

State of New York  
County of Fulton  
Town of Caroga

Minutes of the Caroga Town Board work session held Wednesday April 16, 2025 at the municipal building located at 1840 State Highway #10 at 5:30 pm with the following persons in attendance by roll call.

Supervisor Ralph J. Palcovic – Here  
Council Member John Glenn – Here  
Council Member Barbara DeLuca – Arrived at 5:55 pm  
Council Member Richard Sturgess – Here  
Council Member Matthew Cooper – Here

Department representatives in attendance were: Jeremy Manning – Wheelerville Bike Trails manager, Roy Stock Highway Superintendent and his Deputy Mike Voght, Anita Long Comprehensive Plan member, and a member of public.

Supervisor Palcovic called the meeting to order at 5:30 pm. He announced the items on the agenda to be: procurement of a new snow plow, Comprehensive Plan – not to exceed dollar value for mailing and printing, discussion in regards to a grant application that Jeremy Manning has for the bike trail system, and a proposed resolution by Dr. (Council Member) Glenn on the golf course.

Jeremy Manning distributed a mountain bike networks in the Adirondack Park map. He discussed the following with the board and showed the board several power point slides of the bike trail area.

- The grant is being offered by the New York State Parks and Historic Preservation office.
- It was announced on March 19<sup>th</sup>.
- The package is for \$360,000 which will cover maintenance for 3 years, management and some new adaptive trails. It can be for existing or new adaptive trails. Local match, in-kind, or donations is \$36,000.00.
- 25% would be for management, 25% maintenance, 50% on construction - 2 intermediate trails & 3 beginner trails.
- Use of state land for trails is 10 -20 -30 years away if ever.
- Letters of support were obtained for the grant from various agencies.
- A resolution is needed supporting the application for the 2025 New York State Municipal Parks & Recreation Grant.
- It is a 10% matching in kind services grant.
- This grant has nothing to do with any intrusion on the golf course.
- That trail would be a standalone project with a new curb cut and separate parking area
- Early May work would resume with the previous Smart Growth Grant Funds.
- If approved this project would not start until next year.
- Two machines, two hand workers, a total of four people on the town payroll.
- Establish environmentally friendly outhouses instead of outhouses.
- Bring power in the parking area

- A driveway/road would go about 200 feet in
- Using Highway staff was a concern as they have their own work to do
- At some point the board has to talk about the whole picture of the trail system a clear vision of phase one, phase two etc. Invite high level Encon, APA, and Scott Henze from the County Planning to a meeting in 4 – 6 weeks to discuss going across state land.
- Schedule a meeting at the next town board meeting.
- There is a goal for the trail to go down town, there should be a plan on this
- Use of state land is not allowed without a written plan which can take a minimum of 10 years.

**RESOLUTION #2025-047 authorizing the Town of Caroga to apply for the 2025 Municipal Parks and Recreation Grant Program for the amount of \$324,000.00 for the Wheelerville Trails maintaining accessibility project** was offered by Supervisor Palcovic at a Caroga Town Board work session held on Wednesday April 16, 2025.

**WHEREAS**, Jeremy Manning Wheelerville Bike Trail Manager desires to apply for the 2025 New York State Municipal Parks & Recreation Grant Program, and

**WHEREAS**, the Caroga Town Board supports the maintenance and creation of adaptive trails on the Wheelerville Bike Trails, now therefore be it

**RESOLVED**, that Mr. Manning – Manager of the Wheelerville Bike Trails is hereby authorized to apply for the 2025 Municipal Parks and Recreation Grant Program for the amount of \$324,000.00 for the Wheelerville Trails maintaining accessibility project.

The motion was seconded by Council Member DeLuca

**Discussion:** Council Member Cooper stated this is a standalone project on the existing trail system. The parcel involved were identified as 68.-1-27, 68.-1-26, and 53.-1-14.

Adopted by a vote of five (5) Ayes: Palcovic, Glenn, DeLuca, Sturgess, Cooper

Supervisor Palcovic made a motion in regard to the Comprehensive Plan Committee to spend budgeted money.

**RESOLUTION #2025-048 that the Comprehensive Plan Committee is authorized to spend on mailing and printing costs an amount not to exceed \$2,000.00** was offered by Supervisor Palcovic at a Caroga Town Board work session held on Wednesday April 16, 2025.

**WHEREAS**, the Comprehensive Plan Committee was appointed on April 10, 2024 and

**WHEREAS**, the committee has met numerous times to review, revise, and update the Town of Caroga Comprehensive Plan, and

**WHEREAS**, a committee cannot spend tax dollars without board approval, now therefore be it

**RESOLVED**, that the Comprehensive Plan Committee is authorized to spend, on mailing and printing costs, an amount not to exceed \$2,000.00.

The motion was seconded by Council Member Cooper

**Discussion:** It was asked what the mailing was for. The reply was for the survey. It is a card, the survey is on the website, but a card is being mailed out also to get the public engaged. Everybody that lives in the Town of Caroga – every household will receive the mailing

Adopted by a vote of five (5) Ayes: Palcovic, Glenn, DeLuca, Sturgess, Cooper

It was asked if the expense for Survey Monkey came out of last year's budget or this year's. There is a \$10,000.00 line item in the budget for the Comprehensive Plan. The committee has worked very hard to get to this point. They were commended for their work.

Roy Stock presented folders to each board member on the purchase of a new plow truck.

- The cost of the truck is \$326,091.00
- Two financial institutions were contacted NCL Government Capital & Community Bank
- NCL has a 5-year lease, or a 7-year lease
- Community Bank has a 5-year lease at one hundred and something, and a 10-year lease is \$80,000.00.
- The town spends an average of \$35,000.00 to \$50,000.00 in maintenance/repairs on our vehicles.
- Establish a life cycle program.
- If ordered today we are 15 months out before the vehicle arrives.
- Another proposal needs to be put together for the next vehicle.
- Recommendation was made to go with the ten (10) year.
- Discussion on the condition of the box of the truck and material type for future purchase.
- Have a ten-year plan for equipment upgrades

**RESOLUTION #2025-049 to go with the ten-year plan for the purchase price of \$326,091.00** was offered by Council Member Cooper at a Caroga Town Board work session held on Wednesday April 16, 2025.

**WHEREAS**, the Highway Superintendent Roy Stock put together information for the board on the purchase of a new plow truck, and

**WHEREAS**, information was obtained from two financial institutions for funding of the truck, now therefore be it

**RESOLVED**, that the Caroga Town Board does hereby move to go with the ten-year plan for the purchase of a new plow truck in the amount of \$326,091.00.

The motion was seconded by Council Member Glenn

**Discussion:** Council Member Sturgess stated, we are not discussing how the truck is being financed. Correct was the response.

Adopted by a vote of five (5) Ayes: Palcovic, Glenn, DeLuca, Sturgess, Cooper

Council Member Glenn was given the floor. Supervisor Palcovic stated this has to do with the use of the golf course.

- A copy of the deed was given to Council Member Glenn on the conveyance of the land to the Town of Caroga for the use of a golf course.

Council Member Glenn read the following proposed resolution.

**RESOLUTION #2025-050 Establishing policy for the use and development of the Nick Stoner Municipal Golf Course Property**

**WHEREAS**, the development of recreation and tourism is part of the comprehensive plan, and

**WHEREAS**, that it is the goal of the Town to create a viable, growth-oriented community by providing recreational experiences, promote health and wellness, increase cultural unity, protect our natural resources, strengthen community image and sense of place, increase tourism and support economic growth, and

**WHEREAS**, the Town Board of the Town of Caroga recognizes the need for a viable and prosperous municipal golf course to help meet the goals of the Town and the comprehensive plan, and

**WHEREAS**, the Town has created a Caroga Tourism Committee, formerly named the Park, Lakes, Recreation and Tourism Commission whose objective is to promote the recreational activities in town, and

**WHEREAS**, in 2024 a petition signed by several golfers was submitted to the Town objecting to the construction of a bike trail on the Nick Stoner Municipal Golf Course property (Golf Property), and

**WHEREAS**, an email sent to the Town, dated December 10, 2024, by Denison Fincke, whose family donated a majority of the golf property to the Town, concurred and supported the objections of the petition and further informed the Town that the donation of the golf property states in the deeds that the use of said property is exclusively for golf and golf compatible activities and associated development to support and enhance golf. In the event that the Town should try and sell the property or use the property for a purpose other than golf, the heirs of the doner shall take possession of the property along with any improvements (see Exhibit A), and

**WHEREAS**, architectural design plans currently exist to use undeveloped Golf Property for future development of the golf course, including buffer zones, and

**WHEREAS**, the Town deems walking paths, bike paths, nature trails, tennis courts, pickle ball courts and other similar activities on said property to be incompatible and disruptive activities

that will detract from the enjoyment of playing golf and hurting the economic viability of the course, and

**WHEREAS**, the use of the property in any capacity other than golf and golf related activities, will subject the property legal action based upon Exhibit A,

**NOW, THEREFORE, BE IT RESOLVED**, by the Town Board of the Town of Caroga that the Board does hereby adopt a policy that prohibits the development and or use of the property during the golf season from April 1 to November 31 for any other purpose other than golf and golf related activities.

- It was noted that exhibit A was only one page of the deed

Council Member Sturgess seconded the motion for purposes of discussion.

- Council Member Sturgess and Council Member Glenn talked at length about this last night.
- This could restrict cross country skiing, and snowmobiling on the course
- The boat wash station location is a concern
- The park across the street is a concern for use by summer recreation
- What SBL#'s are associated with the property/properties of the golf course
- What were the map numbers of the original parcels donated to the town
- Bike Trail was created on donated land for recreation
- Six or Seven parcels may have been combined to make the golf course
- First two sections of proposed resolution are contradictory to town goals
- Request to see the full deed before a decision is made
- Tennis courts were thought to be formerly on the property of the golf course

A motion was made by Council Member Cooper to table this discussion. The motion was seconded by Council Member Sturgess. All board members were in favor of the motion: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

Motion to adjourn at 6:27 pm was made by Council Member Cooper. Supervisor Palcovic seconded the motion. Postponed.

Discussion on the mailing for the Lake Management Committee:

- Informational packet given to board members at April 9<sup>th</sup> meeting
- 1000 to be mailed out 2 sheets 2 sided of residents on Assessor's computer
- Having to do with the Town of Caroga, Stoner Lake Association, Canada Lake, West Caroga Lake Association, and East Caroga Lake Association.
- Black ink is \$160.00
- fold and insert on supplied envelopes \$20.00
- The Assessor will address the labels
- Asking for a sum of money not to exceed \$1,200.00
- What budget line item does it come out of

- Town board to go halves \$600.00 other \$600.00 from lakes management
- Mailed to tax payers or those on the lake? – response taxpayers
- Get information out to members of associations to improve the quality of the lakes
- Email sent out to board that - Associations reach out to members but a lot of people don't have information on what the associations do, or what goes on with lakes management program.
- Data is not getting out to the community
- Need people's help with invasives
- Information can be put in monthly meeting minutes
- Problems with the lakes weren't primarily caused by our population - being brought in by "Joe" from Sacandaga who launches here.
- Are we reiterating this to people who already know what is going on in town
- Goal is to get boats inspected before being put into the lakes
- Pass a local law that no resident can use their own boat ramp they have to go to a registered boat launch.
- Money should come out of lakes management budget
- Get a donation of \$600.00 from association (s)
- Request to have the line-item funds would be spent from
- Line-item account numbers were not available from Council Member Glenn
- A proof of what was being sent out was asked for/ given at last meeting
- Do this at next meeting? Mailer would go out after Memorial Day Boats already in water

**RESOLUTION #2025-051 to go forward with the mailing not to exceed \$1,200.00 of which \$600.00 of the town and \$600.00 from the lake associations** was offered by Council Member Glenn at a Caroga Town Board work session held on April 16, 2025.

**WHEREAS**, a four-page document was drawn up by Jed Potocar of West Caroga Lake, and

**WHEREAS**, the document will be mailed to 1000 residents, now therefore be it

**RESOLVED**, that the Caroga Town Board does hereby move to go forward with the mailing not to exceed \$1,200.00 of which \$600.00 is from the town and \$600.00 from the lake associations.

The motion was seconded by Council Member Sturgess

Adopted by a vote of five (5) Ayes: Palcovic, Glenn, DeLuca, Sturgess, Cooper

At 6:39 pm Council Member DeLuca made a motion to close the work session. Supervisor Palcovic seconded the motion. All board members were in favor of the motion: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

Submitted by Caroga Town Clerk

Linda Gilbert, RMC, CMC