirondack Club and Resort’s figures. ... Those were from about five years ago, so there would likely be some increase to that,” he said.

Despite the large investment, Dattola had confidence that an investor with enough capital would be able to cover the costs, including potential further litigation by environmental groups.

“Some people talk about millions like you and I talk about thousands,” he said.

Dattola was clear in the mountain’s importance to Tupper Lake.

“The ski center is the town’s kingpin,” he said. “That’s the thing that’s going to say ‘I can open a business in Tupper Lake and I can survive for 12 months out of the year. That’s so so important.’”



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Severance

From T10

fire caused the store to close for weeks due to smoke and water damage. Peckham said it was four or five months before the owners were back in full operation.

"The major fire next door put a real crimp in their business for months," Peckham said. "I think that was the start of things, but of course, the complete switch over to digital didn't help any either."

When Peckham, a 1958 Watertown High School graduate, first joined Severance Photo, it was located at Public Square in the old YW-CA building. "Back then, our major customers were using four-and-five-inch film," he said. "The regular customers were mostly using 120, 620 film — the big rolls.

As things progressed into the later 1950s, 35 millimeter started to take over and offered a lot more options."

The store was also busy with developing home movie films. "We also sold audio/visual equipment to schools



The event also featured a cake. With former Severance Photo owner Norman F. Peckham, left, are Paul Beers, lab manager who became one of the new owners after Peckham sold the business and Brenda Lyttle, secretary who was a major contributor in organizing the reunion. / Submitted photo

and business machines to businesses," Peckham said. "That helped us progress.

We even did quite a business with the state of New York."

By the time he was 20,

Peckham said he was managing the retail section of the store. In 1962, he was drafted into the Army, where he spent two years.

"I don't think I intended to go back to work in retail, but Paul Severance contacted me and said that he was thinking of retiring; his two boys weren't interested in the business and asked if I could work out a plan where I could own the business. It took a bit longer than I wanted, but eventually it happened."

In 1962, the business moved to 200 Franklin St. Years later, Peckham purchased the former J.C. Penney store site at 168-170 Court St. from Margrortright Corp. The business moved to its Court Street location in 1982.

Peckham said that he opened one of the first photo "mini labs" in the state at the store: a small photographic developing and printing system or machine, as opposed to large centralized photo developing labs. The system became a community wonder.

"For a long time, we were able to develop the bigger films, but pretty much in

black and white only," Peckham said. "I went to a couple of photo conventions and the new thing that was coming was developing your own color film within an hour."

The mini lab was set up so it could be viewed from the front windows of Severance. "It was a real novelty for people to see how it worked," Peckham said, "People walking by would stop and look in the windows and watch the employees sorting and packing pictures. There were times, after the holidays, when we were developing 300 rolls of 35 millimeter color film in a day. It became a big part of our business."

Photo frames were added to the mix of the business.

"We were also very much into the camera business and got into digital movies and that type of thing," Peckham said. "It progressed well and I got into position where I was able to retire early."

The reunion Peckham said, included about a half dozen photo albums relating to the company. "One of them was put together before I joined the firm, so there's some really old stuff in that one."

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Malone dealership celebrates 20 years

Classic car lot holds open house for anniversary



AnB Classics held an open house Oct. 7 as part of a 20 year celebration in Malone. Alexander Violo/Malone Telegram

By ALEXANDER VIOLO
aviolo@mtelegram.com

AMalone business, a classic car dealership, celebrated 20 years at its current location the first week of October, inviting the public in to mark the milestone with an open house.

AnB Classics, located near the corner of Junction Road and Route 11, hosted a food truck, Cousins Maine Lobster, and had classic vehicles on display as part of Monday's event.

Daniel Honahan II, owner of AnB Classics, said his business was previously west of the village, before relocating to its current lot to the east of the village of Malone.

"I had a building here in town across from the old McDonald's and I had my 20 cars stored in there but it was cold, I was selling cars in February and it was cold," Honahan said, "It got big enough after leaving the building across town that I needed a showroom and it kept expanding after that."

Honahan said his business sells classic motor-vehicles to buyers across the U.S. and Canada, with customers also placing orders from further afield.

"I've been doing this for 30 years but 20 years here. We have sold over 1,200 classic cars," Honahan said, "I've sold them to

people in Norway, Netherlands, Sweden, Germany, Australia, and Dubai," adding a Mustang was recently sold to a client in Hungary.

According to Honahan, before opening the business he raced motorcycles, later finding an outlet for his interest in horsepower and speed with a classic car collection which includes muscle cars, hot-rods and convertibles.

After stepping away from motorcycle racing, Honahan said he bought his first classic car, a Porsche.

"I bought my first classic car which was a 74 Porsche 914 and then I just went from there and I have been buying and selling my whole life," Honahan said, "Whether it was golf balls back to golfers when I was 11-years old to buy my first 10-speed or what have you."

Honahan said the business buys, sells, consigns, transports, and appraises classic vehicles

"In 94 is when I first had a big collection but in 96 I got online, eBay had 108,000 items back then, and I sold probably 10 or 12 cars on eBay before they had an eBay Motors," Honahan said, "I did that and kept building and building, and have been doing it for a long time."

Honahan said he doesn't have a favorite car in the col-



Daniel Honahan II stands in front of some of the classic cars on display in his showroom off of Route 11 in Malone. Alexander Violo/Malone Telegram



Cousins Maine Lobster food truck was on hand and classic cars were on display as AnB Classics celebrated its 20th year on Oct. 7 with an open house in Malone. Alexander Violo/Malone Telegram

lection, adding the business is named after his sons, Alex, Nick and Ben.

"The business is named after my three sons, and I get asked many times what my favorite car is and I can't tell you who my favorite son is and I also can't tell you which one is my favorite car," Honahan said.

During AnB's open house,

Monday, Cousins Maine Lobster kept busy serving up lobster rolls.

"The food truck contacted me back in May looking for a place to set up and asked if I would be interested," Honahan said, "I said possibly and they told me if they were looking for a place they would contact me and back in August they reached

out and said they could do October 7."

Honahan said he thought about it and realized the proposed date would line up with the business' anniversary.

"I was thinking it would be on a Monday and then I got to thinking that wait this is our 20th year, so we did it," Honahan said.

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Brewery

From T20

Blue Line Brewery has been at work brewing beers in Saranac Lake for a decade now, and Bitters and Bones started brewing after a major expansion in 2022.

In Lake Placid, they can predict their sales every day within a 10% margin of error. Ericson said this

comes after almost 30 years brewing there.

Ericson said Saranac Lake has a larger population than Lake Placid, and a more local feel. He said they want to contribute to the town's pride and be good community members by supporting local causes.

Beerbonanza

When the Lake Placid Pub and Brewery opened in September 1996, Ericson said it was one of a

couple dozen microbreweries in the state, and the third with a microbrewing license. Now, there are around 550.

Ericson said there have been multiple factors driving the massive increase in the craft beer industry in the recent decades.

He said the palates of new generations of beer drinkers are more developed to new flavors. Once rich and flavorful beers became more easily accessibly, he said, it

was hard for many to go back to light domestic lagers.

Obviously, those beers still sell very well. But he said younger generations have a focus on quality over quantity.

Numerous studies show that Millennials and Gen Z are drinking less than previous generations. Ericson said part of this is an emphasis on responsibility. Drinking fewer beers means they want to make them count, Ericson said.

This explosion in craft beer popularity has also come with challenges. With so many breweries out there, the fight for shelf space in stores is fierce, Ericson said. So he's still confident in the brewpub model.

For two decades, Ericson served as the president of the New York State Brewers Association.

"I actually termed out after 20 short years," he said. He started before the association had term limits.

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