

LAST WEEK'S WEATHER

	Hi	Lo	Pcp
Tues.	30	15	0
Wed.	27	23	tr sn
Thurs.	31	22	tr sn
Fri.	43	39	.22 rn
Sat.	38	31	tr rn
Sun.	33	25	tr sn
Mon.	32	21	0

Courier and Freeman

A PARK NEWSPAPER

Big weekend for Clarkson hockey, basketball. Those and other sports stories on page 17 this week.

VOL. 129 NO. 35

COURIER & FREEMAN, (USPS 135-460) POTSDAM, N.Y.—TUESDAY, DECEMBER 1, 1981

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Caputo Raps Sen. Moynihan

OGDENSBURG — Bruce Caputo, a declared Republican candidate for U.S. Senate, made a campaign swing through St. Lawrence County Monday, stopping in Ogdensburg for a brief press conference.

Caputo is seeking the GOP nomination to challenge incumbent Democratic Sen. Daniel Patrick Moynihan.

To achieve this, Caputo hopes to visit every county in the state by the end of this year, garnering endorsements from county GOP's as he goes. He said Monday that he would like to pursue nomination on the first ballot, eliminating the need for a primary.

In an opening statement, Caputo said that \$1.1 million has been raised for his campaign so far, more than double what has been raised for Moynihan. He also cited information gathered in polls which he called "encouraging" to his campaign.

According to Caputo, most New Yorkers "don't know what Moynihan has done" in the Senate, and most are not prepared to say how they would vote if the election were held tomorrow.

To Beat Moynihan

The main thrust of the Caputo campaign, he said, is to "beat Moynihan" because, Caputo thinks he "votes wrong."

"He's the last of the big-time spenders," Caputo said of Moynihan, "he votes for all the new spending plans."

An example Caputo cited was Moynihan's vote to establish the new Department of Energy, which Caputo says has had "no appreciable impact."

Caputo also slammed Moynihan's stand on crime prevention and control, stating that "New Yorkers feel unsafe, and not just in the big cities anymore. They want capital punishment, and they need protection from crime."

Moynihan's voting record has not only been "wrong," Caputo claims, but it has been inconsistent as well.

Caputo also called Moynihan "New York-oriented."



PIERREFONT BARN FIRE — The hay in this barn owned by Max Tupper of the Canton-Pierrefont Road was still burning Dec. 1, 24 hours after it started. Here, two Hannawa Falls firemen stand atop the structure. According to Pat VerSchneider, St. Lawrence County fire coordinator, the fire probably began because of an electrical malfunction. There was only hay in the barn at the time of the fire; no animals or equipment. An estimate of damage has not yet been determined and Mrs. Tupper said the barn is at least partly covered by insurance. (Kathy Pitcher Photo).

Mayfield Housing Gets \$109,000

WASHINGTON — Potsdam's Mayfield Apartments have received a \$109,000 boost from the federal government, according to Rep. David O'B. Martin. Martin announced the approval of \$2,105,382 in federal grants for projects in the 30th Congressional District.

The U.S. Environmental Protection Agency has awarded a grant increase of \$1,719,200 to the City of Watertown for a program of sanitary sewer rehabilitation, bringing the total EPA grant on the project to \$3,093,086.

Under its Flexible Housing Subsidy Program, the Department of Housing and Urban Development has awarded \$132,361 to the DeChanted Apartments in Saranac Lake, owned by JMJ Housing Corporation; and \$109,000 to Potsdam's Mayfield Apartments, operated by the Sandstone Housing Corporation. The Flexible Housing Subsidy Program provides assistance in restoring or maintaining the financial and physical soundness of privately owned, federally assisted housing projects, and in maintaining these projects for people of low and moderate incomes.

The Department of Commerce has awarded Public Telecommunications Facilities Program Grants of \$115,200 to the Northeast New York ETV Association, Plattsburgh, for the improvement of production facilities at WCFE-TV; and \$29,621 to St. Lawrence University for improving and extending the signal of WSLU-FM through the replacement of a transmitter and the addition of a satellite demodulator.

Hospital Served Traditional Meal

Patients who spent Thanksgiving Day in Canton-Potsdam Hospital didn't have to forgo the traditional Tom turkey.

The hospital, according to Food Service Director James Mave, served its patients tomato juice, roast turkey with giblet gravy, savory bread dressing, whipped potatoes, butternut squash, green peas with pearl onions, hot rolls with butter, a relish plate, cranberry sauce, pumpkin pie with whipped cream, nuts and mints and coffee, tea or milk.

Stoners Take Wraps Off 1981-82 Season

The Potsdam Sandstoners varsity hockey team will take the wraps off the current campaign in a non-league match on Saturday afternoon, when Burlington High of Vermont invades the ice at Pine Street.

The first Northern Athletic Conference game for the Stoners will be the following Saturday, also at 3 p.m. at Pine Street, when the Stoners host the Huskies of Malone.

Despite Some Concerns, Village Agrees To Apply For Housing Plan

BY BETSY BAKER

Faced with a Nov. 30 deadline and a change in government regulations, the Potsdam Village Board of Trustees acted Monday night (Nov. 30) to apply for \$210,000 in federal funds for construction of up to 25 new homes in the village's targeted housing rehabilitation area west of Market Street.

Trustee Barbara Lenhart cast the lone "no" vote, saying that she doesn't want "to see the village progress in the real estate business and be in direct competition with the private sector," and noting that the plan is "going to act as a depressant to the real estate market."

And at a public hearing preceding the trustees' vote, local realtor Enid Ablowitz said she is "very concerned" about the plan, adding that she questions how the plan would affect the seller's market in Potsdam.

Resident Lee Fenner questioned the haste with which the trustees would have to decide on the plan, and asked if a survey on need for such housing had been done.

Hasty Decision Needed

The consultants explained that if the trustees failed to act last night "you can forget the program completely," because of changes in the UDAG program structure. Before, UDAG monies had been awarded one third each for industrial, commercial and residential projects, but as of Jan. 1, 1982, residential projects will no longer be funded under the UDAG program. Applications made after Nov. 30 would not be considered until February 1982 after the change.

Village Community Development director Robert Juravich said the plan had been "kicking around" for some time, and that the village's rehab advisory committee had discussed it, and he noted that changes and refinements are possible before the project begins.

Juravich and the consultants admitted that many specifics of the plan have not yet been worked out, but they said between now and February, when the village will hear if its application has been successful, there is time to develop those specifics.

Application Already Mailed

The UDAG application had already

been mailed by Monday night's public hearings and the special board meeting which followed, in order to meet the Nov. 30 deadline, but consultants said the application could have been rescinded if the trustees had failed to approve the plan.

The money, from the Department of Housing and Urban Development's (HUD) Urban Development Action Grant (UDAG) program, would provide second mortgages for buyers of three-bedroom homes to be built on village-owned lots in the rehab target area.

Total project cost would be \$947,500, with about \$600,000 in bank financing, \$100,000 from home buyers, \$200,000 in second mortgages from UDAG monies and \$10,000 for administrative costs and application fees.

There has been a commitment by the St. Lawrence National Bank to act as first mortgagee, according to consultant Thomas Beyer, with the Village of Potsdam holding the second mortgage.

Seven Units At First
Seven units would be built in the first year and nine each in years two and three, Beyer said, but he added that no homes would be built on speculation. "Nothing will be built unless there is a buyer," he said.

To qualify, a potential buyer would have to be in the \$18,000-\$23,000 range, at 80 to 105 percent of the median income, according to census figures.

Such people are virtually locked out of the home buying market, according to Beyer, of Walter Uccellini Associates, the Troy firm preparing the UDAG application, because their income is too high to qualify them for mortgage assistance from the Farmers Home Administration (FmHA), but too low to allow them to use conventional or "creative" financing techniques.

The homes would be built to sell for about \$37,500 per unit, or, as Beyer said, at a figure designed to "keep the housing expenses of the purchaser within 35 percent of his income."

There is no requirement that all 25 homes be built, Beyer said. If, as the project develops, fewer than 25 are built, the remaining unused UDAG monies go back to the federal government. The village is "not on the hook for anything," Beyer said.

For buyers at 90 percent of the median income, a four and one half percent, 15-year second mortgage would be available, with payments graduated upward. Above 90 percent of the median, a seven and one half percent, ten year second mortgage with graduated payments would be available.

Realtor Expresses Doubts

Mrs. Ablowitz said a three-bedroom house with conventional financing would "hit a much higher income bracket than the one you're talking about," and she said she questioned what effect the project would have on the ability of homeowners to sell their homes. The federally subsidized mortgaging would introduce "competition in the marketplace" that might "dramatically" affect the local seller's market, she said.

And Mrs. Ablowitz said the project might actually create depreciating neighborhoods if homes remain unsold over a long period of time.

Mayor James Penneck, who until his election last March headed the village's Housing Authority, told Mrs. Ablowitz: "Many of us know people in this village who would dearly love to own a home — and they're not going to come to see you," because their income level or lack of savings for a down payment puts them out of range of conventional financing.

Mrs. Ablowitz agreed, adding that her concerns over the plan might be met as changes and refinements are added.

Mix Of Public And Private Funds

Beyer explained that the UDAG program utilizes a mix of public and private funds, in a ratio of at least two and one half private dollars for every private dollar.

This project could generate 15 construction jobs and \$25,000 annually in taxes, Beyer said. Some of the jobs would likely go to youths already employed in the village's hydroelectric redevelopment project, and Beyer said the training aspect of that program would be "attractive" to HUD in considering the village's application.

Juravich said that while the youths would be employed on the project, professional contractors would be needed as well.

Village Released From Claim In Suit Over Fire Escape Mishap

New York State Supreme Court Justice Edmund Shea has dismissed a claim filed against the Village of Potsdam by three individuals who received injuries when they tumbled to the ground along with a fire escape balcony on Oct. 17, 1980.

Meanwhile, Judge Shea granted a move by the three individuals to discover the insurance policy of Rick Cassara, owner of Morgan's Restaurant and Saloon, who owns the building where the accident took place.

Edward Martin Johns, Stephen Frank and Michael J. Bero brought suit against the village and Cassara claiming that the village improperly inspected the building where the accident occurred. The village and Cassara then moved to dismiss the complaints for failure to state a cause of action and moved for summary judgment.

Judge Shea, in a 10-page decision on Nov. 30, said "although the accident in which the plaintiffs were injured is tragic, they have shown no legal basis for laying claim to the public purse through the alleged acts or omissions of the Village of Potsdam as a source of compensation for the injuries sustained."

"The Plaintiffs," Judge Shea wrote in his decision, "have not produced any relevant factual proof upon which the village's liability may be predicted. In these circumstances it does not appear that plaintiffs have a viable cause of action against the Village of Potsdam."

Johns and four other young men were injured at about 9:50 p.m. Oct. 17, 1980, when the fire escape on which they were standing gave way and fell to the sidewalk on Market Street in the village.

Several witnesses at the scene said the bolts holding the fire escape to the front of Morgan's restaurant pulled loose, causing the iron structure to fall nearly 30 feet to the ground and carrying the five men with it.

Three of the injured were tangled in the fire escape; two fell clear, one landing partly in Depot Street and just inches from bolts imbedded in the sidewalk as part of a road construction project, police reported.

All five men were taken to Canton-Potsdam Hospital by the Potsdam Rescue Squad; one was later transferred to Mercy Hospital in Watertown and one to A. Barton Hepburn Hospital, Ogdensburg.

Johns, who was 20 at the time of the accident, sustained fractured vertebrae, a compound fracture of the right tibia and a concussion; Mike Bero, then 21, Massena, had a deep

laceration to the left arm, a scalp laceration and a concussion; Jeff Storch, then 20, 77 Elm St., Potsdam, had a fractured left femur, left elbow and left scapula, fractured lumbar vertebrae, internal injuries and a ruptured spleen; Steve Frank, then 25, Route 4, Potsdam, had a fractured right kneecap, fractured right arm and fractured left thumb; Thomas M. Rathgeb, then 21, Hawthorne, N.Y., had a dislocated right thumb, and chest injuries, according to Potsdam village police, who investigated the accident.

Then-building inspector Robert Fonda said his records did not show when a building inspection had last been performed on Morgan's. Fonda said he did walk onto fire escapes to check their condition when doing such an inspection, but he added that his inspection might not uncover a similar defect, since the combined weight of

the injured could have contributed to the loose bolts.

Then-fire marshal Robert Williams said he had performed a fire inspection on Morgan's building, owned by Rick Cassara, two weeks before the accident, but Williams said he had "no physical means" to get out onto the fire escape that fell to inspect it.

In order to inspect the fire escape, Williams said he would have had to go through an apartment, and he said he is not authorized to do that.

Earlier this year the village adopted the state's fire code, and village justices have reportedly said they intend to crack down on violators.

Village building inspector Herbert Crump has stepped up ticketing of building and fire code violators since assuming that post earlier this year.

Morgan's had not been cited for a fire code violation at the time of the accident.

Drivers Adapt To Two-Way

With one exception, Potsdam drivers appear to have adapted well to the new two-way traffic pattern downtown, now a week old and the center of praise from several fronts.

The exception, according to Ray Powers of the state Department of Transportation, concerns left-hand turns across the double yellow lines on Elm Street. In particular, Powers said, it appears that some drivers are reluctant to turn left into the Super Duper parking lot on Elm Street across the solid lines. He said the owners of the store have drawn attention to the situation.

Of course, the maneuver is perfectly legal, said Powers, an engineer with the regional office of the DOT in Watertown. "I want to allay any fears," he stated. "It's legal to turn in there."

He said that it would be difficult at this point to change the pavement marking because the lines are a thermoplastic substance, not painted on.

But that appears to be the only problem, he noted in a telephone interview Monday. "Other than that, things are going swimmingly," he remarked.

Aside from some minor work, such as installation of overhead signs downtown, the Relief Route and two-way conversion is complete, he said.

Still to be accomplished by the contractor, William Bouley, are the finishing touches on the Potsdam Depot, said Powers. The massive old railroad station was moved several hundred feet during construction of

the Relief Route, but site work is still to be done. Powers said Monday that basic electrical, plumbing, and other tasks must be done before the center is finalized.

Once the work on the old sandstone building is finished, it will be turned over to the DOT and then transferred to the Village of Potsdam. Potsdam officials have declared they would accept bid proposals on the property in order to return it to private ownership and the tax rolls.

Praising The Work
Meanwhile, the week-old transition has drawn praise from the Potsdam Chamber of Commerce. In a prepared statement released Monday, the chamber congratulated both the DOT and the Potsdam Police "for the care with which they planned and executed the transition to two-way traffic in downtown Potsdam."

The chamber noted there has not been a single accident caused by the change and added, "It was a pleasure to see such an efficient and trouble-free operation."

They concluded: "It reflects with credit on all of the personnel of both departments who were involved."

Police Chief Clinton Matott indicated Monday that the change had gone smoothly. "There are some minor problems," he acknowledged, particularly with the synchronization of the "Walk" signal with the traffic light at the intersection of Market and Elm streets. But he said he and DOT officials would be getting together this week to work on the matter.