Caroga Lake Recreation & Redevelopment Project

CFA Application #161036

Town of Caroga | Supervisor John Glenn

July 31, 2026

Environmental Protection Fund (EPF)

New York State Parks, Recreation and Historic Preservation

NEW YORK STATE OF OPPORTUNITY | Empire State Development

Regional Council Capital Funds (RCCF)
Strategic Tourism Investment

July 31, 2026

Caroga Lake Recreation & Redevelopment Project

NYS OPRHP's Environmental Protection Fund Grant Program
& NYS ESD Regional Counsil Capital Fund (RCCF) - Strategic Tourism Investment

CFA #161036

Town of Caroga
Fulton County, Mohawk Valley Region

Prepared for:

TOWN OF CAROGA
1840 NY-10
Caroga, New York 12032

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Caroga Lake Recreation & Redevelopment Project

Town of Caroga

NYS OPRHP's Environmental Protection Fund Grant Program
& NYS ESD Regional Counsil Capital Fund (RCCF) Strategic Tourism

Consolidated Funding Application #161036

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NYS Consolidated Funding Application # 161036
Organization Name: Town of Caroga
Project Name: Caroga Lake Recreation & Redevelopment Project
City: Caroga **State:** NY

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July 31, 2026 - 01:50 PM
Application finalized on
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Region

Mohawk Valley

Questionnaire Questions & Answers

Location

Q_3527 US Congressional District where the project is located. (This question's value will be filled automatically, based on the project address, when the application is finalized.)

undefined

Q_928 Project Street Address: Please input the project street address (**Street Number and Street Name only**).

If the project has multiple locations, please input the primary street address of the project. If the project does not have a definite street address, please input the approximate street address of the project (Street Number and Street Name only).

1801 NY-10

Q_565 Project City

Caroga

Q_972 Project county or counties.

Fulton

Q_568 Project State

NY

Q_572 Project Latitude (This question's value will be filled automatically, based on the project address, when the application is finalized.)

43.15773749600004

Q_573 Project Longitude (This question's value will be filled automatically, based on the project address, when the application is finalized.)

-74.48646850799997

Q_184 NYS Assembly District where the project is located. (This question's value will be filled automatically, based on the project address, when the application is finalized.)

undefined

Q_190 NY Senate District where the project is located. (This question's value will be filled automatically, based on the project address, when the application is finalized.)

49

Q_1034 Project ZIP Code. (please use ZIP+4 if known)

12032

Q_616 For more than one project location, please provide full address(es) for each location. If Not Applicable, indicate "NA".

1801 State Highway 10, Parcels 68.6-1-1 and 68-6-1-2 with scope primarily taking place in parcel 68.6-1-1.

Basic

General Project Information

Q_549 Type of Applicant (select one)
Applicants will first select a single applicant type from the categories below and then a subtype based on their initial selection. Applicants should review the selections below which provides a list of subtypes by main applicant type.

1. For Profit entity options:
Limited Liability Corporation (LLC)
Limited Liability Partnership (LLP)
Sole Proprietorship
S Corporation
C Corporation
Limited Partnership (LP)
Other- applicant will be required to list their other for-profit designation.

2. Not-for profit entity options:
501(c)(1) Any corporation that is organized under an act of Congress that is exempt from federal income tax;
501(c)(2) Corporations that hold a title of property for exempt organizations;
501(c)(3) Corporations/funds/foundations that operate for religious/ charitable/ scientific/ literary/ educational purposes;
501(c)(4) Nonprofit organizations that promote social welfare;
501(c)(5) Labor, agricultural, or horticultural associations;
501(c)(6) Business leagues/chambers of commerce/etc. that are not organized for profit;
501(c)(7) Recreational organizations; and
Other- applicant will be required to list their other not-for-profit designation.

3. Government entity options:
Federal
State
County
City
Town
Village
Tribal
School District
County or Town Improvement District
District Corporation
Public Authority
Business Improvement District
Fire District
Board of Cooperative Education Services (BOCES)
Public Library
Association Library
Other- applicant will be required to list their other government designation.

Government

Q_15478 Select the government entity of the applicant applying for funding:

Town

Q_12603 Is the applicant a DBA?

No

Q_556 Select an applicant ID type from the list below that you normally use to identify your organization on application forms.

Federal Tax ID Number

Q_2655 Based on your selection from the previous question, enter the associated ID number.

146002111

Q_969 If you are a business, have you been certified as a New York State Minority or Women-owned Business Enterprise (MWBE)?

N/A

Applicant

	Answer

Organization Legal Name	Town of Caroga
Applicant First Name	Town of
Applicant Last Name	Caroga
Street Address	1840 NY-10; PO Box 328
City	Caroga
State	NY
Zip Code (use ZIP+4 if known)	12032
Telephone Number (include area code)	518-835-4211
Email Address	clubhouse@ townofcaroga.com

Contacts

	Primary Contact	Contact Authorized to Execute Contract if Awarded	Additional Contact
First Name	Anita	John	Richard
Last Name	Long	Glenn	Sturgess
Title	Grant Contact	Town Supervisor	Deputy Town Supervisor
Organization	Town of Caroga	Town of Caroga	Town of Caroga
Street Address	1840 NY-10; PO Box 328	1840 NY-10; PO Box 328	1840 NY-10; PO Box 328
City	Caroga	Caroga	Caroga
State	NY	NY	NY
ZIP Code	12032	12032	12032
Telephone Number	518-705-2022	518-835-4211	518-835-4211
Email Address	anitalongphd@ gmail.com	supervisor@ caroga.town	rsturgess@ caroga.town

Q_4199 Please select the primary sector or characterization that best defines this project.

Recreation

Q_4198 Please select the secondary sector or characterization that best defines this project.

Tourism/Travel

Project Description

Q_575 Project Description. Concisely describe the project, indicating the location, what will be planned,

designed, acquired, and/or constructed, the issues/opportunities to be addressed, and expected outcomes and deliverables. Additional details will be collected later in the application process.

The Town of Caroga, an MVREDC Pro-Housing Community, proposes construction of a new 5,960-SF Recreation Community Facility at the Nick Stoner Municipal Golf Course (1801 NY-10). The Town will replace the clubhouse lost to a 2020 fire and create a year-round recreation hub, tourism destination, and community gathering space. Located within the Adirondack Park and less than 20 miles from the Mohawk River, the accessible facility will support year-round recreation while also providing space for public meetings, youth and senior programs, special events, visitor services, and regional tourism information. The Town will modernize aging infrastructure, improve efficiency, reduce long-term costs, and strengthen connections to nearby recreational and tourism assets, including Sherman's Park and Wheelerville Trails. The project will expand year-round recreation opportunities, promote tourism, and reinforce Caroga's role as a premier southern Adirondack destination. Deliverables include final design, construction, site development, furnishings, and public opening. The project includes utility, circulation, parking, and accessibility improvements.

Q_976 Statement of need: Provide a brief summary of the need for the project in the geographic area proposed and the project's financing needs, including funding gaps of the proposed project.

The Project addresses local challenges and expands recreational tourism in Caroga Lake. Caroga (12032, 12078, 12095) serves year-round residents plus seasonal residents/visitors from neighboring disadvantaged communities, including the Gloversville-Johnstown area, Mohawk Valley, and Capital Region. Like much of Fulton County, Caroga faces disinvestment, population loss, unemployment, and limited opportunity. The Town’s 2023 median household income ($53,698) remains below the NYS median (65% of $84,578=$54,975), limiting capacity to fund capital projects. Reconstruction costs exceed local means, despite insurance funds. State aid will reduce the funding gap necessary to construct a desired public space with innovated opportunities to meet present-day needs for enhanced recreation operations, tourist attractions, and community space.

Q_12626 Does the project align with the Regional Economic Development Council's Strategic Plan? Click here for strategic plans

Yes

Q_12627 Explain how the project aligns with the Regional Economic Development Council's Strategic Plan.

The proposed project directly advances the Mohawk Valley Regional Economic Development Council's Strategic Plan by supporting key priorities related to **adventure tourism, vibrant communities, quality placemaking, and recreation-based economic development**. The project will enhance year-round recreational amenities in

Caroga Lake while strengthening the area's position as a premier Southern Adirondack destination for residents and visitors alike.

Q_929 Current State of Project Development (i.e. planning, preliminary engineering, final design, etc. You may enter N/A for non-project related applications)

The project has advanced beyond conceptual planning, with remaining work focused on advancing to final design, bidding, and construction procurement.

Q_975 Estimated Project Timeline: include project start/completion dates, estimates for design, permitting and construction or other major steps.

The Town has actively been working with an engineering firm with 40% of preliminary design complete and SEQR review expected to be complete at the time of award announcements.

CFA Awards Announced: Winter 2026/2027

SEQR Complete: January 2027

Complete Final Design/Bid Docs/Permitting: January-March 2027

Construction Begins: Summer 2027

Building Construction: July 2027 – May 2028

Interior Finishes, Furnishings, Equipment: May – June 2028

Final Inspections & Occupancy Certification: June – July 2028

Project Completion, Grant Pay Requests: Summer 2028

Project closeout is anticipated for Fall 2028, aligning strategically with the developing Wheelerville Trails project and sustaining community momentum of advancing recreation and tourism within Caroga Lake and the broader Southern Adirondack region.

Q_580 Provide a list of all federal, state, and local reviews, approvals, or permits needed or completed, including the dates when they are expected to be completed or were completed. If Not Applicable, indicate "NA".

Caroga Planning Board Site Plan Review with Coordinated SEQRA (Unlisted Action) per APA Act/ALLUP;

NYS DEC SPDES Construction General Permit (GP-0-15-001) and SWPPP approval;

NYSDOS Herkimer review of site, water, septic, & related forms (DOS-154, 348, 2249, 3915, 2225);

Fulton County Planning Board GML § 239-m referral.

Q_12606 Does this project require State and/or Federal Environmental Review?

Yes

Q_2364 What is the status of State and/or Federal Environmental Review?

The SEQR process has been initiated with completion of the Short EAF Part 1. Lead agency coordination is currently underway, and the Town anticipates completing environmental review with the issuance of a Negative Declaration prior to grant execution.

Q_12607 Please indicate the lead agency (if applicable).

Lead agency coordination in process as of July 2026 proposing the Town as Lead Agency.

Q_18182 Is this project subject to National Environmental Policy Act (NEPA)?

No

Q_12604 Has a National Environmental Policy Act (NEPA) Record of Decision been issued?

No

Prior CFA Funding

Q_12625 Has the applicant or project been awarded funding in prior CFA rounds?

Yes

Q_2362 What were the CFA numbers for which funding was awarded? (separate multiple CFA numbers with commas)

151664 (2025 DOS SGCP Town of Caroga Comprehensive Plan), 127597 (2023 OPRHP RTP NM Town of Caroga Wheelerville Caroga Connector Trail + DEC Smart Growth), 151114 (2025 ESD RCCF Caroga Arts Collective New Town Center Lakeside Amphitheater Construction).

Q_4160 For each program to which you are applying under the CFA, explain your strategy for proceeding if the full amount of requested funding, required matching funds, and temporary financing are not secured as expected, or committed sources become unavailable.This explanation must address any proposed project phases, and both CFA and non-CFA sources of funds.

If CFA funding cannot be provided in full, project deliverables and cost burden will fall on the Town and further delay project implementation. Without CFA funding, higher costs of bonding will increase the burden on local taxpayers, plus the nature, scope, and timing of the project will need to be down-scaled, redefined, and redesigned. Essential and overdue infrastructure investments will not be on track for delivery to meet basic needs and community expectations of advancing the project. Without CFA funding, the quality and impact of the project will suffer, such that much-needed municipal projects for essential infrastructure, outdoor recreation, open space park amenities, and downtown hamlet revitalization will likely be substantially reduced or derailed in both the short-term and long-term.

Funding for the grant requires Town Board support and approval with a resolution of commitment now plus budget allocations for funding. To complete the project most effectively with the most efficient, considered, and appropriate cost (as detailed in the budget, scope, and work plan), it is imperative that funding be awarded to benefit Caroga and its residents for long term stability.

REDC

Environmental Protection Fund: Parks, Preservation and Heritage Grants (2026)

Q_2366 How does your project align with the Regional Economic Development Council's Strategic Plan/Upstate Revitalization Initiative Plan? (strategic plans are located at https://regionalcouncils.ny.gov/)

The project advances MVREDC strategies for recreational tourism and thriving communities by redeveloping the lost Nick Stoner Municipal Golf Course Clubhouse lost with an innovative recreation facility used for enhanced outdoor activities and operations as well as community gathering space. MVREDC prioritizes investments in year-round attractions, park destination assets, visitor spending, and life quality. Located entirely within the Adirondack Park, Caroga aligns well with such aims. Construction a larger enhanced building will modernize public recreation infrastructure, improve accessibility, and redevelop the property into a recreation community space allowing better more efficient use for residents and visitors, including golfers, cyclists, hikers, snowmobilers, and music lovers. Advancing Caroga's DOS Smart Growth planning, it also supports downtown renewal, local businesses, and construction jobs while uplifting Caroga's role as a premier outdoor recreation attraction.

Q_930 Explain what makes your project a regional economic priority - for example creates jobs, economic investment, sustainability and community revitalization, government efficiency or consolidation etc.

The Project will expand and enhance year-round Adirondack recreational opportunities by serving golfers, hikers, cyclists, snowmobilers, Nordic skiers, and music enthusiasts throughout the Mohawk Valley region. Providing enhanced opportunities that support health benefits, outdoor activities, and quality of life will encourage recreation-based tourist activity and align with Caroga's distinctively connected outdoor recreation networks, including Caroga Lake and connecting trails. The project advances regional priorities for outdoor recreation, economic development, and thriving communities in the Adirondack Park and Mohawk Valley.

Jobs

ESD Regional Council Capital Funds

LIST OF ENTITIES

	ALL NYS Locations	Project Location Only
List all entities and their EIN that the employment is being reported to DOL under.	N/A	N/A

JOBS TABLE (Using FORM NYS 45)

	ALL NYS Locations	Project Location Only
A. Total Employees / Jobs (this should add up to the sum of Total Full Time Employees + Total Part Time Employees + Total Contract Employees)	0	0
B. Total Full Time Employees / Jobs Only	0	0
C. Total Part-time Employees/Jobs Only	0	0
D. Total Contract Employees/Jobs Only	0	0
E. Total Full Time Equivalents (FTEs) (this should be calculated from part-time employees only (C) using the FTE definition from the top of the page)	0	0
F. Total Full Time Employees + Total FTEs (B+E)	0	0
G. Average Annual Wage (Full Time Employees and FTEs)	$0	$0
H. At Risk Positions (From Existing Full Time Employees and FTEs)		0
I. Average Annual Wage of at Risk Employees/Jobs (Full Time Employees and FTEs)		$0
J. Percentage of Employees that are residents of New York State	0	0
K. Construction Jobs: Estimate the number of construction jobs to be created by the proposed project.		0

Q_2178 Will any other non-construction jobs result from the project? If so, please estimate how many jobs, explain how these jobs will be created, and explain the method used to determine the job number estimate.

For example: This could include jobs created by tenants at an incubator or mixed-use development or as a result of the creation of a job training center.

The proposed project is not anticipated to create significant new permanent employment positions. Rather, the project is intended to enhance the capacity, efficiency, and long-term sustainability of existing positions associated with operation of the Town's municipal golf course, recreation park, and affiliated public recreation programs. By providing modern recreation support facilities, visitor amenities, and community gathering space, the project will improve service delivery, support expanded programming and events, and strengthen year-round visitation. These improvements will help sustain existing employment opportunities while supporting tourism activity, local businesses, and recreation-based economic development throughout the Caroga Lake area and Southern Adirondack region.

NEW NET JOBS TO BE CREATED AS A RESULT OF THE PROJECT

In the Table below, provide a breakdown by general category/job type to indicate how many net new full-time employees/jobs the company will create cumulatively by year (using the definition in the question above) as a result of the project. The total in the bottom right-hand corner needs to equal the number in the subsequent question that follows this table.

1) Enter the type of job by general category.

2) Enter the average gross annual wages for each job type.

3) Enter CUMULATIVE job totals in the table below. Cumulative job totals mean that each subsequent year in the chart includes jobs created in all prior years. The job number in the bottom right-hand corner on the chart is the full number of jobs created over all five years and needs to equal the number in the subsequent question that follows this table. The number of net new jobs in each cell should be consistent with the definitions from the top of the page, where total new full-time employees/jobs are added to total new full-time equivalent employees/jobs to get the total number of net new jobs that can counted.

i.e. if there are 10 jobs being created each year for 5 years in one category, enter 10 for year 1; 20 for year 2; 30 for year 3; 40 for year 4; 50 for year 5.

If awarded, your company or entity will be held to the job creation commitments as outlined in the table below and question above. For grants, should you fail to meet the job creation commitments, recapture provisions may apply. For Excelsior, each years job commitment is evaluated separately to determine if tax credits can be issued.

Applicants should reach out to the regional office in which their project is located if they have any questions on how to fill this table out.

Net New Job Information (Enter Cumulatively)

	Job Type/Category	Avg Gross Wages/Job Type	Year 1	Year 2	Year 3	Year 4	Year 5
1	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*
2	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*
3	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*
4	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*
5	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*	*No Answer*
Total	0	0	0	0	0	0	0

Q_7506 Indicate how many net new full-time jobs the company will create over 5 years. Please ensure this number is the same as the cumulative total number of jobs you entered for year 5 from the Net New Job Infromation table above.

The number of net new jobs should be consistent with the definitions from the top of the page, where total new full-time employees/jobs are added to total new full-time equivalent employees/jobs to get the total number of net new jobs that can counted.

If awarded, your company or entity will be held to the job creation commitments as outlined in this question and table below. For grants, should you fail to meet the job creation commitments, recapture provisions may apply. For Excelsior, each years job commitment is evaluated separately to determine if tax credits can be issued.

0

Q_17898 Indicate the average annual salary for the net new jobs created as a result of this project.

$0

Q_14397 What percentage of the project’s net-new employees will work remotely (in part or fully)? If none, then enter 0(zero).

0

Q_4167 Indicate the year employment begins under Year 1 for your project for the Net New Job table above.

0

Q_1415 Indicate what the average percentage is of the applicants' total employees' gross wages paid in benefits (exclude mandated benefits such as Federal Insurance Contributions Act (FICA), Medicare tax, unemployment insurance or workers' compensation insurance.

0

Standard Question

Environmental Protection Fund: Parks, Preservation and Heritage Grants (2026)

Previously in this Application, you were asked to describe your overall project, which may include multiple phases and funding requests. The questions below are specific to the phase of the project for which you are requesting OPRHP funds through this CFA.

Q_15404 For which phase(s) of your project are you applying for EPF Parks, Preservation and Heritage Grant funding?

Development

SFS Supplier ID

Q_16946 All applicants for this program must register in the New York Statewide Financial System (SFS). Please enter your SFS Supplier ID in the space provided. If your organization has multiple IDs in SFS, make sure that the ID provided is appropriate to the project requesting funding, as the details and address associated with the ID you provide will be used for contracting and payments if your application is successful. The ID you provide is also used to verify Prequalification status for Not-for-Profit organizations.

Caroga Town of - Established Vendor in SFS

Q_17507 Is the applicant a sectarian entity?

No

Q_17870 If the applicant is partnering with or applying on behalf of another entity/organization that will undertake the project work, be the principal payee of the grant, and/or take/retain ownership/use of the property, explain the fiscal relationship between the parties, the particulars of their participation in the proposed project, and who will execute the grant contract with OPRHP.

The Town of Caroga serves as the applicant and property owner. The Town adopted a Resoluition in July 2026 to apply for CFA funds and designated the Town Supervisor as the primary authorized Town representative to sign and execute a NYS grant contract, undertake work, make expenditures, and receive reimbursement.

Zip Code Tabulation Area (ZCTA) of project location

Q_19112 Provide the 5-digit ZIP Code Tabulation Area (ZCTA) code for the project location. If the project location spans multiple ZCTAs, list all ZCTA codes included in that location, separated by commas. See the Question Requirements for additional information and links to assistance.

12032

Percent Below Poverty for ZCTA

Q_19113 Please indicate the Percent Below Poverty Level for the ZCTA noted in Q_17589 . If multiple ZCTAs were listed in Q_17589, list the Percent Below Poverty Level for each ZCTA listed,

following the same list order. See Question Requirements to find your ZCTA's level of poverty. Grants can reimburse up to 75% of eligible project costs if the poverty level of the project location is 10 percent or more; 50% if the poverty level is below 10 percent.

6.1%

Q_2138 What is the classification of property on which this project will take place? (Select all that apply.)

Municipal Land

Q_11940 Describe the overall condition of the property, site or facility (past, current, proposed), especially the property's significant natural, cultural and/or historic features and features/areas to be impacted by the project.

The Project is located at 1801 NY-10, Town of Caroga, Fulton County, New York (SBLs 68.6-1-1 & 68.6-1-2) where the former clubhouse location was serving the Nick Stoner Municipal Golf Course and Caroga Recreation Park. Situated along NY-10 in Caroga's downtown Hamlet Zoning District and APA Hamlet land use area, the property is a highly visible recreation asset supporting outdoor recreation, tourism, and public events.

The Wheelerville Tannery operated from the 1860s to 1888, and the former clubhouse building originated as the tannery store and offices. Until it was destroyed by fire in November 2020, the site contained the historic clubhouse, storage facilities, parking, landscaped areas, and golf course connections. Today, parcel 68.6-1-1 is vacant, while parcel 68.6-1-2 contains the Town Highway Garage (planned for relocation to 1913 NY-10) and the renovated Golf Storage and Maintenance Building.

The property is characterized by its scenic Adirondack setting, including views of rolling terrain, golf course landscapes, and nearby Forest Preserve lands. A wooded stream corridor extends along the far edge of parcel 68.6-1-2 between Irving Pond Outlet to Canada Lake Inlet. Aside from this area, the parcels are previously disturbed and devoid of vegetation. For more than a century, the recreation park, municipal golf course, and clubhouse served as important community and tourism assets. Constructing a new recreation building for community space and public gathering will once again function as the central meeting and service facility for local and visiting outdoor enthusiasts. The Project will redevelop space for recreation-related administration, retail, regional information, and community events. The property's cultural significance derives from its longstanding role as a community recreation destination and contributor to the growing regional outdoor recreation economy and advancing trail connector network.

Current conditions reflect the loss of the clubhouse and associated infrastructure due to the 2020 fire. Temporary structures located on a nearby parcel provide limited golf clubhouse and restroom functions, allowing continued operation of the golf course but inadequate capacity to support visitor amenities, efficiency, accessibility, and long-term sustainability.

The proposed project will involve construction on previously developed land and include accessibility features, site circulation enhancements, utility upgrades, stormwater management facilities, and related infrastructure improvement necessary to improve safety, functionality, sustainability, and visitor experience. Project activities will be limited to previously disturbed areas where the prior Clubhouse resided for easy access routes, utility connections, parking, and pedestrian circulation areas.

The project is not expected to adversely affect significant natural resources or sensitive environmental features beyond documented stormwater and wetland considerations. Existing scenic views, mature vegetation, and the recreational character of the golf course and surrounding landscape will be retained to the greatest extent practicable. The site does not consist of historical structures listed as eligible on the National Historical Listing according to the CRIS system and SHPO data available. Existing conditions, site features, deficiencies, and proposed improvements are illustrated in the attached site plan, photographs, and supporting materials.

Historic and Archeological Resources

Q_19114 Prior to award, the State must review all proposed projects for their impact upon historic and archeological resources. In order to facilitate the State's review, please describe any steps already taken to identify historic and/or archeological resources that may be impacted by the project, and measures taken or planned to protect and assure that the project will not damage or destroy historically or archeologically significant aspects of a property. Identify any structures or man-made landscapes over 50 years old in the project area, explain their significance, if any, and describe how they will or will not be affected by the project.

To support consultation with the State Historic Preservation Office (SHPO), a review of the project site was completed through the New York State Cultural Resource Information System (CRIS).

CRIS records indicate that existing buildings on the site and nearby parcels have been determined **Not Eligible** for listing on the State or National Registers of Historic Places. The project site consists of previously disturbed and developed lands associated with historic golf course operations, parking, and the former clubhouse. Based on available CRIS information, no archaeological resources have been identified within the project area and no archaeological investigation is anticipated based on the existing property conditions, previous development, and limited ground disturbing activities.

Ownership

Q_17555 Describe your ownership interest in the property and any restrictions in ownership or use of the property. If you do not have full (fee simple) ownership, explicitly address the terms of your access to and use of the property, citing the relevant legal documents.

The project site consists of Town-owned municipal land at 1801 NY-10 and 1795 NY-10, (SBLs 68.6-1-1 and 68.6-1-2). The Town of Caroga holds fee simple ownership of both parcels and has full authority to undertake the proposed project, execute grant agreements, and provide long-term site access and stewardship.

The Town is the sole property owner and is not aware of any ownership interests, leases, management agreements, mortgages, or other encumbrances that would prevent implementation of the project or execution of required grant and long-term protection documents.

OPRHP Project Abstract

Q_13935 Provide a brief (500 characters) "press ready" project abstract, including: legal applicant name; project location; general purpose of project. See Question Requirements for examples.

The Town of Caroga will construct a new building of approximately 6,000-SF for recreation and community space public use on the second floor to replace the Nick Stoner Municipal Golf Course Clubhouse, a former community asset previously lost to a fire. The Project will consist of accessible parking and innovative design features for public use, community events, and enhanced recreation operations to support all-season outdoor activities and attract tourist activity in the Mohawk Valley region.

Project Narrative

Q_11567 In a detailed project narrative, describe (1) the needs you will address with this project and the work you will accomplish, including component steps and approximate timeline, (2) how the items outlined in your Cost Share Summary template and in the Funding section of this application will accomplish your project goals, and (3) how the proposed work is appropriate and will be accomplished according to accepted professional standards.

The Town of Caroga proposes to construct a new clubhouse at the historic Nick Stoner Municipal Golf Course and Caroga Recreation Park at 1801 NY-10. The project

addresses clubhouse loss, which was destroyed by fire in November 2020, and will restore a critical recreational, tourism, and community asset serving residents and visitors throughout the southern Adirondacks, Mohawk Valley, and parts of the Capital Region. The clubhouse historically served as the operational, social, and visitor-services center for the municipal golf course and recreation park. Since the fire, golf course operations have continued from temporary structures providing limited clubhouse, restroom, and administrative functions. While these temporary facilities have allowed the course to remain open, they do not adequately support visitor needs, accessibility, event programming, retail services, energy efficiency, or long-term economic sustainability. The absence of a permanent clubhouse limits the Town's ability to maximize all-year recreational use, attract visitors, host community events, and support outdoor recreation tourism-related economic activity.

SEQR is expected to be completed before Spring 2027 with the Town as Lead Agency. If awarded and following a grant contract execution, advancement to final design, permitting approvals, and bid document preparation will occur. The Town will work with the engineering consultant on construction bidding to comply with procurement regulations in accordance with applicable state and local requirements. The next step will advance construction, including site preparation, utility work, foundation construction, building construction, and building system installation.

Construction will include interior finishes focused on recreational use on the second floor, site restoration, inspections, furniture, fixtures, and equipment. The Town will prepare for project closeout and a grand opening celebrating a redeveloped recreation asset and express gratitude toward State funding agencies and other supporting sponsors.

The building construction will include a basement level and first floor shell necessary for structural support, building systems, storage, and related operational functions. The first floor will be constructed as part of the overall building structure but remain largely unfinished and vacant as the Town evaluates potential future uses including the possible relocation of Town Hall.

No municipal office improvements are included in the proposed project or grant request. The ground-level first floor will incorporate building access, parking connections, circulation areas, and ADA-accessible features, including elevator and stair access, ensuring that residents and visitors of all abilities can safely access and utilize the public facilities located on the second floor.

Costs identified in the Cost Share Summary and Funding sections directly support project implementation. Town funding has already completed most of the professional design and engineering services and preliminary environmental and permitting preparations. Grant funding will be used for construction management, site preparation, utility and infrastructure improvements, building construction, accessibility improvements, landscaping, furniture and fixtures, and project administration.

Planning Project

Q_18874 Funding for planning grants under this program is intended for project-specific planning to develop actionable plans for projects that fall within the program's eligibility requirements, not for broader planning processes such as comprehensive Open Space, Management or Master Plans, or speculative feasibility studies. If your grant proposal includes a substantial planning element other than preparation of contract documents (plans and specifications), identify in detail the components of the final planning document or product.

NA

Public Benefit

Q_11569 Describe the public benefit--specifically: the recreational, conservation, preservation and/or heritage contribution--that will result from completion of the project. Show why the State should participate in the cost of the project.

Funding and completing the Caroga Golf Clubhouse Project will provide substantial and lasting recreational and economic benefits to the Town of Caroga, Fulton County, the

Southern Adirondacks, and Mohawk Valley Region. The project will consist of constructing a new building to provide a central gathering place and recreation hub for the Nick Stoner Municipal Golf Course, Caroga Recreation Park, and neighboring Forest Preserve lands, thereby strengthening one of the region's most accessible and affordable Adirondack recreation destinations.

The project's primary benefit is restoring facilities and services that support year-round outdoor recreation and community use. The clubhouse will provide accessible visitor services, restrooms, event space, retail services, and administrative functions. In addition to serving golfers, it will support people engaging in nearby hiking, biking, paddling, snowmobiling, skiing, and other outdoor recreation opportunities, as well as local arts venues, historic sites, restaurants, and lodging. By improving public amenities at this central location, the project will expand recreation opportunities for year-round residents, disadvantaged populations, seasonal property owners, and visitors of all ages and abilities.

The project preserves the historic role of the site as a vibrant recreation destination. In the early 20th century, the former Wheelerville Tannery property was transformed from an industrial site into public recreational land. For more than a century, the golf course, recreation park, and clubhouse have contributed to Caroga's character and outdoor recreation economy. Although the original clubhouse was lost to fire, constructing an innovative building at the same location preserves the site's longstanding role as a community asset overlooking the Shaker Mountain Wild Forest and maintains traditions that connect people with trail networks and the surrounding lake-and-forest landscape.

Support for the Project remains strong from public and private relationships, legislative representatives, community committees, and residents. State participation is vital to prevent further delay of advancing the project that will benefit beyond the Town of Caroga. The golf course, recreation park, and surrounding trail networks enhance local livability while also attracting visitors throughout New York State and beyond, thereby sustaining a healthy and resilient natural environment while also generating economic activity for local businesses, lodging establishments, restaurants, and other attractions.

The project supports State goals of expanding outdoor recreation opportunities, strengthening tourism economies, enhancing rural quality of life, and investing in public infrastructure. State aid is particularly important because replacing a major public facility lost to an unforeseen fire exceeds the financial capacity of a small rural municipality. Assistance also helps maintain affordable public access for residents of Caroga, neighboring communities, and disadvantaged populations throughout Fulton County.

The project has been designed to protect the site’s scenic and environmental character. Construction will occur on previously developed land, preserving surrounding natural resources, open views, and recreational landscapes that make Caroga unique. In addition, accessibility improvements, modern building systems, and stormwater management features will further enhance the site’s long-term sustainability.

Q_15289 For projects involving acquisition of real property (either purchase or donation), (1) describe the status of the acquisition, including current ownership and circumstances of sale. (2) If the property has already been acquired, provide the date of the closing. (3) List any restrictions on the use or ownership of the property, site or facility that is the subject of the grant proposal. Elsewhere in this application, you will be asked to document the owner's intent to sell, donate or transfer the property to the applicant and provide proof of the value of the property.

NA

Recreational Benefit

Q_16947 If your project addresses opportunities for recreation, identify area(s) of principal benefit. Categories are defined in the Question Requirements.

Biking, Golfing, Walking, Snowmobiling, Winter activities

Q_17510 Describe and document how the budget and costs were determined. Identify the person(s) responsible for compiling the project budget; include relevant experience and background of all parties. What method/approach was used to arrive at estimates? Points are awarded based on the answers you provide.

The total project cost is estimated at approximately $5-million, based on preliminary architectural and engineering design and construction cost estimates. Remaining A/E services are estimated at $160,500 and include final architectural/engineering, MEP engineering design, preparation of construction documents, and bid-phase services necessary to advance the project through procurement.

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Q_3626 If this application is successful, how will you monitor expenditures during the life of the project to ensure that the project stays on schedule and within budget?

The Town will closely monitor project expenditures and schedules through regular coordination among the Town Supervisor, Town personnel, project consultants, and

board committee leaders experienced in grant administration. Project costs will be tracked against approved budgets and milestones, while architectural and engineering consultants will assist with construction administration, schedule monitoring, and cost control. Regular reporting, reimbursement tracking, and public project updates will help ensure the project remains on budget, on schedule, and in compliance with grant requirements.

Q_370 Explain the strategy and resources for going forward after the project is complete; that is, for implementing grant-funded plans, developing and using grant-funded acquisitions, and maintaining grant-funded improvements.

The Town of Caroga has assembled an experienced project team with the administrative, technical, and operational capacity necessary to successfully implement the proposed project. The Town is currently working with its architectural and engineering consultants to advance project design and prepare the project for final design, bidding, and construction.

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Open Grants with OPRHP

Q_17512 Do you currently have any open grants with OPRHP?

No

Commissioner Priorities

Q_17557 Will the project enhance and/or create opportunities for walkable public spaces for recreation, fitness, mental health and well-being, particularly in underserved neighborhoods (i.e., build green space, revitalize existing athletic and recreational facilities, create and enhance amenities at pocket parks, historic properties and community gardens)? If so, detail the improvements and the expected results.

The Project addresses Commissioner priorities, including enhancing access to walkable public spaces and outdoor recreation by rebuilding the central gathering place and visitor amenity for the Nick Stoner Municipal Golf Course and Caroga Recreation Park, including connections to the Wheelerville Trails Park and Connector Trail.

The clubhouse serves as the primary access point, orientation center, and community hub for a network of public recreational lands that support physical activity, mental well-being, and social connection throughout the year.

During the spring, summer, and fall, the golf course and recreation park provide opportunities for walking, golf, nature appreciation, and community events. During the winter, when golf operations cease, the grounds are repurposed for snowmobiling, Nordic skiing, snowshoeing, and walking, providing year-round access to outdoor recreation. The new building will provide accessible restrooms, visitor services, gathering space, and other amenities that improve the user experience and encourage greater participation in healthy outdoor activities.

The project involves redeveloping existing municipal-owned public recreation space that has served the community and region for more than a century. By replacing the clubhouse lost to fire in 2020, the project will restore an essential amenity that supports use of surrounding open spaces and recreational assets. The improved facility will strengthen connections between the golf course, recreation park, trail systems, nearby Forest Preserve lands, and downtown Caroga, creating a more welcoming and accessible environment for residents and visitors.

Q_18811 Is this a project that enhances, extends, or complements multi-use pedestrian and bicycle trails, creating physical and functional connections among already-protected state and local lands, historic properties, greenways, trails and waterways (including landscape and trail improvements and special features or signage to improve programming and interpretation)? If so, detail

the improvements and the expected results.

Project enhances and complements an existing network of multi-use trails and protected town and state public lands by restoring the primary visitor facility and gathering place for the Nick Stoner Municipal Golf Course, Caroga Recreation Park, and Wheelerville Trails Park. The project strengthens physical and functional connections among Town-owned recreation lands, neighboring Adirondack Forest Preserve lands, local snowmobile trail systems, and regional walking, biking, skiing, and paddling destinations.

The new clubhouse will provide visitor information, orientation, restrooms, meeting space, and other amenities that support trail users and outdoor recreation participants throughout the year. The facility will serve as a gateway to nearby recreational assets and provide opportunities for improved wayfinding, interpretation, and promotion of local trails, historic sites, waterways, and natural resources.

Expected results include increased public use of existing trails and protected lands, improved visitor experience, enhanced access to outdoor recreation, stronger connections among recreation destinations, and greater support for recreation-based tourism. By rebuilding the clubhouse at this central location, the project will reinforce Caroga's role as a hub for year-round, non-motorized and multi-use outdoor recreation in the Southern Adirondacks and Mohawk Valley.

Q_17558 Will the project advance and/or complement transformational projects across the State, to enhance sustainability and resilience, especially in underserved communities, to address and prepare for the impacts of climate change (i.e., enhance recreation while: fostering stewardship, preserving open space, restoring natural communities, implementing climate resilient infrastructure, and reducing flood risk)? If so, detail the improvements and the expected results.

The project has synergy with existing transformational grant-funded projects for Caroga's Arts' state-of-the-art Sherman's Amphitheater, net-zero Myhil Artists' Lodge, Wheelerville Trails networks, and Lake Stewardship programs. These projects in Caroga all advance goals for sustainable, climate-resilient recreation infrastructure. The current project replaces a facility lost to fire with a modern, energy-efficient clubhouse designed to current building, accessibility, and environmental standards. The project will occur entirely on previously developed land, preserving the surrounding open space, scenic resources, and natural landscapes that contribute to the ecosystem integrity, environmental quality, and clean water of the Adirondack Park and Mohawk Valley.

Improvements include modern building systems, improved stormwater management, and site infrastructure designed to enhance long-term resilience and reduce maintenance needs. By supporting year-round outdoor recreation at an existing public facility, the project encourages stewardship of natural resources and continued public appreciation of nearby Forest Preserve lads, trails, lakes, and waterways.

The project benefits residents and visitors from Caroga and neighboring areas, including underserved groups. Expected results include improved public access to recreation, enhance sustainability, greater resilience, open space protection, and stronger recreation-based economic activity supporting long-term community vitality.

Q_18815 Is the project designed to enhance inclusion by removing barriers, providing accommodation, and expanding visitor access and amenities to welcome new visitors, including those previously marginalized? Examples include: enhanced gateways to parks, trails and historic properties; signage to improve programming and interpretation with an emphasis on marginalized/underserved populations (e.g., multi-lingual and/or pictorial signage); recreational and interpretive facilities serving people of diverse abilities; accessibility compliance; unisex public restroom facilities; reopening [i.e., modernize, rehabilitate, restore] shuttered recreational or historic facilities in distressed neighborhoods, etc. If so, detail the improvements and expected results.

The project is designed to enhance inclusion by designing and constructing an accessible public recreation facility to serve residents and visitors of all ages, backgrounds, incomes, and abilities. The project will replace the clubhouse lost to fire in 2020 with an innovative building removes barriers to participation and improves access to outdoor recreation opportunities throughout the year.

The new public facility will be designed in compliance with the Americans with Disabilities Act (ADA) and applicable accessibility standards, providing accessible entrances, routes, restrooms, gathering spaces, and visitor services. The facility will improve access to the Nick Stoner Municipal Golf Course, Caroga Recreation Park, Wheelerville Trails Park,

and nearby recreational assets, creating a more inclusive experience and reducing barriers for people with diverse mobility, sensory, and other accessibility needs.

The project will also restore amenities that have been severely limited since the loss of the clubhouse, including visitor information, gathering space, refreshment areas, and administrative recreation support. These improvements will make the site more welcoming to first-time visitors, families, older adults, and individuals who may not otherwise participate in outdoor recreation activities.

The project serves a broad regional population, including residents of nearby communities with documented economic challenges, and helps ensure that affordable public recreation remains available to underserved populations. By improving accessibility, comfort, and visitor services at a publicly owned facility, the project will expand participation in outdoor recreation, strengthen community connections, and create a more welcoming gateway to the Adirondack Park and Mohawk Valley.

Q_18950 If this project is being undertaken in a State Park or State Historic Site by an OPRHP Friends organization or other partner group, describe that group's relationship and/or formal agreement with OPRHP.

NA

Q_17513 I understand that NYS OPRHP may require additional project documentation, information, or modifications to the original project proposal as a condition of award.

Yes

ESD Regional Council Capital Funds

General Project Questions

Q_12647 In the beginning of the Application, you were asked to describe your overall project, which may include multiple phases, such as in the case of a major infrastructure project or redevelopment of a specific geographic area. Please note that this section of the Application is specific to the phase of the project for which ESD funds are being requested through this CFA, NOT the overall project. Is the proposed project a phased project as described above?

Yes

Q_12648 Concisely describe ONLY the phase of the project for which ESD funds are being requested via this CFA, indicating the location, what will be planned, designed and/or constructed, the issues/opportunities to be addressed and expected outcomes and deliverables.

The Town of Caroga is requesting to use ESD funds for construction of a new 6,000 SF recreation and community facility at 1801 NY-10, Caroga, NY, on the site of the former golf clubhouse lost to fire in 2020. The facility will provide visitor information, public gathering space, and recreation support amenities that enhance the visitor experience, strengthen year-round tourism, and support economic development throughout Caroga Lake and the Southern Adirondack region.

Q_15341 Is the applicant a city, town, or village that is applying for capital funding?

Yes

Q_15342 Is the applicant already certified by NYS Homes and Community Renewal (HCR) as a Pro-Housing Community? For more information on certification please visit the Pro-Housing Community Program website

Yes

Q_12601 Has an application been submitted to this program for this project already?

No

Q_17252 What does the project involve in terms of product(s) or services(s) that will be provided at the project location? Please explain and quantify how the capital investment for which you are seeking funding will make it possible to reach business or organization goals such as changes to efficiency, profitability, productivity, market share, product offerings, or other measurable results relevant to your goals for the product(s) and service(s) that are/will be provided.

The project will create a modern visitor facility supporting recreational tourism services at the Nick Stoner Municipal Golf Course and Caroga Recreation Park. Products and services will include golf operations, visitor information, event and meeting space, equipment rentals, public restrooms, and recreational programming that serves golfers, trail users, tourists, and community groups.

The capital investment will replace the golf clubhouse lost to fire in 2020 and eliminate reliance on temporary facilities that currently limit operations, visitor amenities, and economic resiliency. The new structure will improve operational efficiency by consolidating services in a single space consisting of public accessibility features and energy-efficient systems.

The project will expand product and service offerings by creating space for community events, recreational tournaments, meetings, outdoor activity and youth programming, and enhanced visitor services. It will strengthen abilities to attract tourists utilizing nearby golf,

advancing trail connections, lake use, snowmobiling, skiing, paddling, and other outdoor recreation assets Caroga has to offer.

Expected outcomes include increased tourist attractions, longer visitor stays, enhanced utilization of recreational facilities, increased event hosting capacity, and economic development to support local businesses, lodging establishments, outdoor recreation activities, and tourism destinations in the town and region.

Q_13596 Does this project provide training and improvements to the workforce?

No

PROJECTS APPLYING FOR REGIONAL COUNCIL CAPITAL FUNDS ARE CATEGORIZED INTO ONE OR MORE OF THE FOLLOWING TOPICS:

- Business Investment
- Economic Growth
- Tourism
- Strategic Focus Area(s)

Please review the Regional Council Capital Funds Program Guidelines included in the 2025 Available Resources document on the REDC website for additional details on each category. All applicants are strongly encouraged to reach out to the ESD regional office in which the project is located prior to submission to discuss the project being proposed.

Applicants are reminded to request the minimum level of funding necessary to incentivize the project to occur and request the amount of funding needed to complete their project vs. the maximum amount they may be eligible for as the likelihood of receiving an award improves as the percentage of ESD assistance is reduced and private or other sources are better leveraged. Applicants applying for funding under the business investment, economic growth, or tourism program categories will generally not be considered for more than twenty percent (20%) of the financing for any particular project based on the eligible total project cost.

General Project Questions- Business Investment

Q_13628 Does your project focus on creating new jobs in New York State or retaining jobs that are otherwise in jeopardy? If yes, please ensure accurate job information is entered for questions relating to jobs on the Jobs tab.

No

General Project Questions- Economic Growth

Q_13634 Does the project foster economic growth through cultural activity, higher education activity, agribusiness initiatives, other local or regional initiatives, improvements to facilities in distressed areas (census tracts), commercial revitalization activities in central business districts or commercial strips, or other types of projects that may not have direct job creation goals but do foster economic development within the area the project will occur? Please reference the program guidelines for more information on economic growth projects.

No

General Project Questions - Tourism

Q_17221 Does the project expand, construct, restore or renovate New York State tourism destinations and attractions?

Yes

Q_17222 Describe how the project aligns with the tourism goals of the corresponding REDC's strategic plan and how it complements the state's tourism strategy as reflected through the work of I LOVE NY, increasing the perception and consideration of New York State, as a travel destination, increasing visitation and creating a positive economic impact.

Priority will be given to projects that show a potential economic impact that would lead to increases in number of visitors, visitor frequency, visitor spending and length of stay. Please include a description of the target market for this destination/attraction, the current tourism trends in support of this market and destination, and the potential demand for this type of project.

The Project aligns with the Mohawk Valley REDC's Upstate Revitalization Investment (URI) Prospectus and strategic priorities for adventure tourism, vibrant communities, quality placemaking, and recreation-based economic development. Additionally, the project will result in expanded year-round recreational opportunities that support the region's targeted Adirondack outdoor recreation and tourism industry cluster.

MVREDC identifies tourism as a major economic driver and prioritizes investments that expand year-round attractions, strengthen destination assets, increase visitor spending, protect open space, and improve quality of life. Caroga's enduring outdoor recreation planning theme fits with the regional URI's Tourism Strategy:

"The Mohawk Valley is one of the top three destination engines statewide,…[and] accounts for $1.67 billion in direct spending in the Mohawk Valley, and employs more than 25,000 people. Our strategy builds on these assets,… create[s] a path to prosperity…, enable[s] an entrepreneurial ecosystem…, [and] expand[s] year-round attractions" (p. 11).

Further, recreational development in Caroga is comprehensive with the *2025 Annual Report*'s featured strategy to:

"*Encourage and support I LOVE NY, the Adirondack Regional Tourism Council and county Tourism Promotion Agencies to continue to brand the Adirondacks as a travel destination* " and the goal to "*prioritize the opportunities for all Adirondack Communities within the six-million-acre Adirondack Park, impacting its economy, communities, environment, and people*" (p. 23).

The project also advances distinctive Mohawk Valley Smart Growth downtown revitalization, vibrant communities, and quality placemaking. Outdoor recreation serves both visitors and residents alike by improving quality of life, attracting new families, connecting with nature, supporting healthy physical and mental health outcomes, and enhancing livability and resilience. The outdoor economy — rooted in recreation, tourism, and stewardship — provides opportunities for small towns like Caroga to diversity and thrive.

Q_17239 Please select the type of project that best describes the focus of your application. This is a single choice answer only.

2-New destination/attraction

Q_17244 What is the expected number of annual number of visitors for the new destination/attraction?

8000

Q_17245 Please show the expected ROI (Return on Investment) and explain how this project will lead to increased room nights, visitor spending and/or increase the length of stays. For example, is this new attraction/destination building off any other local tourism initiatives or destinations? If so, please list them and explain.

Room nights refer to total nights a hotel has sold/sells vs. length of stay which refers to the average number of nights guest stay at a particular hotel.

The Town estimates the facility will serve approximately **5,000-10,000 visitors annually** through a combination of recreation users, event attendees, community program participants, golfers, trail users, and tourists visiting the Caroga Lake area.

This estimate is based on existing recreational use of the Municipal golf course, Caroga Lake, and supports the advancing Wheelerville Trail Connector Project that is enhancing trail networks and has already contributed to attracting thousands of residents and visitors interested in recreation.

The facility is intended to enhance and support existing recreational activity rather than function as a standalone attraction and will provide visitor services, gathering space, and tourism information that improve the overall visitor experience.

Q_17246 Are there any other destinations like this in the area and if so, please list them and describe.

The Southern Adirondack region offers a variety of recreational destinations, including public parks, trail systems, campgrounds, lakes, ski facilities, golf courses, and Forest Preserve lands that attract residents and visitors throughout the year. Many of the destinations provide outdoor recreation opportunities but have limited capacity for gathering space, visitor services, programming support, and year-round community use.

The proposed recreation and community facility is intended to complement, rather than compete with, these existing destinations by providing a centralized location for visitor orientation, recreation support services, community events, educational programming, and public gatherings. The facility will support an established recreation destination that serves golfers, trail users, snowmobilers, walkers, event attendees, and visitors exploring the broader Southern Adirondack region.

The project addresses a longstanding need for accessible indoor space capable of supporting year-round recreation and community activities. The loss of the former clubhouse in 2020 reduced the site's ability to host events, provide visitor amenities, support organized recreation programs, and serve as a gathering place for residents and tourists. Construction of the new facility will restore and enhance these functions while improving accessibility and visitor experience.

The facility's role as a recreation and visitor hub will strengthen connections among nearby attractions, including the Wheelerville Trails, Caroga Lake recreation assets, local businesses, nearby state lands, and regional tourism destinations. By enhancing the quality and capacity of an existing recreation destination, the project will help encourage longer visits, greater participation in outdoor recreation, increased attendance at community events, and expanded economic activity benefiting the local and regional tourism economy.

General Project Questions - Strategic Focus Areas - Public Private Partnerships

Q_13632 Does your project support innovative public-private partnerships that leverage unique regional assets to advance the regions' economic development strategies? Innovative public-private partnerships are intended for higher education institutions with a focus on innovation and research partnerships.

If yes, please reach out to the regional office prior to submitting your application.

Yes

Q_13901 Projects supporting innovative public-private partnerships may be considered for an enhanced inventive above the typical twenty percent of total project costs. Please explain how your project supports an innovative public-private partnership.

The Town received over 30 letters of support for the proposed project demonstrating strong local and regional collaborative potential and capacities. Support was expressed by multiple Regional, Economic, and Community Organization partners including Fulton County, Caroga Arts Board, and Mohawk Valley REDC members among others to advance the core message of united commitments, genuine needs, prepared readiness, and shared benefits for delivering the proposed project.

General Project Questions - Strategic Focus Areas - Childcare

Q_13636 Does your project encompass the Strategic Focus Area to improve access to high quality childcare?

No

Childcare Spots Breakdown

	ALL (Affordable + Market Rate)	Market Rate Only	Affordable Spots Only (intended for families receiving assistance)

Existing Childcare Spots			
New Childcare Spots			
Total	0	0	0

General Project Questions - Strategic Focus Areas - Distressed Areas (Census Tracts)

Q_13637 Is your organization a Not-for-Profit whose project will encompass the Strategic Focus Area of supporting economically distressed areas (census tracts) where investments are needed to spur economic growth?

No

Company/Applicant Questions

Q_3134 A third party completing this application is required to disclose their name, company and contact name. Is a third party completing this application?

No

Q_1339 Applicant website

No Answer

Q_595 Indicate the principal North American Industrial Classification System (NAICS) Code of the Company.

921110

Q_1142 Indicate the Primary North American Industrial Classification System (NAICS) Code associated with the activity of the business at the project location.

713990

Q_5590 Please provide a concise narrative describing the applicant's history and current operations. Include information about company/organization size, products, services, market share, position within the industry, competitors and the year in which the company was formed, etc.

The Town of Caroga is a municipal corporation established in 1842 in Fulton County, NY, providing government services, infrastructure, parks, recreation, court, planning, and community development programs. As owner/operator of the Nick Stoner Municipal Golf Course and Caroga Recreation Park, the Town has a key role in supporting outdoor recreation and tourism in the southern Adirondacks. Pursuant to deed-restricted land donations dating back over a century, the Town maintains lands and facilities for "golf and other recreational activities." Recreational offerings include golf, trails, winter recreation, community events, and access to nearby lakes and Forest Preserve lands. The Town's mission is to provide sustainable, affordable, accessible public recreation and services.

Through ongoing investments in recreation, tourism, infrastructure, and downtown revitalization, the Town seeks to enhance quality of life, attract visitors, and support sustainable regional economic development.

Q_12654 Has the applicant applied for and/or been awarded funding from other New York State or local entities for this project?

Yes

Q_12655 Please detail the funding applied to for this project and the entity administering the funding. Do not include funding that has been awarded.

This CFA application includes the Town's request for funding through the Office of Parks, Recreation, & Historic Preservation (OPRHP “NY Parks”) Environmental Protection Fund Grants program for Parks (EPF).

Q_13264 Please detail the funding awarded to this project and the entity administering the funding.

The Town has not received awarded funds for this project.

Q_13265 Has the applicant applied to and/or been awarded funding from a local IDA?

No

Q_12656 Has this project received offers or is it seeking funding opportunities from other states beside New York?

No

Environmental and Historic Preservation Questions

Q_5719 Does the project site involve or is it substantially contiguous to a property listed or recommended for listing in the NY State or National Registers of Historic Places? Consult the National Register Information System to find out if a property is listed. Or use the Cultural Resource Information System (CRIS) tool .
See question requirements for more information on SHPO consultation.

No

Q_5720 Is the project site wholly or partially included within an identified archeologically sensitive area?
Consult the National Register Information System to find out if a property is listed. Or use the Cultural Resource Information System (CRIS) tool to identify archeologically sensitive areas.
See question requirements for more information on SHPO consultation.

No

Other Project Questions

Q_6069 Does your application contain 1) trade secrets, (2) information that, if disclosed, would cause substantial injury to the competitive position of your organization, or (3) critical infrastructure information? (All efforts should be made to provide such Information in the questions marked as “restricted.”)

No

QUALIFIED INVESTMENT TABLE INSTRUCTIONS

Please enter the annual anticipated Project Costs based on the year that the investment will be made. These Project Costs should match the information in the Program Budget section.

Please note:
1. Anything marked with an asterisks (*) is typically considered an eligible investment for ESD Regional Council Capital Funds but generally not an eligible investment for the Excelsior Jobs Program.

Qualified Investments

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Land Acquisition *	$0	$0	$0	$0	$0	0
Building Acquisition	$0	$0	$0	$0	$0	0
Demolition & environmental remediation *	$0	$0	$0	$0	$0	0
Building Renovation	$0	$0	$0	$0	$0	0
New Construction	$0	$670,000	$0	$0	$0	670,000
Production Machinery & Equipment	$0	$0	$0	$0	$0	0
Furniture, fixtures & equipment	$0	$0	$0	$0	$0	0
Soft costs up to 25% *	$0	$0	$0	$0	$0	0
Total	0	670,000	0	0	0	670,000

Q_1409 What is the first project year? (e.g. the year equipment will be ordered or when first expenditures are expected to be made)

2027-2028

Q_15921 Is there any additional information you wish to provide that is relevant to your organization or project to be considered? If so, please provide.

No Answer

Q_14398 Do you wish to learn more about incentives for establishing or expanding childcare services on site or nearby?

No

Responses to the following two questions will not affect potential ESD incentives, but rather are intended to inform New York State strategy as we try to improve access to affordable childcare for your workers and all others in New York.

Q_14323 Does your company take advantage of or is considering taking advantage of employer provided childcare federal and state credits?

No

Q_14324 Does your company offer or is your company considering offering dependent care flexible spending accounts?

No

CLIMATE IMPACT STATEMENT
The following questions make up the remainder of the Climate Impact Statement and will assist Empire State Development in determining whether a proposed approval, undertaking, support, or funding for a project by ESD is consistent with the State's greenhouse gas emission reduction targets. Not all questions/answers may be relevant to all projects.

Q_16316 Is the project located in or within a half mile of a Disadvantaged Community as identified by the Disadvantaged Communities map maintained by NYSERDA? Disadvantaged Communities can be located at: NYSERDA Disadvantaged-Communities Map.

Yes

Q_16391 Did you answer yes to the any one of the following three questions?

Q_16310: Have any other entities completed a Climate Impact Statement or other similar form for this project?

Q_16312: Has an Environmental Impact Statement been prepared for this project?

Q_16314 Have the greenhouse gas emissions expected from the project been quantified in any other way?

No

Q_16510 Have you uploaded supporting documentation in the attachments section of this application?

Yes

CLIMATE IMPACT STATEMENT - Part B - The Building
Not all questions/answers may be relevant to all projects.

Please note that if you are required to complete this section (Part B- The Building) and are awarded, if you answer 'Yes' to less than 4 of the questions in this section (Part B - The Building), you will be contacted to incorporate greenhouse gas mitigation measures into your project.

Q_16372 Does the project involve new building construction or renovation of an existing building?

You should select 'Yes' only if the project involves new building construction or the renovation of an existing building. If you answer 'Yes' to less than 4 questions in this section (Part B - The Building), not including this question, and are awarded, you may be contacted to incorporate greenhouse gas mitigation measures into your project.

Yes

Q_16317 Is the project an adaptive reuse of an existing building?

NO

Q_16373 Explain briefly:

The project consists of new construction on existing developed land owned by the Town

Q_16319 Will the project reuse building materials?

N/A

Q_16321 Will the project recycle rehabbed building materials?

N/A

Q_16323 Will the project incorporate low-carbon building materials into construction?
Some examples of low-carbon materials and products in the market include low-carbon bricks, concrete, tiles and recycled metals.

YES

Q_16324 Explain briefly:

low-carbon materials and products will be considered during the final design phase of the project.

Q_16325 Will the project utilize an energy efficient building envelope or improve building weatherization through, for example, insulation, air sealing, and/or replacing poorly performing windows and doors?

YES

Q_16326 Explain briefly:

The new building will be designed to incorporate innovative infrastructure designed for resiliency.

Q_16327 Will the project adopt measures to avoid, reduce or re-use waste?

YES

Q_16328 Explain briefly:

The project will reuse the land to construct a new facility on the Town's former golf clubhouse site, utilizing existing public recreational infrastructure, utilities, parking, road access, and site improvements

Q_16329 Will the project utilize climate friendly refrigerants (those with a Global Warming Potential of less than 10) instead of hydrofluorocarbons? For a list of refrigerants for different types of equipment and their GWPs, see Unacceptable and Acceptable Substitutes Tables | US EPA.

N/A

Q_16331 Will the project incorporate energy efficiency measures such as smart thermostats, energy efficient lighting, or heat pumps for space heating and cooling?

YES

Q_16338 Explain briefly:

No Answer

Q_16339 Will the project make use of thermal energy networks, such as those that utilize, for example, ground-source heat pumps, waste heat, or industrial process heat to provide space heating, cooling and/or domestic hot water?

YES

Q_16340 Explain briefly:

No Answer

Q_16341 Will the project incorporate infrastructure for charging/fueling zero-emission vehicles?

NO

Q_16382 Explain briefly:

No Answer

Q_16343 Will the project install on-site renewable energy systems and/or on-site battery storage systems to contribute to the project's energy needs?

NO

Q_16383 Explain briefly:

No Answer

Q_16345 Will the project utilize renewable energy for at least 50% of its electricity?

YES

Q_16346 Explain briefly:

No Answer

Q_16347 Will the building systems be 100% electrified?

NO

Q_16390 Explain briefly:

No Answer

Q_16350 Are there any renewable energy or energy efficiency improvements being made to the building as part of the project that are not reflected in the items above?

NO

Q_16385 Explain briefly:

No Answer

CLIMATE IMPACT STATEMENT - Part C -The Manufacturing Process
Not all questions/answers may be relevant to all projects.

***The information in this section (Part C- The Manufacturing Process) is being collected for awareness and informational purposes only at this time.**

Q_16363 Does the project involve the installation, expansion or renovation of a manufacturing process?

No

Smart Growth

Smart Growth Questions

Q_13611 The NYS Smart Growth Public Infrastructure Policy Act requires that a public infrastructure project meet the relevant smart growth criterion to the extent practicable. Public Infrastructure projects consist of construction or reconstruction of transportation, sewer, wastewater treatment, water, education, housing and other publicly supported infrastructure.Does the proposed project build new public infrastructure, expand public infrastructure or use, maintain, or improve existing public infrastructure?

If you are maintaining or improving existing public infrastructure, please answer “YES”. If you are building new public infrastructure or expanding public infrastructure, please answer "YES".

If this is not applicable to your project, answer “NO”.

Yes

Q_13613 Please explain the need to build new infrastructure instead of using or improving existing infrastructure. If n/a, please type N/A.

Smart designs, reuse, and infill reduce needs for new infrastructure expansions. The project involves constructing a new public facility to redevelop an enhanced community recreation asset where the previous golf clubhouse was destroyed by fire in 2020. The project will reuse the land to rebuild the facility on the Town’s former clubhouse site, utilizing existing public recreational infrastructure, utilities, parking, road access, and site improvements. Rather than expanding development into a new location, the project reinvests in an established municipal recreation asset that has served the community for more than a century. The proposed facility will incorporate features that support accessibility, operational efficiency, energy performance, and public services while supporting long-term sustainability and continued use of existing public infrastructure for golf and other recreational activities at this historic municipal recreation complex.

Q_13612 Explain how the proposed project will use, maintain, or improve existing infrastructure.

The project will build on established land at 1801 NY-10 in downtown Caroga, utilizing existing road access, parking, utilities, wastewater lateral fields, and the recently renovated golf storage and maintenance facility. The project design includes features that support accessibility, efficiency, performance, and long-term sustainability.

Q_13614 Please explain how the proposed project is located in a municipal center.

Accessibly located in Caroga’s downtown NY-10/29A highway corridor, the project reinvests in a key public recreation asset in Caroga’s Hamlet Zoning District and APA Hamlet Land Use Area. It supports nearby businesses, neighborhoods, lodging, and recreational assets. The Clubhouse is walkable with the Nick Stoner Inn, community services, homes, recreational trails, and Sherman’s Park arts venue.

Q_13615 Please explain how the proposed project is located in a developed area or an area designated for concentrated infill development in a municipally approved comprehensive land use plan, local waterfront revitalization plan and/or brownfield opportunity area plan. Specifically, explain how your project advances infill development or redevelopment in existing developed areas consistent with an approved plan. Infill development includes redevelopment, rehabilitation and new development between existing buildings on vacant or under-utilized sites.

The project is located on predeveloped land owned by the Town of Caroga. Reinvesting in public infrastructure on previously developed municipal land in need of redevelopment for community benefit is consistent with the Town's Comprehensive Plan, Smart Growth planning, and community revitalization.

Q_13616 Please explain how the proposed project will protect, preserve and enhance the State's resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archeological resources. Beyond simply avoiding or minimizing negative environmental impacts, please indicate the resources that may be impacted by your project and how your project will preserve and enhance these resources.

The Project enhances recreation and open space by constructing an innovative community and recreation facility to advance outdoor recreation in the Caroga Lake area. Stormwater management, wastewater systems, and modern construction will protect groundwater, surface water, and forest resources while preserving scenic and recreational values.

Q_13617 Please explain how the proposed project will foster mixed land uses and compact development, downtown revitalization, Brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and the integration of all income and age groups. Specifically, explain how your project advances these objectives and improves the quality of life in your community.

The project consists of walkable compact development in Caroga's NY-10/29A downtown hamlet by enhancing a central civic recreational asset. It supports attractive mixed-use downtown revitalization by increasing visitor activity near local businesses, lodging, and amenities, while creating a great public space and year-round recreational access for residents and visitors of all ages and abilities.

Q_13618 Please explain how the proposed project will provide mobility through transportation choices including improved public transportation and reduced automobile dependency. There are many alternatives to automobile transportation. Please explain how your project provides or complements alternatives to automobile travel such as bikes, pedestrians, public transit, air travel or rail travel.

The Clubhouse project enhances mobility by supporting pedestrian and bicycle connectivity in a walkable downtown with links to recreational trail systems, including Wheelerville Trails and Forest Preserve networks. It encourages local, human-powered recreation access and short-distance travel among community facilities, golf course, recreation areas, arts venues, restaurants, homes, and lodging.

Q_13619 Please explain how the proposed project will involve coordination between state and local government and inter-municipal and regional planning. Identify any interaction between the applicant and any municipal and county governments, planning boards, regional planning associations or similar organizations. Document any outreach by the applicant to these organizations regarding the project and any relevant correspondence.

The Town has coordinated the project through its local government and public collaborative planning processes and engaged its engineering consultant, C.T. Male Associates, for design and cost estimation. The project aligns with MVREDC regional

priorities and NYS CFA programs, involving coordination with Fulton County Planning contracts and grant-funded NYS DOS Smart Growth community planning.

Q_13620 Please explain how the proposed project will involve participation in community-based planning and collaboration. Specifically, explain how the project results from an inclusive, multi-stakeholder (including traditionally underserved populations) process of community-based planning and collaboration. To assist with your explanation, identify any affected community groups or organizations with an interest in the proposed project and if the planning process involved outreach to citizens and stakeholders at all stages of development of the project.

The project reflects inclusive community planning through the Town's comprehensive planning process. The *2025 Community Survey* engaged residents, seasonal homeowners, local business owners, and recreation users. Feedback consistently supported new construction for an affordable shared public asset accessible to all ages and income groups and strengthening recreation-based economic development.

Q_13621 Please explain how the proposed project will ensure predictability in building and land use codes. Provide any additional relevant information.

The project will be constructed on an existing Town-owned recreational site in accordance with Caroga's zoning and land use regulations and Adirondack Park Agency requirements. Design and permitting will follow established building codes, site plan review, and NYS Uniform Code standards, ensuring a predictable, compliant review, approval, and building process.

Q_13622 Please explain how the proposed project will promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations, by among other means encouraging broad based public involvement in developing and implementing a community plan and ensuring the governance structure is adequate to sustain its implementation. Specifically, explain how your project promotes sustainability. For example, does your project include buildings and plans that seek to minimize consumption of fossil fuels (coal, petroleum), reduce water usage / consumption, and encourage the use of renewable energy (wind, solar, and geo-thermal).

Supporting long-term stewardship of public recreation assets, the project promotes sustainability by rebuilding an existing site, reusing current infrastructure, and reducing vehicle travel. The new building has potential net-zero integration and features energy-efficient design, improved insulation, and modern systems that reduce fossil fuel use, water consumption, and stormwater controls.

Q_13623 Please explain how the proposed project will mitigate future physical climate risk due to sea-level rise, and/or storm surges and/or flooding, based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data.

Specifically, explain how your project demonstrates that future physical climate risk due to sea-level rise, storm surge and flooding have been considered. For example, have you demonstrated consideration of the flood risk applicable to your specific structure type? Explain how the siting and design have evaluated flood-risk considerations, including, but not limited to, human health and safety, environmental effects, cost, funding-source requirements, feasibility and community impact.

For information on the State Climate Impacts Assessment visit:
https://nysclimateimpacts.org/about-the-assessment/what-is-the-assessment/

For information on implementation of the Community Risk and Resiliency Act visit:
https://dec.ny.gov/environmental-protection/climate-change/new-york-response/crra

The project includes hazard risk review and involves new construction on predeveloped, elevated, municipal-owned land positioned outside mapped FEMA high-risk flood zones, reducing exposure to flooding and storm impacts. Design will follow NYS building code, with stormwater controls, improved drainage, and resilient construction standards.

Certification

Environmental Protection Fund: Parks, Preservation and Heritage Grants (2026)

Q_1038 By entering your name in the box below, you certify that you are authorized on behalf of the applicant and its governing body to submit this application. You further certify that all of the information contained in this Application and in all statements, data and supporting documents which have been made or furnished for the purpose of receiving assistance for the project described in this application, are true, correct and complete to the best of your knowledge and belief. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

John Glenn, Town Supervisor

ESD Regional Council Capital Funds

Q_18242 By entering your name in the box below, you are acknowledging that ESD's Contractor & Supplier Diversity policy will apply to this project Pursuant to New York State Executive Law Articles 15-A and Article 3 of New York State Veterans' Services Law, ESD recognizes its obligation under the law to promote opportunities for maximum feasible participation of certified New York State minority and women-owned business enterprises (MWBEs) and service-disabled veteran-owned businesses (SDVOBs) in the performance of ESD projects. The Recipient shall be required to use Good Faith Efforts (pursuant to 5 NYCRR §142.8 and 9 NYCRR § 252.2(n) to achieve MWBE and SDVOB Participation. In addition, ESD's MWBE and SDVOB Participation/Equal Employment Opportunity Policy will apply to this program. Specific goals related to the total value of ESD's funding will be established on a grant-by grant basis. ESD has an agency-wide goal of 30% for MWBE participation, 15% for New York State-certified Minority-owned Business Enterprise ("MBE") participation and 15% for New York State-certified Women-owned Business Enterprise ("WBE") participation (based on the current availability of MBEs and WBEs). ESD has an agency-wide goal of 6% for SDVOB participation, based on the current availability of qualified SDVOBs.

John Glenn, Town Supervisor

Q_4182 By entering your name in the box below, you certify and agree that you are aware that your award will be reduced in proportion to the reduction of jobs and/or total project costs. Furthermore, you understand that, should this project receive a funding award, the Applicant will maintain such records and take such actions necessary to demonstrate such compliance throughout the completion of the project.

John Glenn, Town Supervisor

Q_7341 By entering your name in the box below, you certify, under penalty of perjury, that the

information given herein is true and correct in all respects for the company or organization applying for funding (the "Company"), presently and for the past five years: -the Company is not a party to any litigation or any litigation is not pending or anticipated that could have an adverse material effect on the company's financial condition;

-the Company does not have any contingent liabilities that could have a material effect on its solvency;

-the Company, its affiliates or any member of its management or any other concern with which such members of management have been officers or directors, have never been involved in bankruptcy, creditor's rights, or receivership proceedings or sought protection from creditors;

-the Company is not delinquent on any of its state, federal or local tax obligations;

-No principal, officer of the Company, owner or majority stockholder of any firm or corporation, or member of the management has been charged or convicted of a misdemeanor or felony, indicted, granted immunity, convicted of a crime or subject to a judgment, or the subject of an investigation, whether open or closed, by any government entity for a civil or criminal violation for: (i) any business-related activity including, but not limited to, fraud, coercion, extortion, bribe or bribe receiving, giving or accepting unlawful gratuities, immigration or tax fraud, racketeering, mail fraud, wire fraud, price fixing or collusive bidding; or (ii) any crime, whether or not business related, where the underlying conduct relates to truthfulness, including but not limited to, the filing of false documents or false sworn statements, perjury or larceny;

-the Company or any of the Company's affiliates, principal owners or Officers has not received a violation of State Labor Law deemed "willful";

-the Company or any of its affiliates has never been cited for a violation of State, Federal, or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution or other operating practices;

-there are not any outstanding judgments or liens pending against the Company other than liens in the normal course of business.

-the Company or any of its affiliates, principal owners or officers the company has not been the subject of any judgments, injunctions, or liens including, but not limited to, judgments based on taxes owed, fines and penalties assessed by any governmental agency, or elected official against the Company.

- the Company or any of its affiliates, principal owners or officers the company has not been investigated by any governmental agency, including, but not limited to, federal, state and local regulatory agencies

-the Company or any of its affiliates, principal owners or officers the company has not been debarred from entering into any government contract; been found non-responsible on any government contract; been declared in default ore terminated for cause on any government contract; been determined to be ineligible to bid or propose on any contract; been suspended from bidding on any government contract; received an overall unsatisfactory performance rating from any government agency on any contract; agree to a voluntary exclusion from bidding or contracting on a government contract.

- the Company or any of its affiliates, principal owners or officers the company has not failed to file any of the required forms with any government entity regulating the Company. By entering your name in the box below, you agree to allow the Department of Taxation to share the Company tax information with ESD. By entering your name in the box below, you agree to allow the Department of Labor to share tax and employer information with ESD. Note: If any of the statements above are not true, in addition to entering your name, also include an explanation in the box below, indicating which issue you are addressing.

John Glenn, Town Supervisor

Net New Jobs

ESD Regional Council Capital Funds

Job Type / Category	Average Gross Wages	Cumulative Number of Net New Jobs				
		Year 1	Year 2	Year 3	Year 4	Year 5
	$0					

Qualified Investments

No investment answers necessary due to your associated programs.

Project Totals

Total project cost: $ 4,998,000

Total Project Funding Requested

Total CFA funding being requested from all programs: $ 1,345,000

Total Project Budget

Use	Source	Status	Amount	Indicate Source / Comments
Construction/Renovation/Leasehold Improvements	Cash Equity	Secured	$1700000	Fire Recovery fund for Construction site work and foundations.
Construction/Renovation/Leasehold Improvements	ESD - Regional Council Capital Funds	Requesting in this Application	$670000	Construction of Modular ~6,000 SF Building
Construction/Renovation/Leasehold Improvements	Parks - Environmental Protection Funds	Requesting in this Application	$675000	Construction of Modular ~6,000 SF Building
Contractual and/or Consultants	Local	Secured	$325620	A/E Final Designs and Bidding, Project Administration
Construction/Renovation/Leasehold Improvements	Other	Anticipated	$1627380	Construction - Site Work, Installation, and Building MEPs

Funding Requested from Programs

Program	Amount Requested	
Environmental Protection Fund: Parks, Preservation and Heritage Grants (2026)	$ 675000	maximum funding allowed: $675,000
ESD Regional Council Capital Funds	$ 670000	minimum funding allowed: $100,000
Total Amount Requested	$ 1,345,000	

Program Budgets

Environmental Protection Fund: Parks, Preservation and Heritage Grants (2026)

Use	Source	Status	Amount	Indicate Source / Comments
Construction/Renovation/Leasehold Improvements	Parks - Environmental Protection Funds	Requesting in this Application	$675000	Construction of Modular ~6,000 SF Building

ESD Regional Council Capital Funds

Use	Source	Status	Amount	Indicate Source / Comments
Construction/Renovation/Leasehold Improvements	ESD - Regional Council Capital Funds	Requesting in this Application	$670000	Construction of Modular ~6,000 SF Building

Attachment Questions & Answers

Environmental Protection Fund: Parks, Preservation and Heritage Grants (2026)

Required Attachments for all Applicants to OPRHP: SEQR

Q_16993 Project review pursuant to the State Environmental Quality Review Act (SEQRA) must be completed prior to the award of any state and/or federal funds. Information and forms concerning the SEQR process can be found at https://dec.ny.gov/regulatory/permits-licenses/seqr. Has SEQR review of this project been completed?

No

Q_16996 Is the applicant a Not-for-Profit organization?

No

Q_16995 Attach an explanation of the status and timeframe for SEQR compliance and any SEQR documents that have already been prepared/issued (Environmental Assessment Forms, calls for public comment, Statements of Significance, etc.).

CFA 161036 T. Caroga SEQR.pdf
Download

Location Map

Q_17494 Submit a 1:24,000 scale USGS or DOT planimetric map with the subject property circled. The required map must show at least 1:24,000 scale and be clearly marked as to scale and source, including Quad Name and/or Code. A good source is the online, layered "Grants Map for CFA" and its instruction document, “Using the Grants Map for CFA,” which can be accessed via https://parks.ny.gov/grants/environmental-protection-fund.aspx. The NYS GIS Clearinghouse

https://gis.ny.gov is another source for downloadable, printable maps. In addition to the required map, you may submit any other site map that will help to locate the specific project site.

CFA 161036 T. Caroga Location Maps.pdf
Download

Site Plan

Q_17495 Schematic Site Plan: Provide a plan and/or elevations that depict the project site and its immediate surroundings, identifying both existing conditions and proposed project elements as described in the project narrative.

CFA 161036 T. Caroga Site Plan.pdf
Download

Photographs

Q_17496 Provide clear color images, both overviews and details, showing the property and illustrating existing conditions and areas to be impacted by proposed work. Photos should be dated, labeled and keyed to a site plan. Include photos of any structures more than 50 years old within, or immediately adjacent to, the project area. Provide views to these features from the project site, as well as views of the project site from them.

CFA 161036 T. Caroga Photographs.pdf
Download

Ground Disturbing Activities

Q_19121 Does the project involve ground disturbing activities? Examples of ground disturbance include mining activities, building construction and demolition, excavation, grading, trenching, and stump removal. For purposes of archeology, plowing is not considered to be a form of ground disturbance.

Yes

Q_19120 In a single attachment, please describe the proposed ground disturbing activity. If possible, show it on a site plan. If you have documentation of prior ground disturbance in the area of proposed work, attach documentation (photos, maps, site plans). If no prior ground disturbance can be documented, it may be necessary to conduct an archaeological survey prior to any work on the project. Your budget should take into account the need for an archaeological survey.

CFA 161036 T. Caroga Ground Disturbance Activity.pdf
Download

Acquisition of Real Property

Q_17514 Does your grant proposal include acquisition of the project property? A "Yes" answer is required for any project where acquisition is included in the project scope or budget, whether or not the State will be asked to cost-share in the acquisition costs; whether the acquisition is by purchase, donation or conversion from other purposes; and whether the real estate transaction is projected or has already occurred. To be included in the project budget, acquisition costs must be

incurred during the project term or up to one year prior to the application deadline.

No

Documentation of Ownership Interest

Q_18737 Is the applicant the fee simple owner of the project property?

Yes

Q_18728 Attach documentation of ownership (including lands under water), including (1) a clear and legible copy of the current recorded deed(s) to the property, showing Liber and Page number or electronic filing number of recording; (2) copies of any documents restricting ownership, such as liens, leases, or easements on the property; and (3) a map that reflects the property boundary as described in the deed(s). For parkland, the deed(s) and map should encompass the entire park, which will be dedicated as parkland in perpetuity. For historic property, the map should show as much of the property under the applicant's ownership as is designated on or nominated to the State and National Registers of Historic Places.

CFA 161036 T. Caroga Ownership Documentation.pdf
Download

Q_18733 Are there any parties with an ownership interest in the project property, including lien and/or mortgage-holders, whose agreement to participate has not been provided above?

No

Alienation or Conversion of Municipal Parkland

Q_18917 Is the project located in a public park facility, all or part of which is being sold, leased, exchanged, donated, disposed of or used for other than public park purposes?

No

Property under the Jurisdiction of NYS OPRHP

Q_18876 Is the applicant proposing to undertake work in a State Park or State Historic Site under the jurisdiction of the New York State Office of Parks, Recreation and Historic Preservation?

No

Applicants to OPRHP's Environmental Protection Fund Parks, Preservation and Heritage Program can propose projects in one or more of the three program categories: Parks, Historic Preservation and Heritage Areas.

Q_17570 If you want your project to be considered in the PARKS category, please answer YES to this question and respond to the relevant Attachment questions below. You will be prompted to answer questions about the Historic Preservation and Heritage Areas categories later in this application. Does the proposed project involve the acquisition, development or planning of parks and recreational facilities to preserve, rehabilitate or restore lands, waters or structures for park, recreation or

conservation purposes and for structural assessments and/or planning for such projects?

Yes

Q_17571 Is the applicant a Not-for-Profit organization?

No

Q_19116 If you want your project to be considered in the HISTORIC PRESERVATION category, please answer YES to this question and respond to the relevant Attachment questions below. Does the proposed project involve the acquisition, improvement, protection, preservation, rehabilitation or restoration of property that is listed on (or currently proposed for listing on) the State or National Register of Historic Places or for structural assessments and/or planning for such projects?

No

Q_17502 If you want your application to be considered in the HERITAGE AREAS category, please answer YES to this question and respond to the relevant Attachment question below. Does the proposed project involve the acquisition, preservation, rehabilitation or restoration of lands, waters or structures identified in the approved management plan for a Heritage Area designated under section 35.03 of the Parks, Recreation and Historic Preservation Law, and/or for structural assessment or planning for such a project, where an active management entity has endorsed the project?

No

The following questions are critical for rating some, but not all, applications for OPRHP funding. If a required question is not relevant to your project or to the pertinent selection criteria, please attach a document stating "Not Applicable."

Q_15906 If the proposed project involves a brownfield, describe the rehabilitation/restoration undertaken or proposed. If brownfield remediation has been completed, provide a certificate of completion or letter from the NYS Department of Environmental Conservation (DEC) that recognizes the successful removal of hazardous waste.

CFA 161036 T. Caroga Brownfield Not Applicable.pdf
Download

Local Need

Q_15274 Attach a narrative and supporting documentation describing the local need for the proposed project, and how your project will address that need. For recreational projects, include information such as the number of similar facilities within the service area; amenities, size, condition, accessibility and ADA compliance of the existing facility; current use of the facility; and, the anticipated maintenance, operation, and level of use of the proposed facility. For conservation and open space projects, indicate the special character (e.g., wetland, habitat, viewshed) of the property or feature (including rarity or uniqueness); explain the need (e.g., for protection or access); and how the project will address that need. Rating points can be awarded only if supporting documentation is attached.

CFA 161036 T. Caroga Local Need.pdf
Download

Urgency

Q_15276 Attach a narrative and supporting evidence documenting (1) any special or emergency situations or any State or Federal mandates affecting the need for the project, and (2) any threats to the property from negligence, development pressure or inappropriate treatment. Provide specific evidence of the seriousness and immediacy of the need, including a projected timeline and probable consequences if the proposed project does not advance. Rating points can be awarded only if supporting documentation is attached.

CFA 161036 T. Caroga Urgency.pdf
Download

Local Designation

Q_17868 If the project property is located in a Certified Local Government, is protected by local historic preservation legislation, and/or has been officially designated as a local landmark or as part of a locally designated historic district or zoning overlay district, attach documentation, such as the municipal list of designated properties, a copy of the landmark designation, notification letters, etc.

No attachment, cannot upload

Populations Served

Q_15300 Attach a narrative and supporting documentation describing groups served by the proposed project. Include, as applicable: how the project meets the needs for an aging population, encourages participation by youth, or responds to changes in the composition of the population and social condition of the community. Rating points can be awarded only if supporting documentation is attached.

CFA 161036 T. Caroga Populations Served1.pdf
Download

Recreational Opportunities

Q_17503 Provide demographic and other relevant data or information which demonstrates the degree to which the project will primarily serve either (1) a densely populated area where recreational opportunities have sustained physical deterioration, decay, neglect, or disinvestment, or (2) an area where a substantial proportion of the residential population is of low income or otherwise disadvantaged and underserved with respect to existing recreational opportunities.

CFA 161036 T. Caroga Recreational Opportunities.pdf
Download

Community Support

Q_15280 (1) Attach a narrative and documents describing community support for the proposed project. (2) Include documents detailing citizen involvement in identifying project needs and public participation in project development. (3) Upload documents describing the role and experience of municipal agencies, private organizations, consultants, volunteers, and others involved in

the project.

CFA 161036 T. Caroga Community Support.pdf
Download

Letters of Support

Q_15733 Attach Letters of Support for your project. All letters should be scanned into a single PDF file and their total size cannot exceed 30 Megabytes (MB).

CFA 161036 T. Caroga Support Letters.pdf
Download

Project Plans

Q_18916 Attach a description of any previous or current measures to research and document this property and/or project. Attach relevant sections of completed studies. Indicate the date of the study, personnel involved (including relevant background and experience), progress to date, timetable for next steps, and any obstacles to proceeding. If permits are required, identify the permitting agency and the status of the permit applications, with relevant dates. Clearly mark all attachments, specifically indicating the page and section of the reference cited.

CFA 161036 T. Caroga Project Plans.pdf
Download

Planning Initiatives

Q_18855 Attach an explanation of how the project relates to and advances regional, municipal, or community planning initiatives (for example, Comprehensive Plan, Watershed Management Plan, Local Waterfront Revitalization Program, neighborhood plan, local trails plans, etc.) including historic preservation efforts. Attach copies of the relevant pages of the plan(s), clearly identifying the source and page and marked/highlighted to identify the relevant text. Provide evidence that the plan reflects current needs.

CFA 161036 T. Caroga Planning Initiatives.pdf
Download

Consistency with State/Regional/Community Plans

Q_17598 Document how the project relates to and/or is consistent with Federal and New York State plans, such as the Statewide Comprehensive Outdoor Recreation Plan (SCORP), NYS Open Space Conservation Plan, New York State Historic Preservation Plan, New York Statewide Trails Plan, New York Statewide Greenway Trails Plan, or any other relevant statewide or Federal policies and programs (e.g., Erie Canalway Preservation and Management Plan, Preserve America, etc.). Attach copies of relevant pages of the plans/policies with the applicable text highlighted.

CFA 161036 T. Caroga State Regional Community Plans.pdf
Download

Documentation of Sound Administrative Structures and Reasonableness of Costs

Q_17505 Attach an itemized Cost Share Summary, using the "Cost Share Summary" template and "Cost Share and Budget Help" document and examples as linked in the Question Requirements. For each element of the proposed project, as described in your Project Description and Project Narrative, itemize expenses by funding source and type. Describe the matching share in detail. Include the value of expenses that will be covered through donations, volunteer labor, grants from other agencies, and other matching sources. Attach supporting documents, if necessary. If this application is for a Sectarian Project, you must use the "Sectarian Cost Share Summary" template to present the difference between the costs of Basic Repairs versus True Restoration. See Question Requirements.

CFA 161036 T. Caroga Cost Share Summary.pdf
Download

Project Personnel

Q_11937 Identify the administrative and professional personnel who will administer the requested grant. Attach a description of existing administrative structures and identify who will be responsible for specific tasks, such as contract and grants administration, purchasing, fiscal accounting, design, specifications, and project management. For those managers and professionals already hired, provide documentation of the procurement/hiring process, individual/firm resumes, and job assignment/scope of services. For future hires, summarize the qualifications sought, proposed selection process and schedule and provide a draft or copy of the Request for Proposals or solicitation.

CFA 161036 T. Caroga Project Personnel.pdf
Download

Planning Expenses

Q_18801 For projects where more than 15% of the project budget is for planning expenses, attach two professional cost estimates along with documentation of the qualifications and/or licenses of the professionals involved. In the case of Historic Preservation projects, professionals must meet standards set forth in the document "Historic Preservation Terms and Professional Qualifications" found on our website (see Question Requirements). Where the planning project involves only the preparation of plans and specifications and the required estimates have been derived from professional estimates of or bids on construction costs, attach the construction estimates/bids and identify the percentage used to calculate the professional fee for preparing plans and specifications.

No attachment, cannot upload

Gender Based Violence and the Workplace

Q_18802 In compliance with NYS Finance Law §139-M, all applicants must certify that their organization has in place and has implemented a Gender-Based Violence and the Workplace Policy. Applicants without an existing, compliant policy must attest to the intention to adopt such a policy prior to contracting for a grant, if awarded. Document templates can be found on our web site (see Question Requirements). Attach the Gender-Based Violence and the Workplace Certification OR the Statement in Lieu of Certification.

CFA 161036 T. Caroga Gender Based Violence and the Workplace.pdf
Download

ESD Regional Council Capital Funds

Q_15730 Does the applicant own the property?

yes

Q_18543 Attach interim financial documents for 2026

For privately owned companies, IDAs, not-for-profits, educational institutions, start-ups, municipalities, or any business or organization other than publicly traded companies, please provide audited or reviewed financials, or compiled financials with signed tax returns, for 2025. For-publicly traded companies, please provide Form 10-K for 2026.

CFA 161036 T. Caroga 2026 Interim Financial Documents.pdf
Download

Q_18542 Attach 2025 financial documents

For privately owned companies, IDAs, not-for-profits, educational institutions, start-ups, municipalities, or any business or organization other than publicly traded companies, please provide audited or reviewed financials, or compiled financials with signed tax returns, for 2025. For-publicly traded companies, please provide Form 10-K for 2025.

CFA 161036 T. Caroga 2025 Financial Documents.pdf
Download

Q_17160 Attach 2024 financial documents

For privately owned companies, IDAs, not-for-profits, educational institutions, start-ups, municipalities, or any business or organization other than publicly traded companies, please provide audited or reviewed financials, or compiled financials with signed tax returns, for 2024. For-publicly traded companies, please provide Form 10-K for 2024.

CFA 161036 T. Caroga 2024 Financial Documents.pdf
Download

Q_15218 Attach 2023 financial documents

For privately owned companies, IDAs, not-for-profits, educational institutions, start-ups, municipalities, or any business or organization other than publicly traded companies, please provide audited or reviewed financials, or compiled financials with signed tax returns, for 2023. For-publicly traded companies, please provide Form 10-K for 2023.

CFA 161036 T. Caroga 2023 Financial Documents.pdf
Download

Q_6946 Please provide Letters of Support for your project (if applicable). All letters should be scanned into a single PDF file and their total size cannot exceed 30 Megabytes (MB).

CFA 161036 T. Caroga Support Letters.pdf
Download

Q_2331 Attach an organizational chart along with a brief description of the ownership structure. Please specify the ownership of the applicant's business including the names of principal owners, include the percentage of ownership for each individual entity (if applicable), and if the company is a parent, subsidiary and/or affiliate of another company, please provide a description of the relationship. Additional financial information may be requested.

CFA 161036 T. Caroga Ownership Structure.pdf
Download

Q_15868 Please upload any additional documents relevant to the application such as project renderings, an map of the proposed site, etc.

CFA 161036 T. Caroga Additional Supporting Documents1.pdf
Download

Q_2332 Attach a short or long Environmental Assessment Form

Project review pursuant to the State Environmental Quality Review Act (SEQRA) must be completed prior to the award of any state funds. For projects classified as Type I or Unlisted actions, submit a short or long Environmental Assessment Form. See "View Help" for links to forms.

CFA 161036 T. Caroga SEQR.pdf
Download

Q_2333 If review of the project has been completed pursuant to State Environmental Quality Review Act (SEQRA) or National Environmental Policy Act (NEPA), please submit the Negative Declaration or Findings Statement, or Finding of No Significant Impact or Record of Decision.

No attachment, cannot upload

Q_2165 For Start-up companies, in addition to the documents listed above provide: 1) Financial projections (5 years) 2) Personal financial statements from a personal guarantor(s) of the start-up company 3) Principal resumes

No attachment, cannot upload

CLIMATE IMPACT STATEMENT - PART A
The following questions make up part of the Climate Impact Statement and will assist Empire State Development in determining whether a proposed approval, undertaking, support, or funding for a project by ESD is consistent with the State's greenhouse gas emission reduction targets. Not all questions/answers may be relevant to all projects.

Q_16310 Have any other entities completed a Climate Impact Statement or other similar form for this

	project?
	No
Q_16312	Has an Environmental Impact Statement been prepared for this project?
	No
Q_16314	Have the greenhouse gas emissions expected from the project been quantified in any other way?
	No

Legend

[x] = Expired Program

Caroga Lake Recreation & Redevelopment Project

CFA 161036

SEQR – Env Assessment Form (EAF)

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

SEQR

The Town of Caroga has initiated review under the New York State Environmental Quality Review Act (SEQR) and has completed the Environmental Assessment Form (Short EAF) Part 1 for the proposed project. Lead agency coordination is currently underway, with notification letters being distributed to involved and interested agencies, including the New York State Department of Environmental Conservation, New York State Empire State Development, and other applicable entities, to establish the Town as SEQR lead agency.

The proposed project consists of construction of a new 6,000-SF recreation and community facility on a previously developed and disturbed site formerly occupied by the Golf Clubhouse. Project-related ground disturbance is expected to be limited to building foundations, utility connections, site grading, stormwater improvements, pavement, and associated site infrastructure. Existing utility services are available on-site, minimizing the extent of new disturbance required.

Based on the developed nature of the property, the limited scope of environmental impacts anticipated, and the project's location on previously disturbed land, the Town expects to complete SEQR review with the issuance of a Negative Declaration. The environmental review process is anticipated to be completed prior to grant award announcements anticipated during Winter 2026, positioning the project to advance into final design and bidding upon funding approval.

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Town of Caroga

Name of Action or Project:

Caroga Lake Recreation & Redevelopment Project

Project Location (describe, and attach a location map):

1801 State Highway 10, Caroga Lake, NY 12032 (SBL 68.6-1-1 & 68.6-1-2)

Brief Description of Proposed Action:

The proposed action consists of construction of a new approximately 5,960-square-foot recreational and community center at the Town-owned Nick Stoner Municipal Golf Course. The project will replace the golf clubhouse destroyed by fire in 2020 and provide space for golf operations, recreational programming, community events, meetings, visitor services, and related activities. Associated site improvements include utilities, parking, pedestrian circulation, accessibility upgrades, landscaping, drainage, and other supporting infrastructure necessary for operation of the facility. The project will replace aging infrastructure with a modern, energy-efficient facility on an existing developed site, supporting Smart Growth principles through reinvestment in existing community assets while enhancing operational efficiency, accessibility, and long-term sustainability.

Name of Applicant or Sponsor:	Telephone: 518-835-4211
Town of Caroga	E-Mail:

Address:

1840 State Highway 10; PO Box 328

City/PO:	State:	Zip Code:
Caroga Lake	NY	12032

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town Planning, Code Enforcement Building Permit, NYSDOH Well and Septic	☐	☑

3. a. Total acreage of the site of the proposed action? 2.3 acres
   b. Total acreage to be physically disturbed? 2.3 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.3 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)

☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): municipal, recreation

☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO ☐	YES ☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:		NO ☑	YES ☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO ☑	YES ☐
b. Are public transportation services available at or near the site of the proposed action?		☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO ☐	YES ☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO ☐	YES ☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO ☐	YES ☑
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO ☑	YES ☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		☑	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO ☐	YES ☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

4. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ◪ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Proposed hydrodynamic treatment unit to discharge into NYSDOT drainage systen at a rate less than or equal to existing discharge rates		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

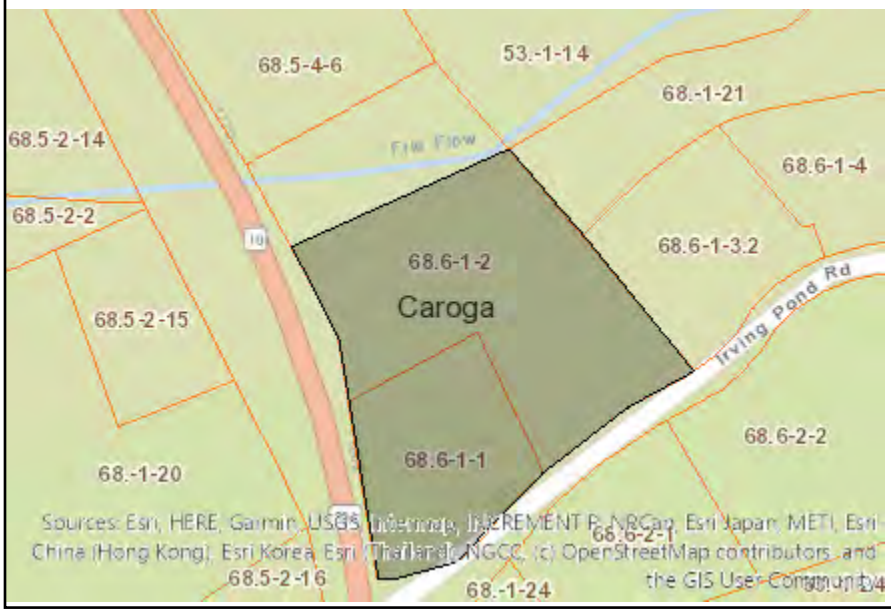
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Town of Caroga Lake Date: 7/24/2026

Signature: _____ Title: Supervisor

EAF Mapper Summary Report

Tuesday, June 16, 2026 4:44 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Location Maps

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

CFA 161036, Question # 17494, Caroga Lake Recreation and Redevelopment Project

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NYS Quadrangle Index

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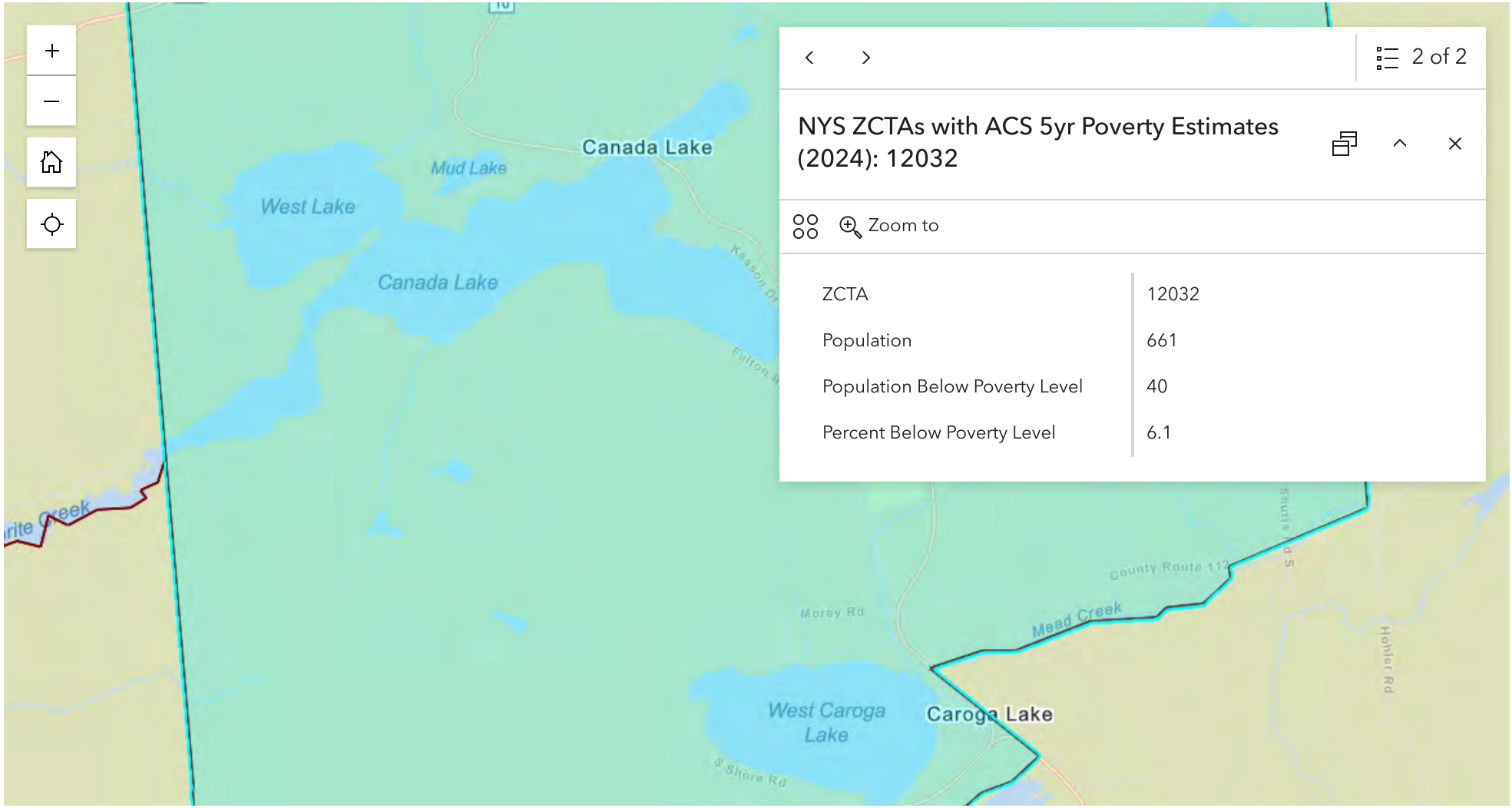
Caroga Lake
1801 NY-10, Caroga, NY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Mud Lake
West Lake
Canada Lake
Mead Creek
Morey Rd
West Caroga Lake
Caroga Lake
S Shore Rd
County Route 112
Hohler Rd
2 of 2
NYS ZCTAs with ACS 5yr Poverty Estimates (2024): 12032
Zoom to
ZCTA 12032
Population 661
Population Below Poverty Level 40
Percent Below Poverty Level 6.1
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Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, …
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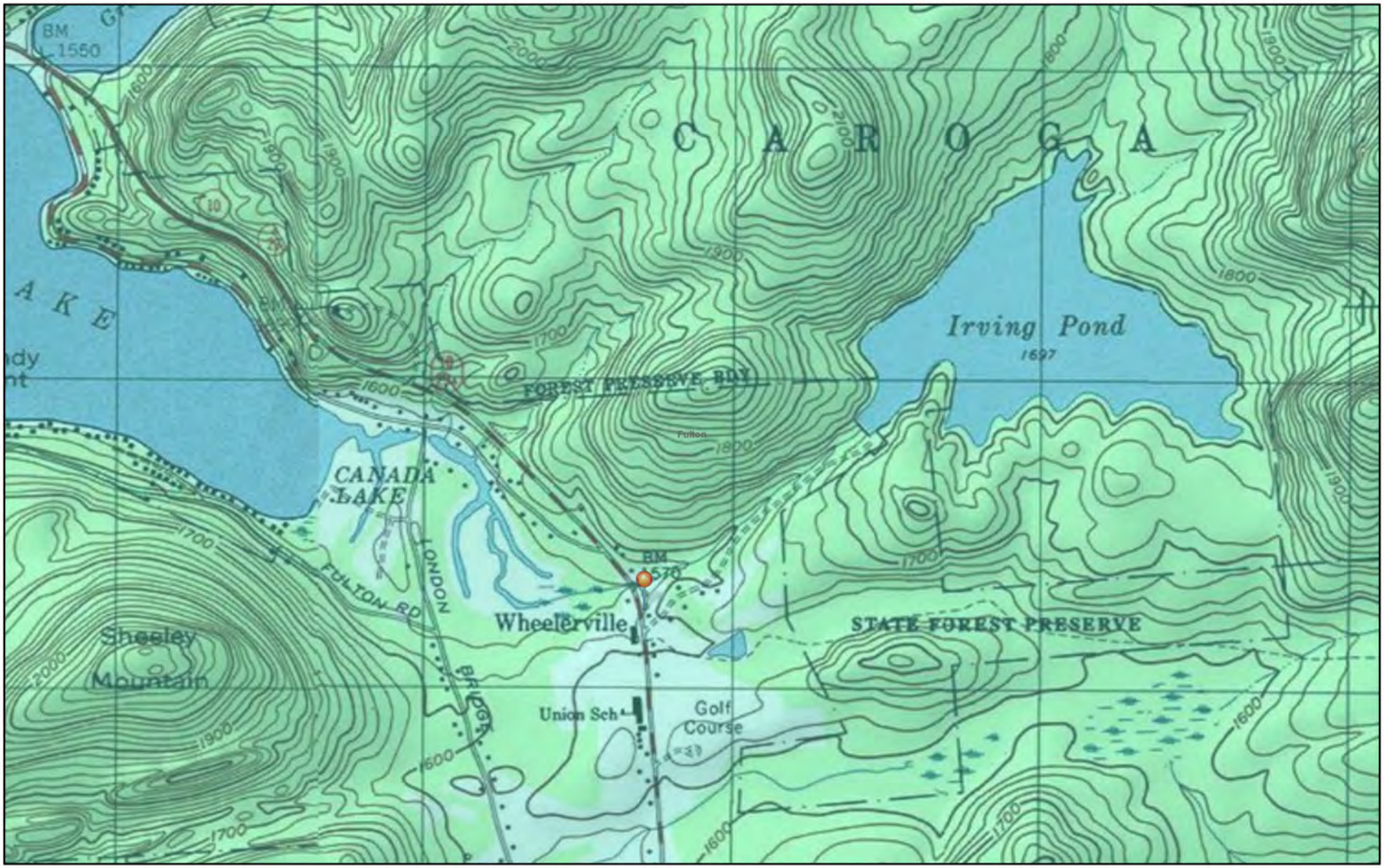
CFA 161035, Q_17494, Caroga Lake Recreation & Redevelopment Project



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ArcGIS World Geocoding Service

Poverty by ZCTA 2024

Counties

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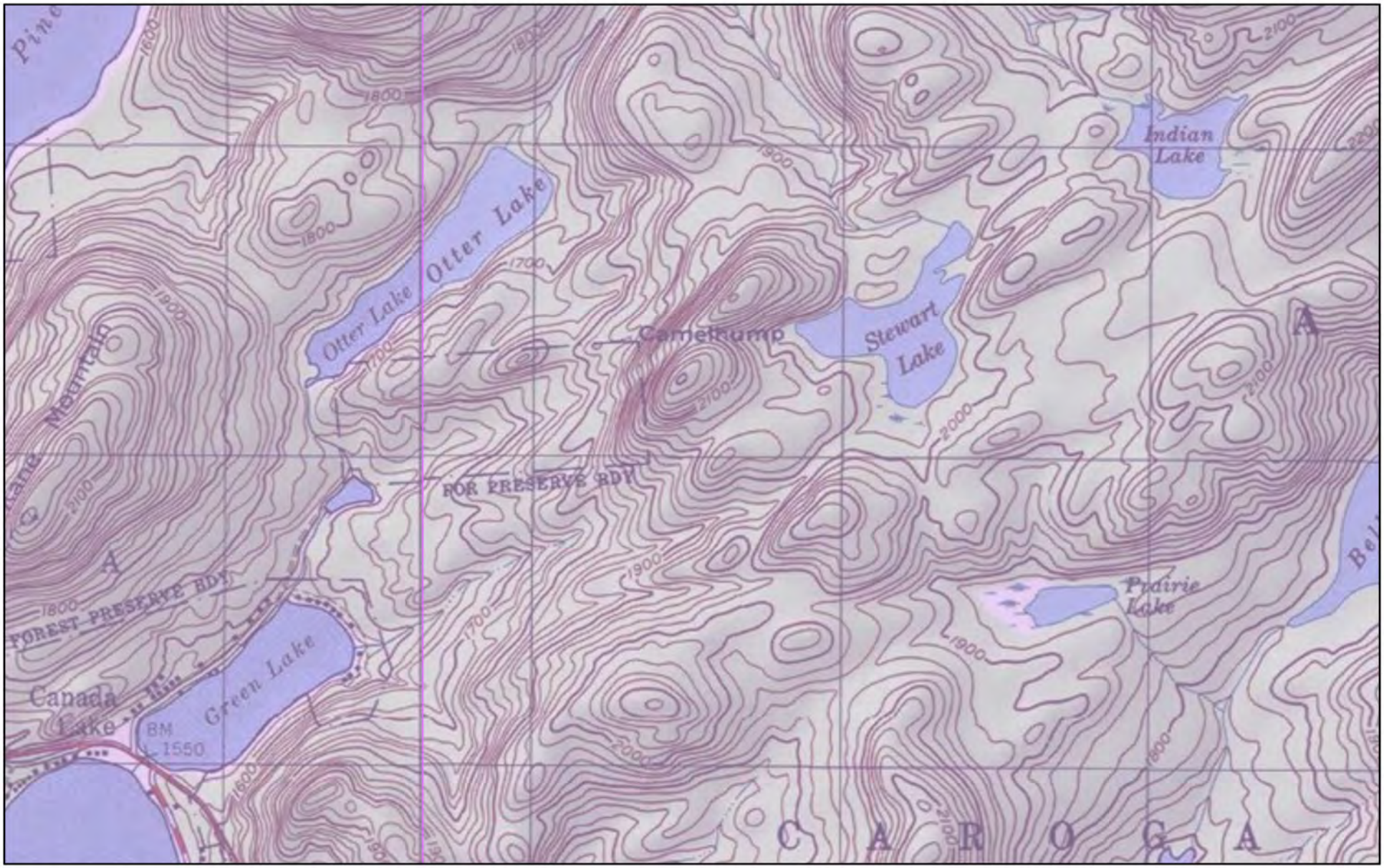
NYS Office of Information Technology Services Geospatial Data Services, nysgis@its.ny.gov, 518-242-5029., Copyright:© 2013 National Geographic

Caroga Lake Quad Index, Fulton County

1801 NY-10 Caroga, NY - Fulton County

CFA 161035, Q_17494, Caroga Lake Recreation & Redevelopment Project



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ArcGIS World Geocoding Service

Poverty by ZCTA 2024

NYS Quadrangle Index

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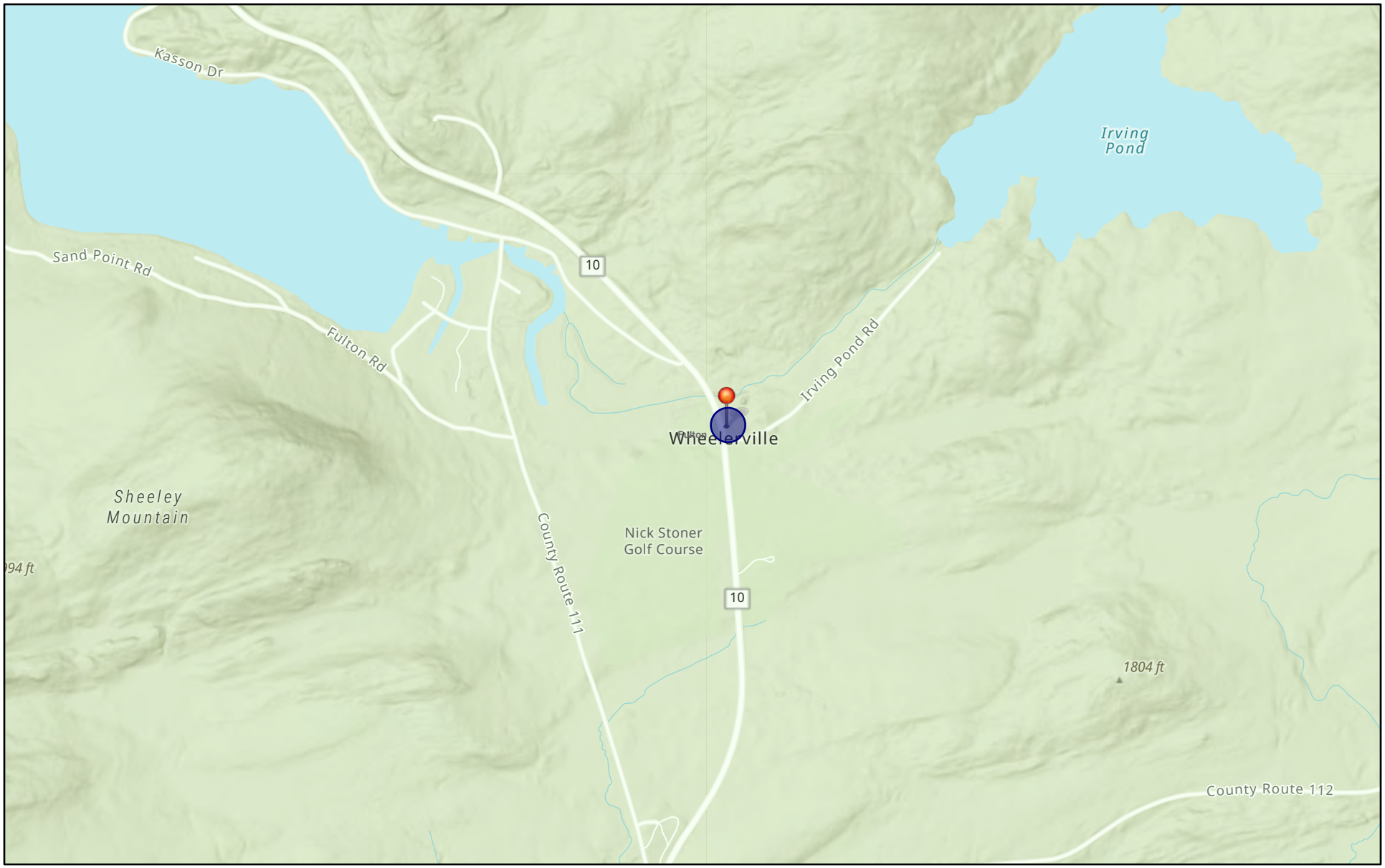
Caroga Lake Quad Index

1801 NY-10 Caroga, NY - Fulton County

Percent Below Poverty Level by ZIP Code Tabulation Area (ZCTA) for 2026

		Population	Population Below Poverty Level	% Below Poverty Level
	A	B	C	D
514	ZCTA5 11961	12217	504	4.1
515	ZCTA5 11962	712	108	15.2
516	ZCTA5 11963	8390	258	3.1
517	ZCTA5 11964	2883	109	3.8
518	ZCTA5 11965	404	90	22.3
519	ZCTA5 11967	27566	1771	6.4
520	ZCTA5 11968	15055	814	5.4
521	ZCTA5 11970	416	0	0
522	ZCTA5 11971	6284	248	3.9
523	ZCTA5 11972	334	6	1.8
524	ZCTA5 11973	0	0	-
525	ZCTA5 11975	450	101	22.4
526	ZCTA5 11976	2950	128	4.3
527	ZCTA5 11977	2708	145	5.4
528	ZCTA5 11978	4705	507	10.8
529	ZCTA5 11980	5844	196	3.4
530	ZCTA5 12007	331	33	10
531	ZCTA5 12008	422	1	0.2
532	ZCTA5 12009	7934	298	3.8
533	ZCTA5 12010	27311	4299	15.7
534	ZCTA5 12015	3852	408	10.6
535	ZCTA5 12017	471	9	1.9
536	ZCTA5 12018	7422	171	2.3
537	ZCTA5 12019	15521	551	3.6
538	ZCTA5 12020	34392	2103	6.1
539	ZCTA5 12022	1120	91	8.1
540	ZCTA5 12023	1791	57	3.2
541	ZCTA5 12024	78	14	17.9
542	ZCTA5 12025	5215	647	12.4
543	ZCTA5 12027	4678	299	6.4
544	ZCTA5 12028	1557	262	16.8
545	ZCTA5 12029	977	56	5.7
546	ZCTA5 12031	120	12	10
547	ZCTA5 12032	661	40	6.1
548	ZCTA5 12033	7863	491	6.2
549	ZCTA5 12035	566	0	0
550	ZCTA5 12036	223	0	0
551	ZCTA5 12037	3926	659	16.8
552	ZCTA5 12040	27	7	25.9
553	ZCTA5 12041	468	0	0
554	ZCTA5 12042	280	0	0
555	ZCTA5 12043	7105	998	14
556	ZCTA5 12045	207	1	0.5

CFA 161036, Question # 17494, Caroga Lake Recreation & Redevelopment Project



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ArcGIS World Geocoding Service

Counties

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NYS Office of Information Technology Services Geospatial Data Services, nysgis@its.ny.gov, 518-242-5029., Sources: Esri, TomTom, Garmin, FAO,

Caroga Lake

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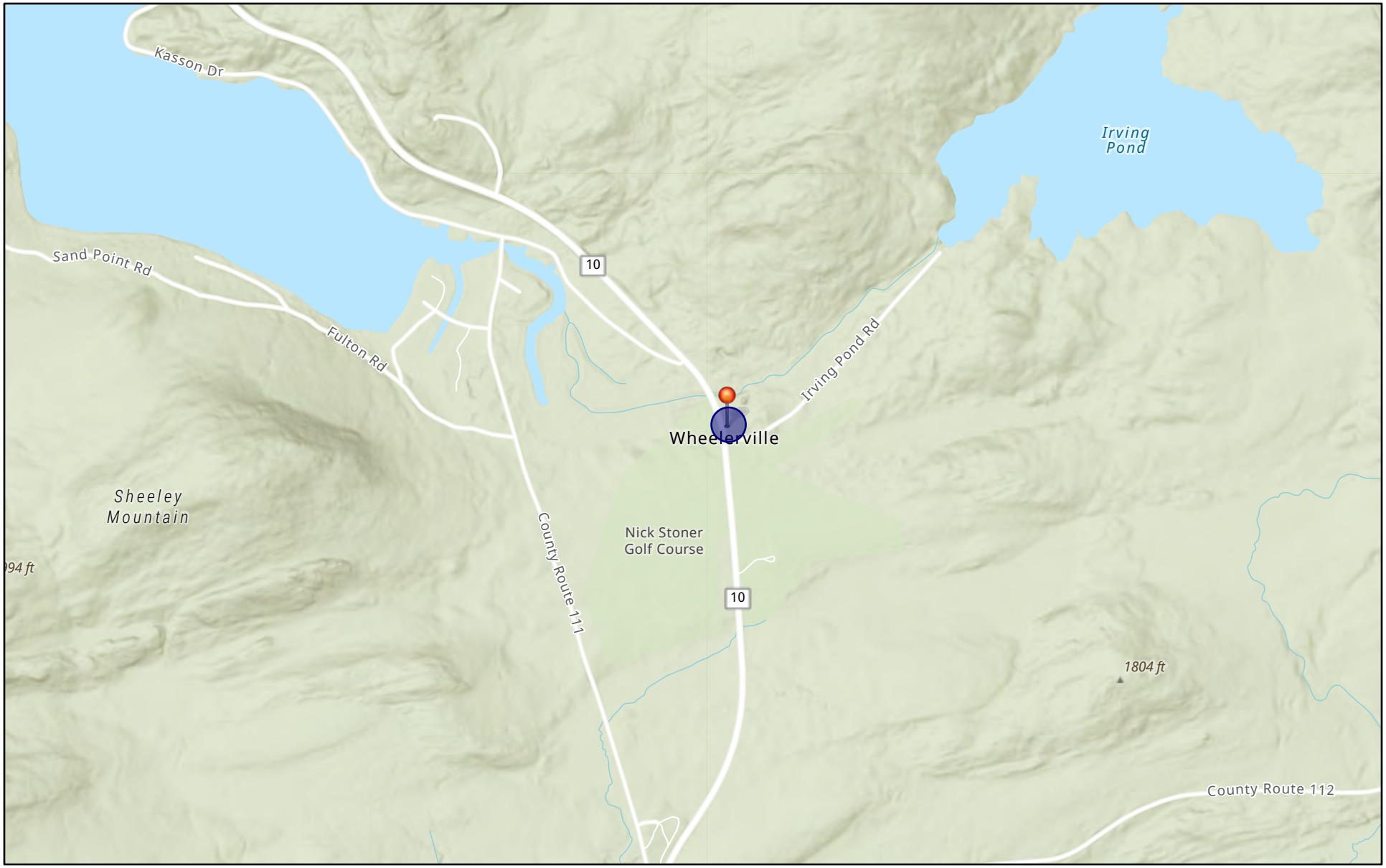

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National Register Building Listings

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Division for Historic Preservation, New York State Office of Parks, Recreation and Historic Preservation, Sources: Esri, TomTom, Garmin, FAO, NOAA,

Caroga Lake

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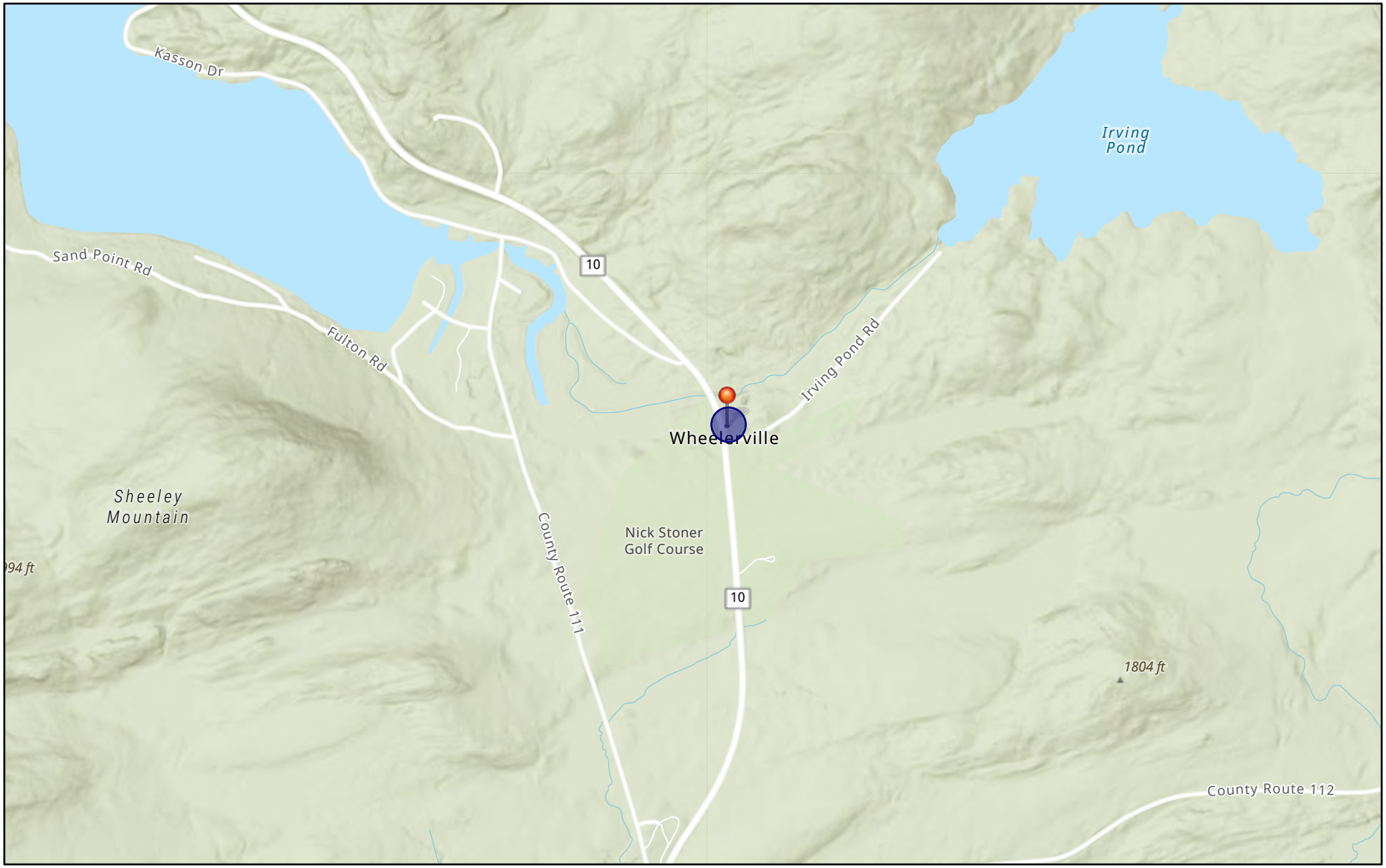

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NYS Heritage Areas

Designated

Pending

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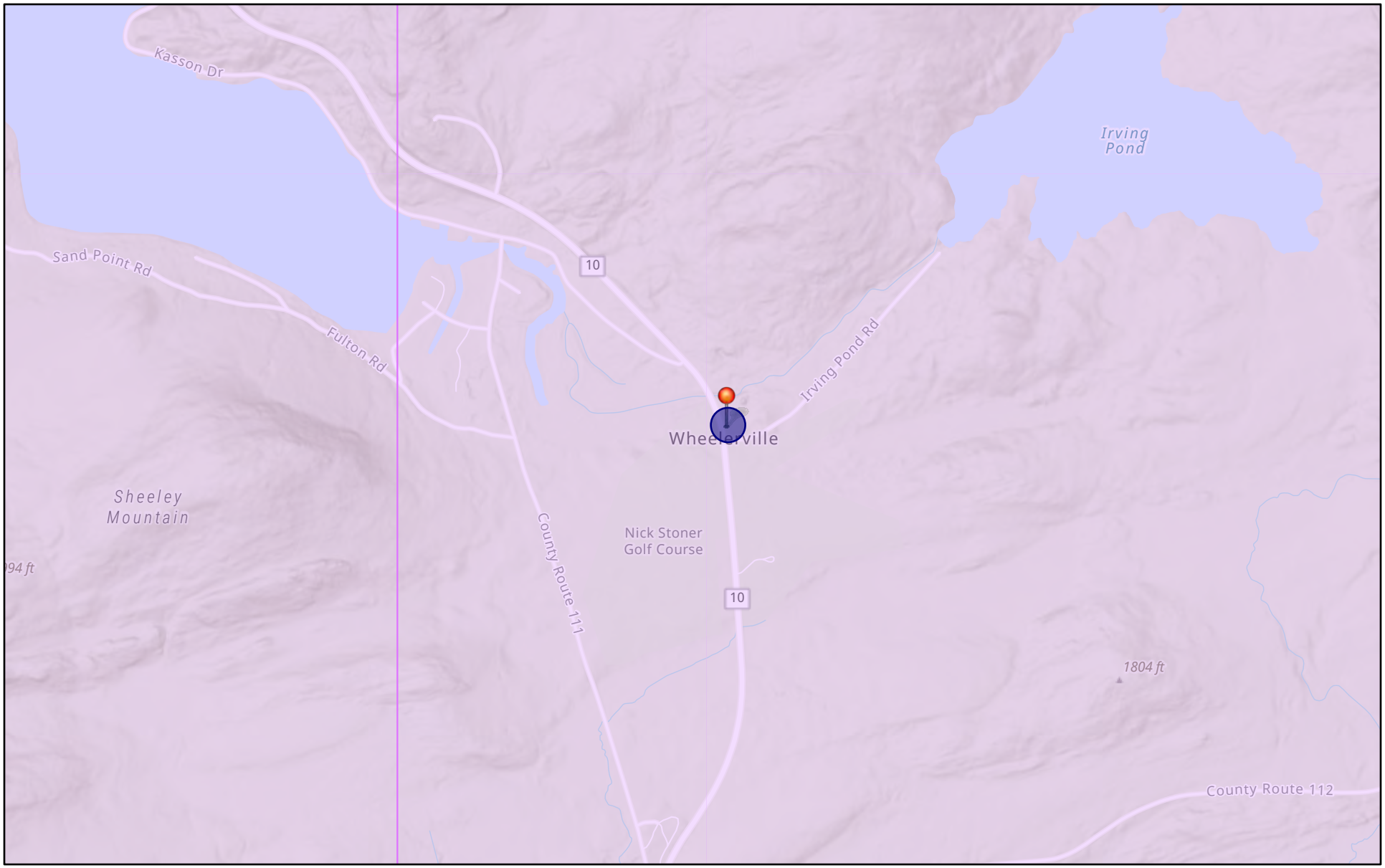
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Caroga Lake

1801 State Highway 10, Caroga Lake, NY

CFA 161036, Question # 17494, Caroga Lake Recreation & Redevelopment Project



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ArcGIS World Geocoding Service

NYS Quadrangle Index

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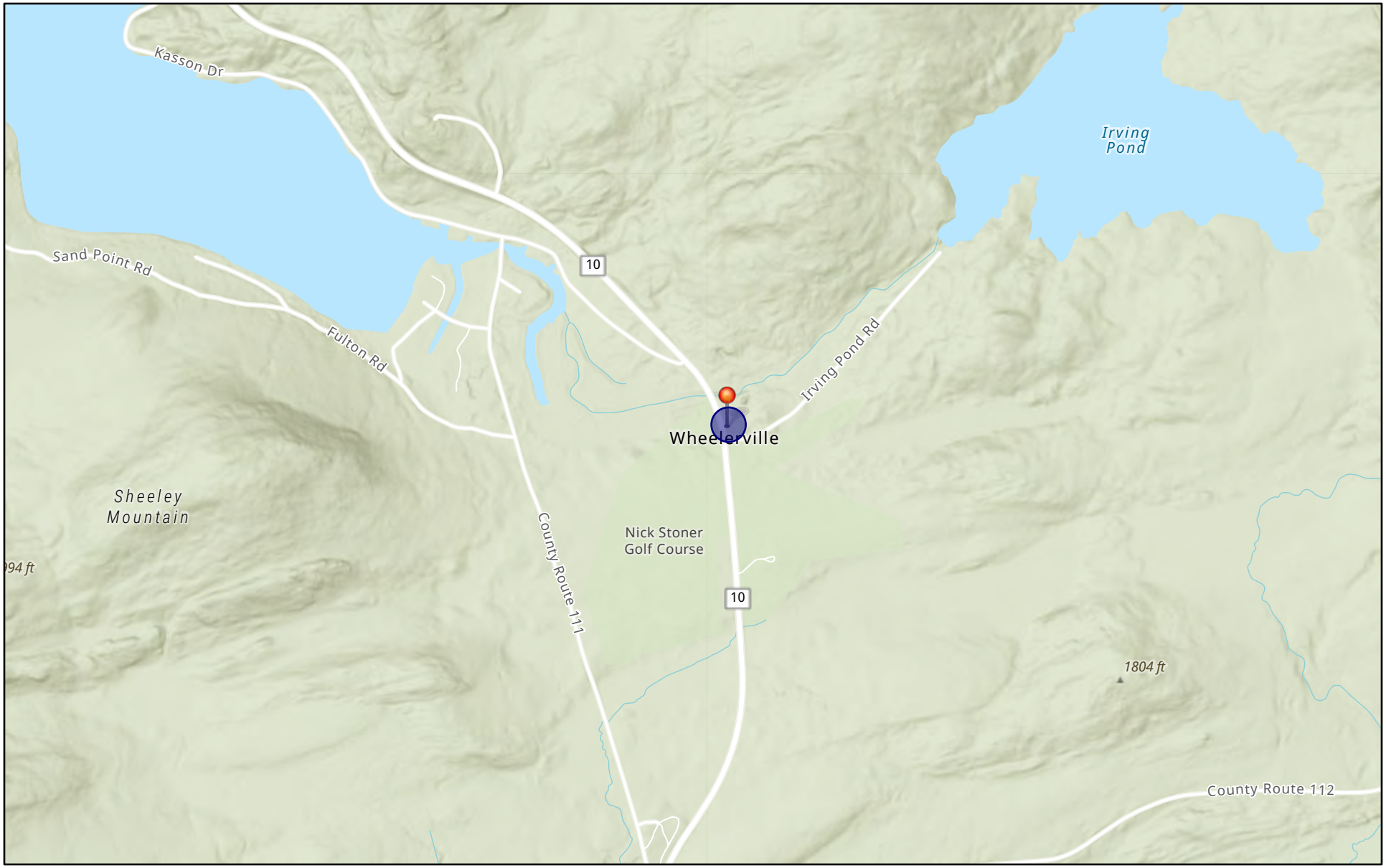
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Caroga Lake

1801 State Highway 10, Caroga Lake, NY

CFA 161036, Question # 17494, Caroga Lake Recreation & Redevelopment Project



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ArcGIS World Geocoding Service

NYS Urban Heritage Areas

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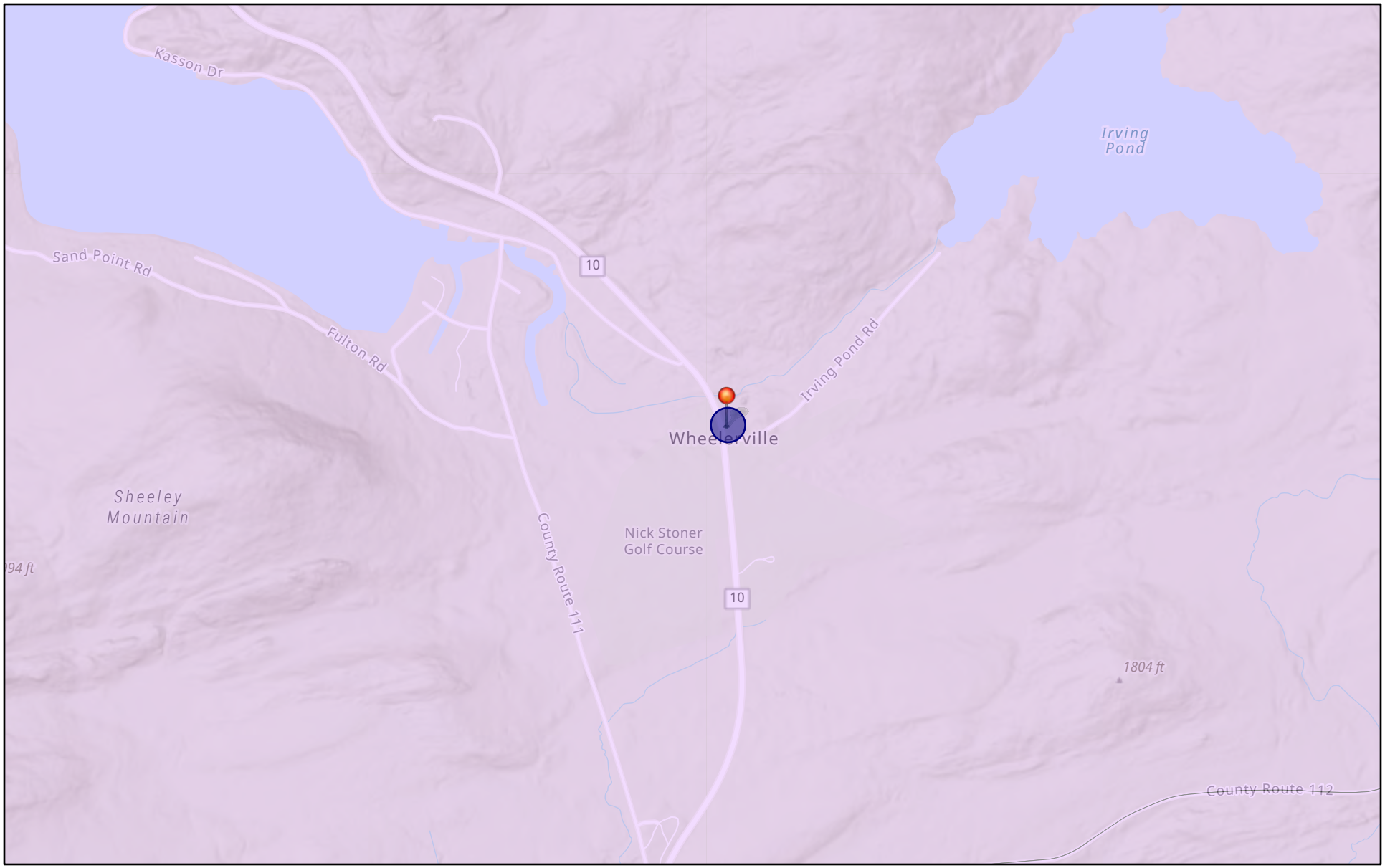
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Caroga Lake

1801 State Highway 10, Caroga Lake, NY

CFA 161036, Question # 17494, Caroga Lake Recreation & Redevelopment Project



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ArcGIS World Geocoding Service

NYS Zip Codes

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

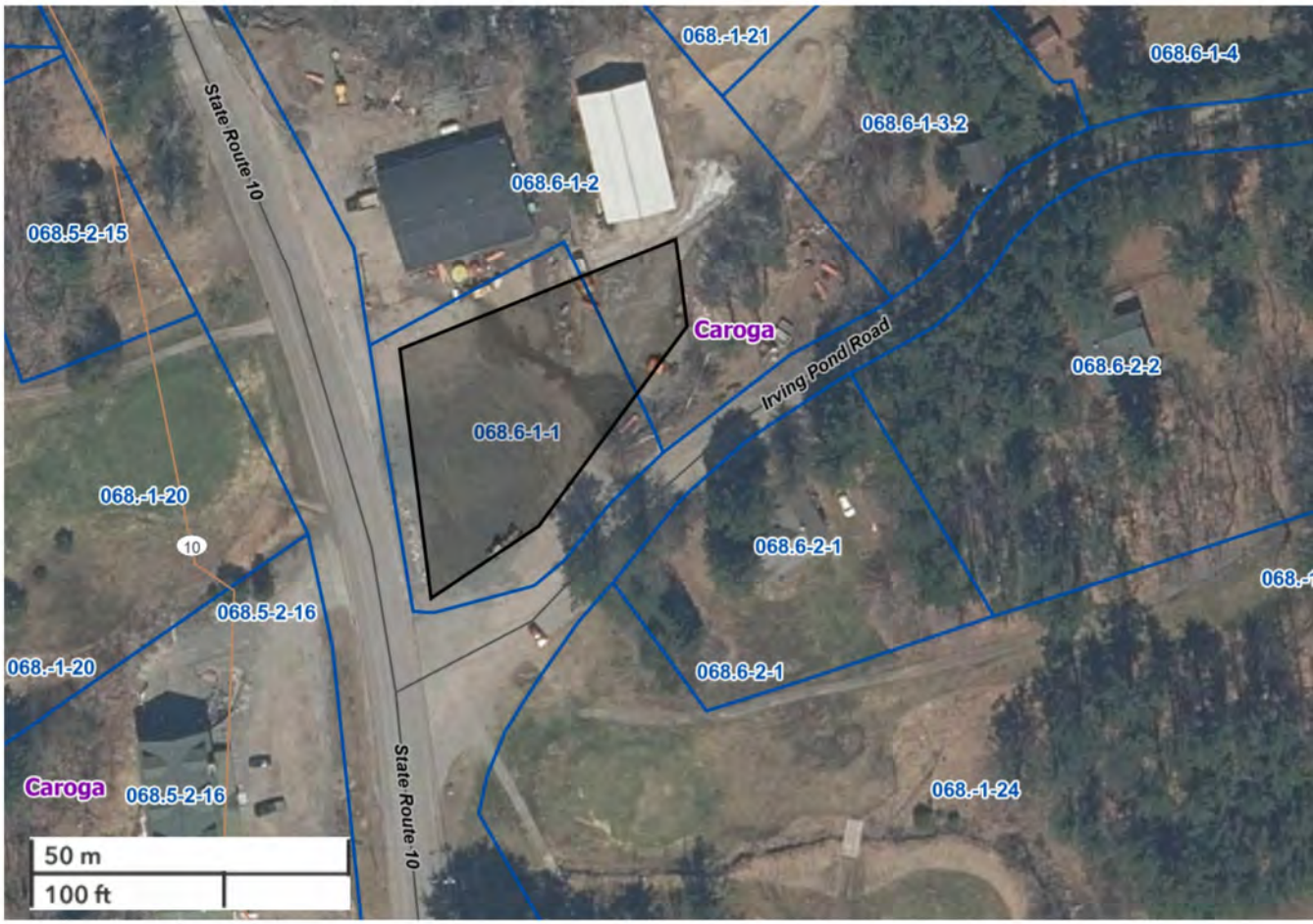
Caroga Lake

1801 State Highway 10, Caroga Lake, NY

Beacon™ Fulton County, NY

Deed Recordings Parcel Map

Town of Caroga, CFA 161036,



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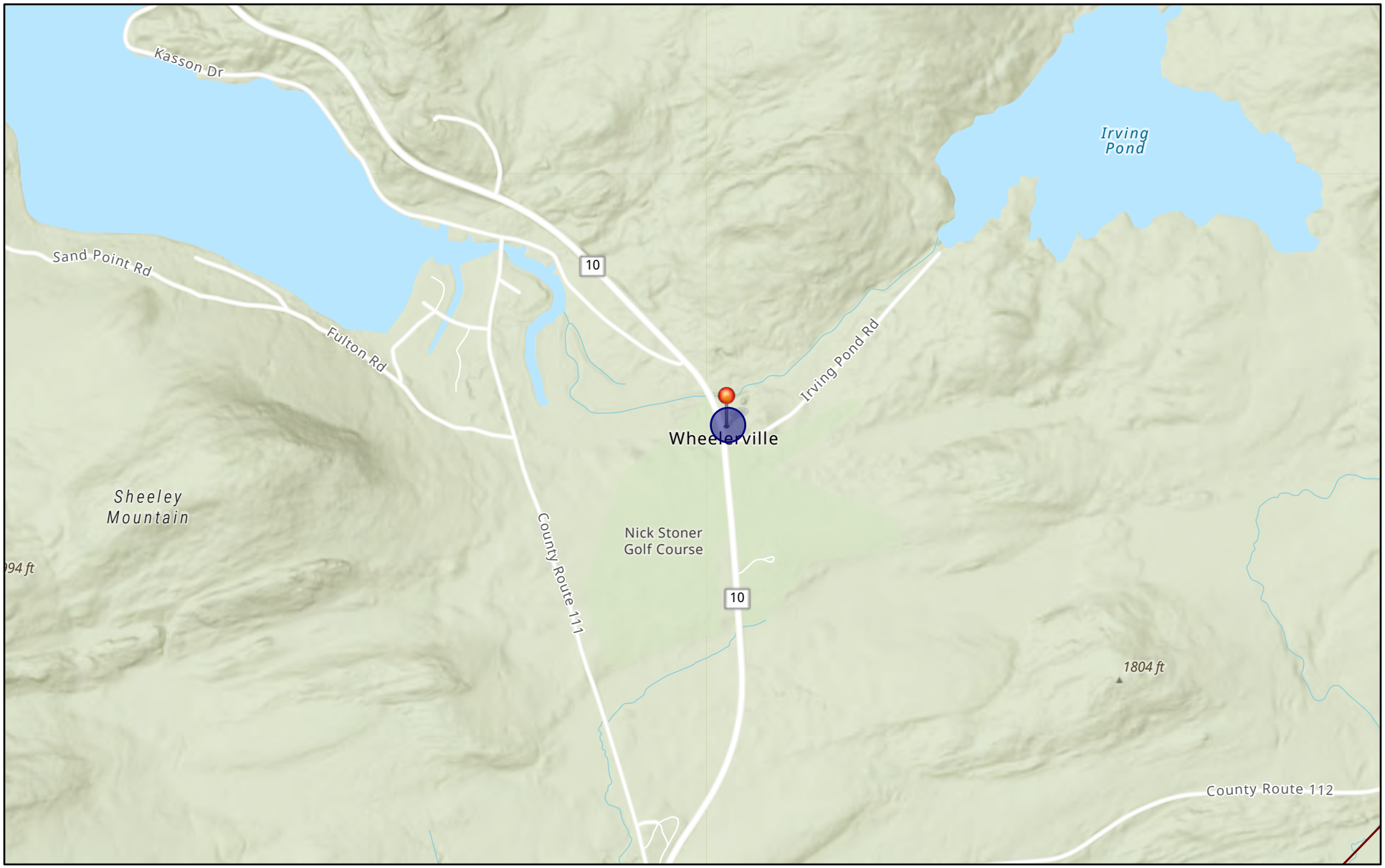
CFA 161036, Question # 17494, Caroga Lake Recreation & Redevelopment Project



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ArcGIS World Geocoding Service

Poverty by ZCTA 2024

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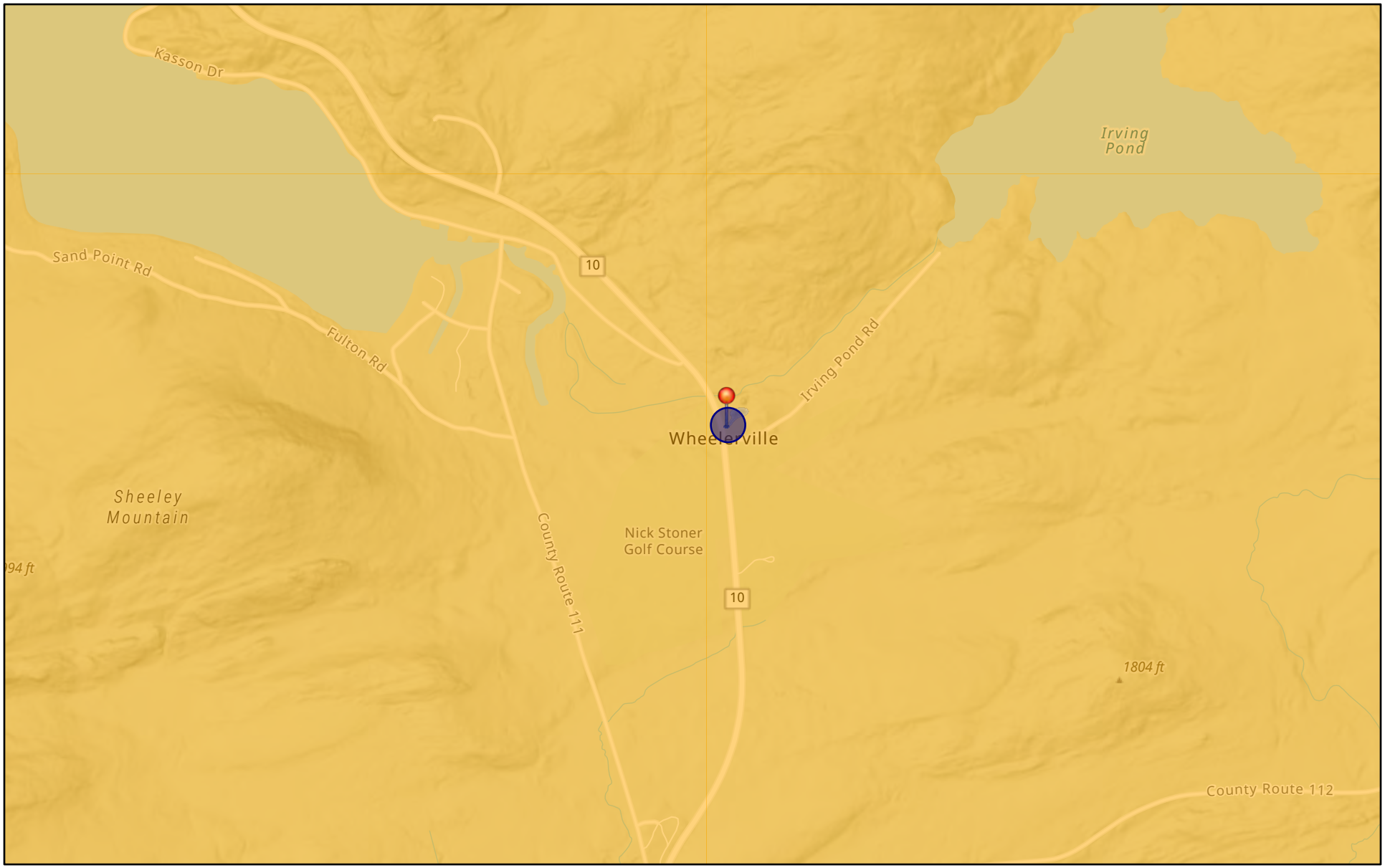
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Caroga Lake

1801 State Highway 10, Caroga Lake, NY

CFA 161036, Question # 17494, Caroga Lake Recreation & Redevelopment Project



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ArcGIS World Geocoding Service

Regional Economic Development Council Regions

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Caroga Lake

1801 State Highway 10, Caroga Lake, NY

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Site Plan

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Schematic Site Plan

The Town's engineering design consultant prepared preliminary design materials that illustrate the scope, layout, and intended function of the proposed building construction. These materials include a schematic site plan, conceptual architectural renderings, floor plans, and photographs documenting existing site conditions.

The proposed redevelopment project will occur on the prior site of the Golf Clubhouse building that was previously lost to a fire 6 years ago. Identified on the schematic site plan is the location of the new municipal recreation and community building, site circulation, parking, pedestrian connections, and associated site improvements using established infrastructure, including road access, parking areas, utilities, wastewater lateral fields, and the recently upgraded golf maintenance and storage facility.

Consistent with the proposed project scope, the primary programmatic spaces will be located on the second floor, which will be finished and equipped for public use to support enhanced recreation and tourist opportunities. The building will also include a basement level necessary for structural support, building systems, storage, and related operational functions. The first floor will be constructed as part of the overall building structure but will remain largely unfinished and vacant as the Town evaluates potential future uses, including the possible relocation of Town Hall. **No municipal office improvements are included in the proposed project or grant request.**

The ground-level first floor will incorporate building access, parking connections, circulation areas, and ADA-accessible features, including elevator and stair access, ensuring that residents and visitors of all abilities can safely access and utilize the public facilities located on the second floor.

Architectural renderings and floor plans further demonstrate the building's design, intended uses for year-round operational recreation services and community space, and

the manner in which the facility will support recreation, community programming, tourism, and Mohawk Valley economic development initiatives at Caroga Lake.

The Town has advanced the project beyond the conceptual stage and has undertaken substantial preliminary planning and design efforts to support implementation. Existing-condition photographs and surveying maps provide documentation of property ownership and the project site, including current ground elevations, boundaries and easements, and surrounding facilities like the Highway Department Garage and Nick Stoner Golf Course.

The following site planning documents for the new building construction are enclosed in this CFA Document Upload:

- Preliminary Design Site Plan and Floor Plans *(Project limited to necessary building shell and first floor finishes).*
- Conceptual Building Renderings
- Location Maps: Aerial view of property and project layout

The recreation community facility will serve as a year-round community asset by providing space for recreation programming, public gatherings, community events, and visitor-serving activities. The project location compliments the Wheeleverville Caroga Connector Trail Project set to build in August 2026 and aligns with Smart Growth initiatives to strengthen Caroga Lake's role as a regional destination while supporting local economic development objectives.

PROJECT NUMBER: 24.5102

NONE XREFS

EXISTING TOWN MAINTENANCE STRUCTURE TO REMAIN

3000 GALLON SEPTIC TANK W/ EFFLUENT PUMPS

EXISTING STRUCTURE GOLF CART MAINTENANCE & STORAGE

PROPOSED CLUBHOUSE & TOWN HALL ±6000 SF CLUBHOUSE FFE 1597.5 TOWN HALL FFE 1585

50.44'

120.65'

PORCH

SEGEMENTED RETAINING WALL, STEP DOWN 20' INCREMENTS

70.0'

NEW YORK STATE ROUTE 10

BLACKTOP

ASPHALT PAVEMENT 7 C5.01

ASPHALT CURB 11 C5.01

ACCESSIBLE PARKING 9 C5.01

ASPHALT APRON TO STORAGE

CONCRETE CURB 10 C5.01

"GOLF CART ONLY" SIGN

5' SIDEWALK (TYP)

ASPHALT CURB 11 C5.01

CONCRETE SIDEWALK 1 C5.01

STEEL SIGNAGE "STOP" 4 C5.01

PAVEMENT TRANSITION 2 C5.01

POUR IN PLACE CONCRETE RETAINING WALL

CONCRETE CHEEK WALL @ STAIRS

ASPHALT PAVEMENT CART PATH

1.5" WATER SERVICE LOCATE AND CONNET TO EXISTING WATERLINE

FORCEMAIN CONNECT TO EXISTING

CONNECT FORCEMAIN TO EXISTING

2" PVC SDR 26 FORCEMAIN

SEWER FORCEMAIN LEACH FIELD DISTRIL

REPUTED LANDS NOW OR FORMERLY OF
THE TOWN OF CAROGA
TAX MAP PARCEL ID 68.6-1-1
BOOK 188 PAGE 400
TAX MAP PARCEL ID 68.6-1-2
BOOK 377 PAGE 199

CB1 CB2 CB3 CB4 CB5 SMH

FM

BAR SCALE
20 0 10 20 40
1 inch = 20 ft.

PROGRESS PRINT

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH: 518.786.7400
GLENS FALLS, NY • JOHNSTOWN, NY • POUGHKEEPSIE, NY • SYRACUSE, NY
www.ctmale.com

TOWN OF CAROGA, TOWN HALL GOLF COURSE CLUB HOUSE

CONCEPTUAL SITE PLAN

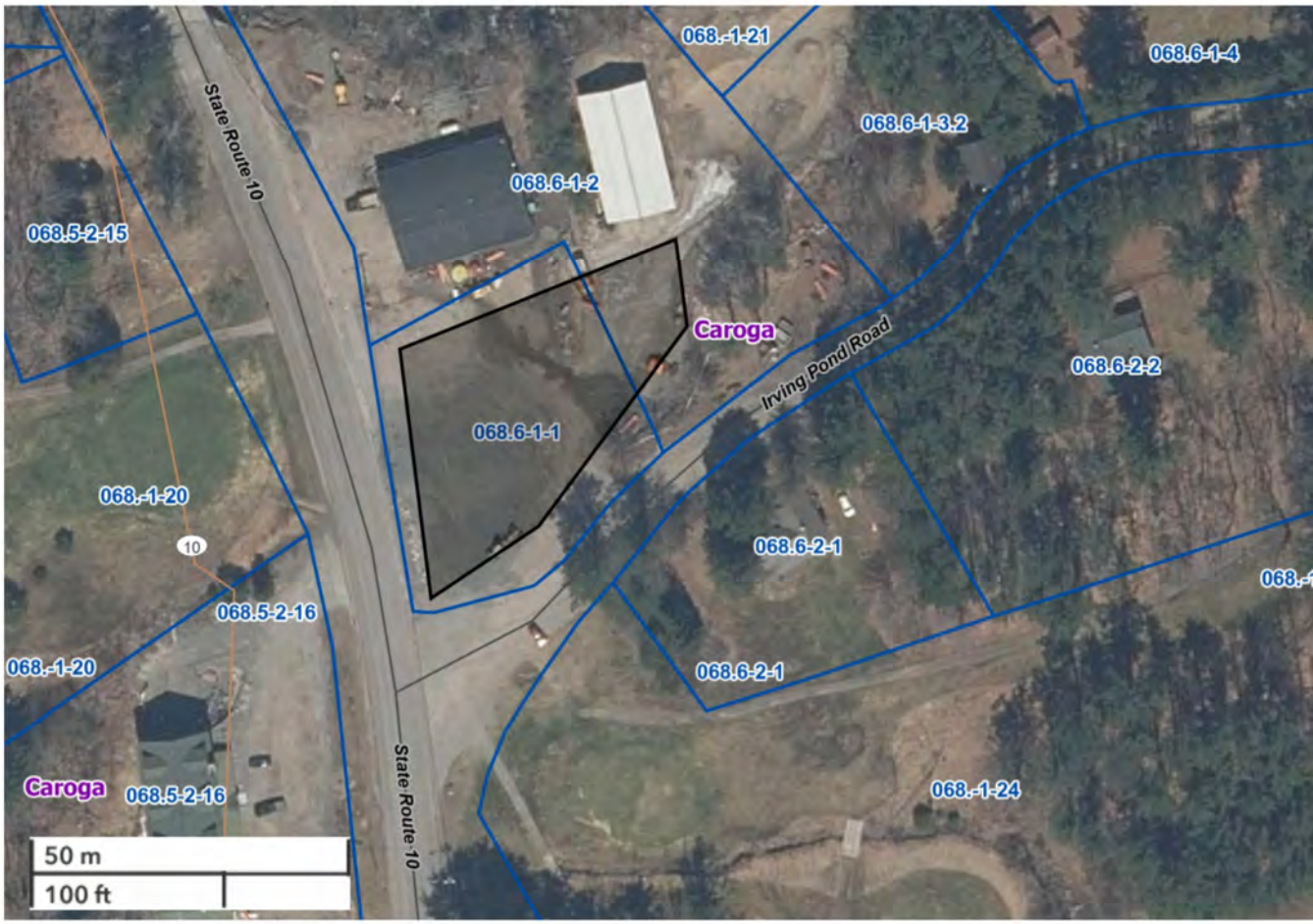
PROJ. NO.: 24.5102	DRAFTED: REH	SCALE: AS SHOWN	DATE: 12/8/2025	TOWN OF CAROGA	FULTON COUNTY, NEW YORK

CAD/DWG FILE NAME: FILENAME K:\Projects\245102\Civil\Drawings-Maps\C-102.dwg

Beacon™ Fulton County, NY

Deed Recordings Parcel Map

Town of Caroga, CFA 161036,



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Caroga Lake Recreation & Redevelopment Project

CFA 161036

Photographs

OPRHP EPF | ESD RCCF

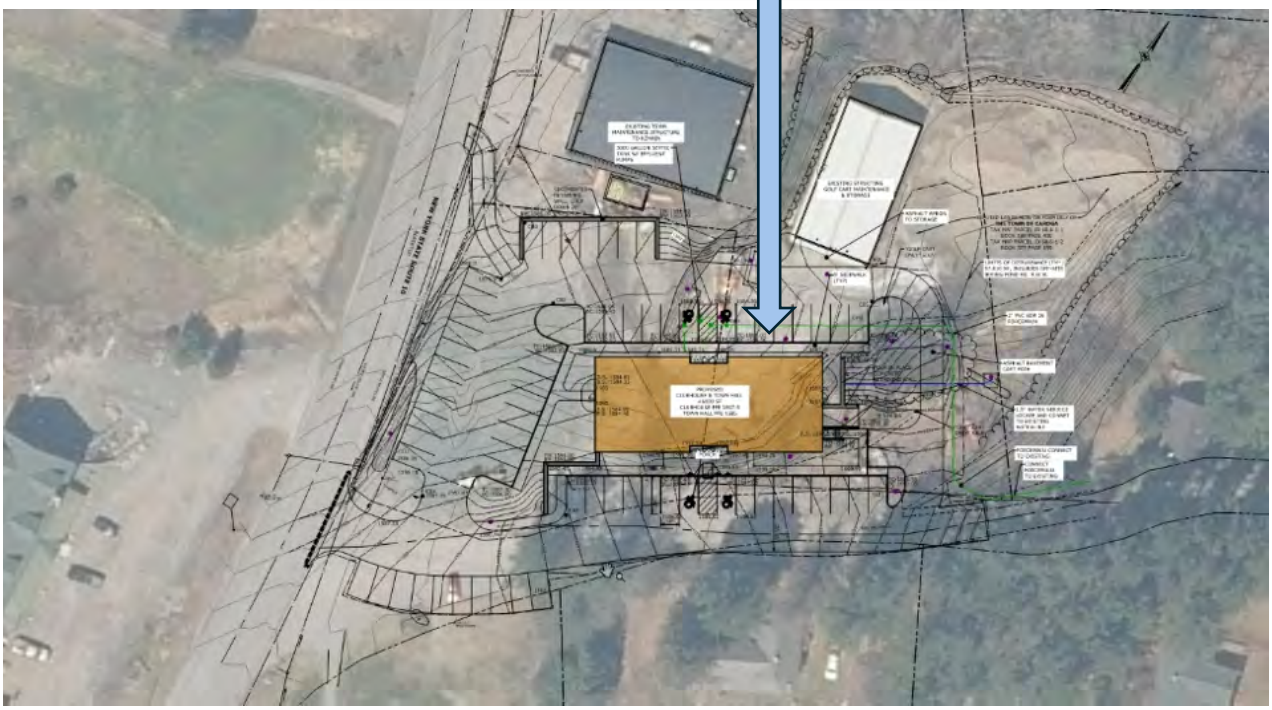
Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Photographs

The proposed Caroga Lake Recreation & Redevelopment Project site location will occur at Nick Stoner Golf Course, municipal-owned property located at 1801 NY-10, Caroga Lake. The project consists of constructing a new 5,960-SF community building on Parcels 68.6-1-1 and 68.6-1-2 adjacent to the Town's Highway Garage for expanded all-season recreation and community space following the loss of the Caroga Golf Clubhouse to a fire in 2020.



Exhibited below are clear color images uncovering previous property conditions prior to the clubhouse fire in 2020, and existing site conditions from photographs taken in June 2025. Aerial images are also included to provide an overview of the area and nearby tourist-attracted recreation trails.

Nick Stoner Golf Clubhouse (1930's) - Photographs courtesy of Google Maps, 2008, Caroga Museum, and Daily Gazette.

Nick Stoner Golf Club

A July 11, 1938 article in the *Leader Republican* announces the formation of the Nick Stoner Golf Club. The article defines the purpose of the club: "*The purpose of the new club is to promote social as well as golfing activities among men and women who play this popular lake course, and at the same time obtain for them the courtesies and privileges of other courses by affiliating with the United States Golf Association and the Eastern New York Golf Association.*"

2020 News Article

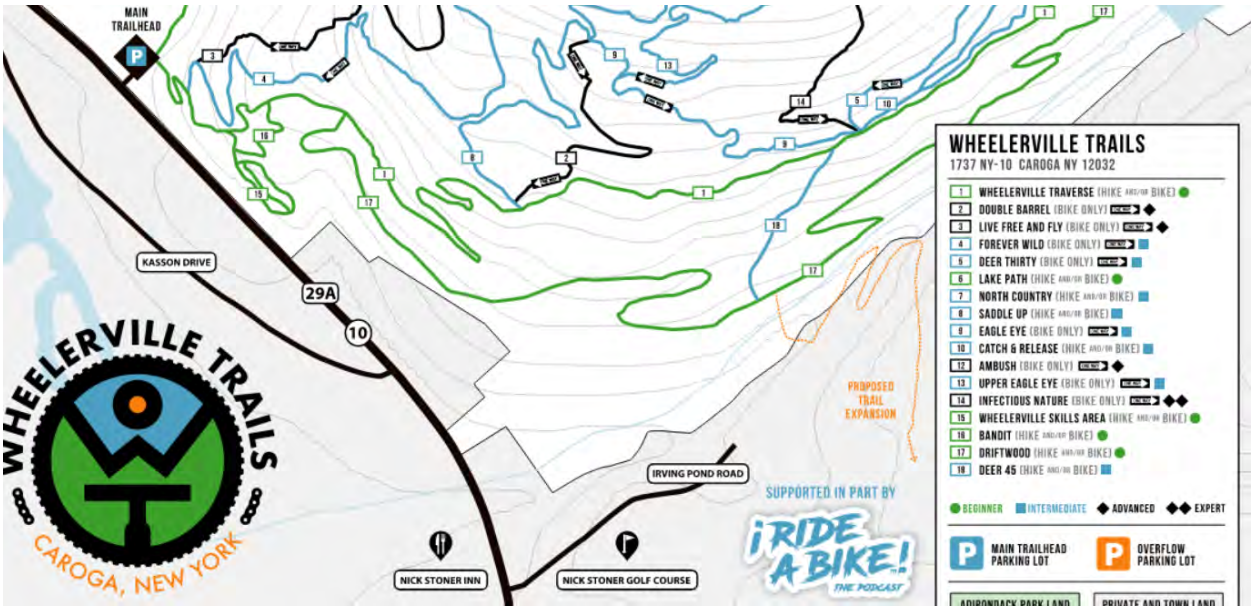
CAROGA LAKE, N.Y. (NEWS10) – The clubhouse of the Nick Stoner Golf Course in Caroga Lake has been destroyed by a fire. Crews responded to reports of a fire at the municipally-owned course at around 8 a.m. on Sunday, and found the building engulfed in flames on arrival.

A total of 45 firefighters from two departments, and eight apparatus, were involved in battling the blaze which took four hours to knock down.

house/Special event Venue

Existing Conditions

Wheelerville Trails



2026 Preliminary Design Renderings:

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Building Disturbing Activities

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Ground Disturbance Activity

The Project consists of constructing a new municipal recreation and community building on a previously disturbed site with current formerly occupied by the Caroga Lake Golf Clubhouse.

Ground disturbance will be limited to excavation for foundations and basement walls, site grading, utility and stormwater improvements, pavement work, and associated backfill. Existing utility and water service connections associated with the former clubhouse remain available on-site, minimizing the extent of new ground disturbance required for project implementation. The Town has also completed a geotechnical investigation and soil analysis to inform site design, foundation requirements, and construction planning.

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Ownership Structure

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Ownership Documentation

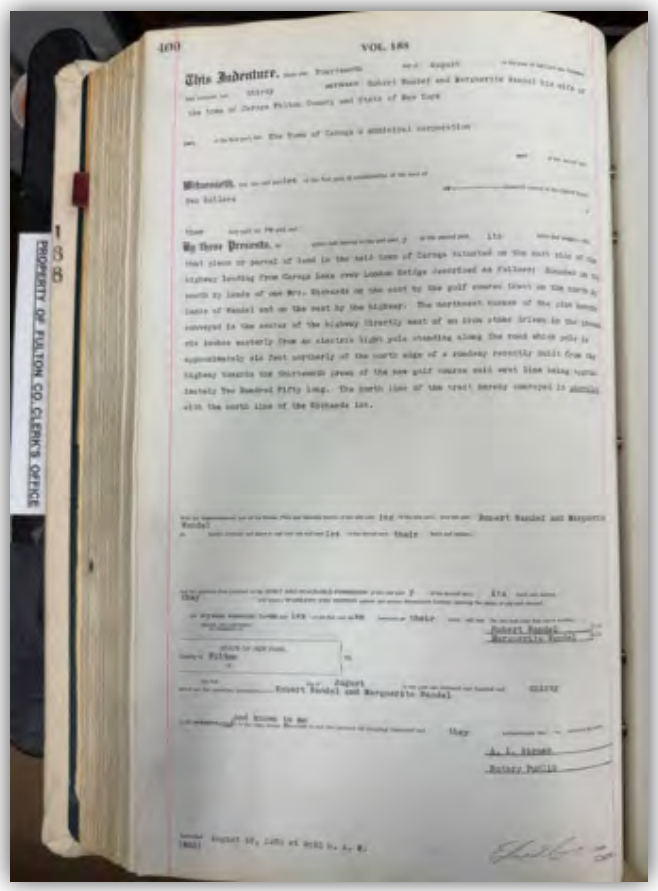
The project site consists of Town-owned municipal land at 1801 NY-10 and 1795 NY-10, (SBLs 68.6-1-1 and 68.6-1-2). The Town of Caroga holds fee simple ownership of both parcels and has full authority to undertake the proposed project, execute grant agreements, and provide long-term site access and stewardship.

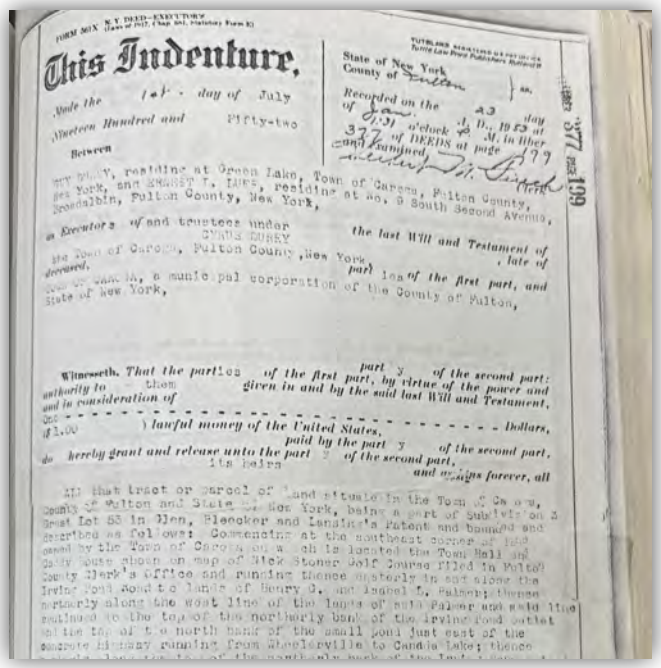
The Town is the sole property owner and is not aware of any ownership interests, leases, management agreements, mortgages, or other encumbrances that would prevent implementation of the project or execution of required grant and long-term protection documents. Documentation of Town ownership and deeds recorded in Fulton County are included in this Attachment and pursuant to the following deed recordings:

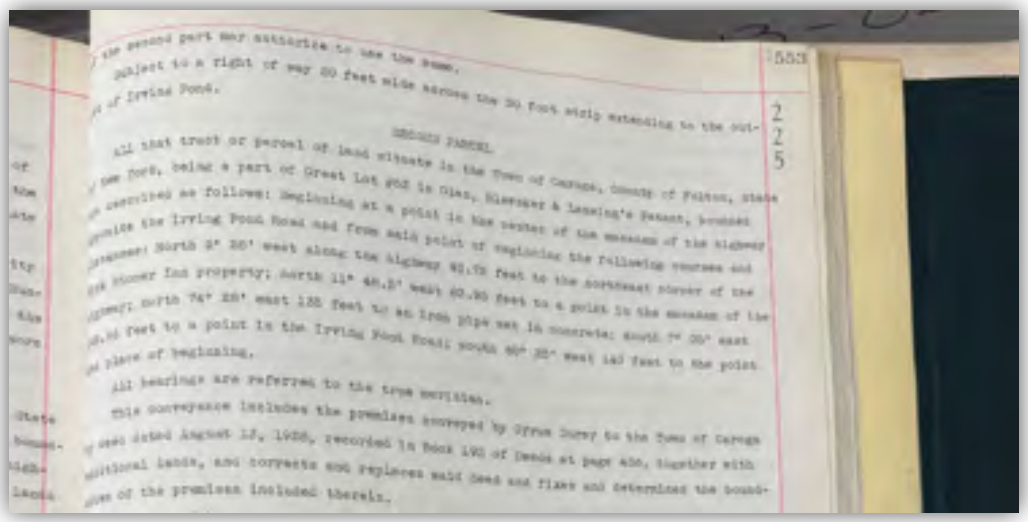
Town of Caroga Municipal Property

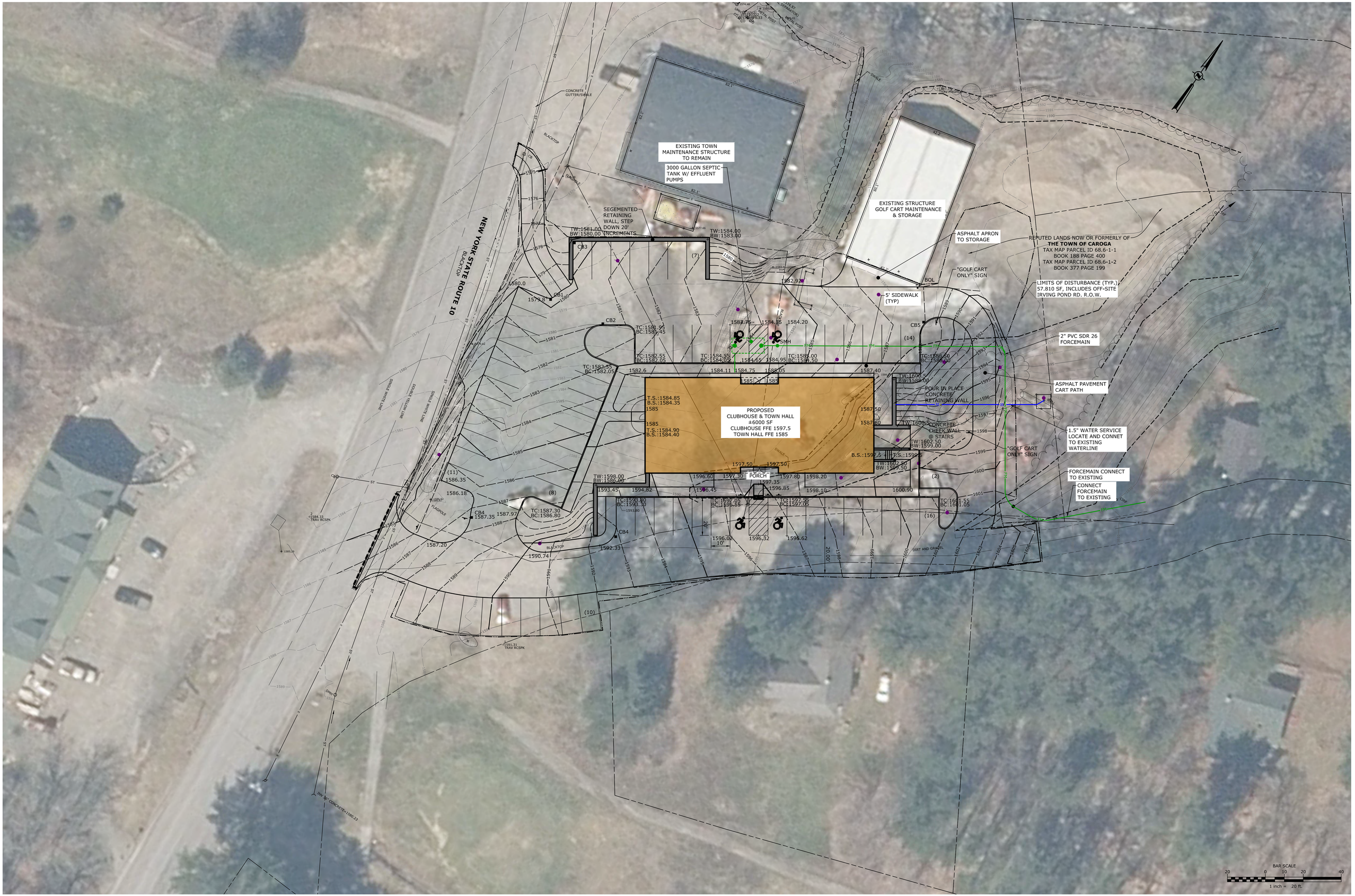
Use	Address	SBL	Class	Acres	Book-Page	Year	From	Easements
BUILDING SITES (19.6 Acres)								
Town Hall	1840 NY-10	68.9-3-2.5	652	1.7	700-p87 188-p399	1992 1930	WUFS Wandel	
Shed Clubhouse		68.-1-23	330	0.38	700-p87	1992	WUFS	Methodist Episcopal Church site
(2020 Clubhouse)	1801 NY-10	68.6-1-1	465	0.62	193-p436 225-p553	1928 1937	Durey	water, road
Highway Garage	1795 NY-10	68.6-1-2	651	1.7	377-p199	1952	Durey, Luff	Deeds 162-119 250-194, water, riparian rights
Cell Tower, Salt Shed, (Hwy Garage Planned)	1913 NY-10	68.-2-27	(552)	16.9	16.9 Ac of 478-p1098	1962	Benjamin Gilbert-NYS	APA Permit 2010-#227, cell tower ground lease, vegetative cutting, road/utility access (NYS ENV16)
OUTDOOR RECREATION (338.12 Acres)								
Nick Stoner Golf Course / Caroga Recreation Park		68.-1-24	552	73.36	180-p318 225-p554	1925 1937	Durey	"used exclusively as a golf course and for other recreational purposes"; not be sold; or else donation reverts to Durey heirs
"		"	"	"	188-p350	1930	Mead	
"		"	"	"	188-p400	1930	Wandel	

The project activity will occur primarily on Parcel 68.6-1-1 with minimal activity on 68.6-1-2. Existing deeded interests include water, road, and riparian rights easements that support access and utility functions and do not restrict construction or operation of the proposed recreation community facility project.








EXISTING TOWN MAINTENANCE STRUCTURE TO REMAIN
3000 GALLON SEPTIC TANK W/ EFFLUENT PUMPS
EXISTING STRUCTURE GOLF CART MAINTENANCE & STORAGE
ASPHALT APRON TO STORAGE
REPUTED LANDS NOW OR FORMERLY OF
THE TOWN OF CAROGA
TAX MAP PARCEL ID 68.6-1-1
BOOK 188 PAGE 400
TAX MAP PARCEL ID 68.6-1-2
BOOK 377 PAGE 199
LIMITS OF DISTURBANCE (TYP.)
57,810 SF, INCLUDES OFF-SITE
IRVING POND RD. R.O.W.
SEGEMENTED RETAINING WALL, STEP DOWN 20' INCREMENTS
TW:1581.00
BW:1580.00
TW:1584.00
BW:1583.00
"GOLF CART ONLY" SIGN
5' SIDEWALK (TYP)
NEW YORK STATE ROUTE 10
BLACKTOP
CONCRETE GUTTER/SWALE
SWALE
CB1
CB2
CB3
CB4
CB5
SMH
2" PVC SDR 26 FORCEMAIN
ASPHALT PAVEMENT CART PATH
POUR IN PLACE CONCRETE RETAINING WALL
TW:1600.5
BW:1598.00
PROPOSED CLUBHOUSE & TOWN HALL ±6000 SF
CLUBHOUSE FFE 1597.5
TOWN HALL FFE 1585
T.S.:1584.85
B.S.:1584.35
T.S.:1584.90
B.S.:1584.40
T.S.:1597.5
B.S.:1597.5
T.S.:1599.5
CONCRETE CHECK WALL @ STAIRS
TW:1602.50
BW:1599.00
TW:1602.50
BW:1599.50
1.5" WATER SERVICE LOCATE AND CONNET TO EXISTING WATERLINE
"GOLF CART ONLY" SIGN
FORCEMAIN CONNECT TO EXISTING
CONNECT FORCEMAIN TO EXISTING
PORCH
TW:1598.00
BW:1586.00
TW:1597.55
BC:1597.05
TW:1597.55
BC:1596.85
TW:1597.55
BC:1596.85
TW:1597.55
BC:1597.05
TW:1597.55
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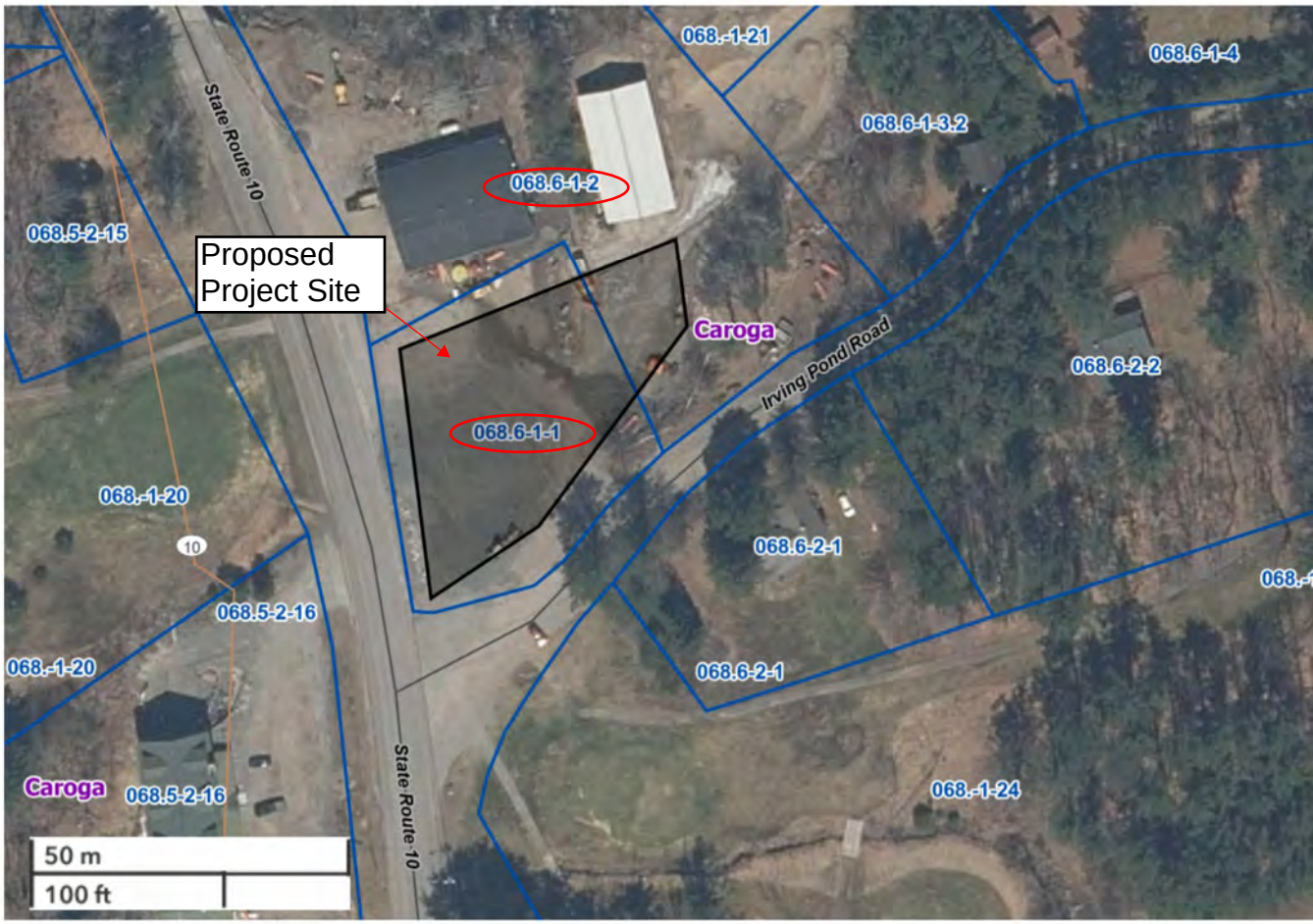
TW:1597.55
BC:1597.05

Beacon™ Fulton County, NY

Deed Recordings Parcel Map

Town of Caroga, CFA 161036,



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1 9 3

This Indenture, Made the 13th day of August in the year one thousand nine hundred and twenty-eight

Between Cyrus Durey (unmerried) of the Town of Caroga, Fulton County, New York,

part y of the first part, and Town of Caroga, a municipal corporation of the State of New York part of the second part,

Witnesseth, that the said part y of the first part, in consideration of the sum of One Dollar ($ 1.00), lawful money of the United States, paid by the said part y of the second part, do hereby grant and release unto the said part y of the second part, its successors heirs and assigns forever,

All that Tract or Parcel of Land, situate in the Town of Caroga County of Fulton and State of New York, being a part of Great Lot No. 53, of Glen, Bleecker and Lansing's Patent, bounded and described as follows:

Commencing at the intersection of the center of the macadam highway leading from Caroga Lake to Canada Lake via Wheelerville with the center of the roadway leading to Irving Pond, and running thence northerly along the center of said macadam highway to a point 40 feet north of the north foundation wall of the Town Hall building standing on said premises; thence easterly at right angles to said macadam highway one hundred thirty-five feet; thence southerly parallel to said macadam highway to the center of said Irving Pond road; thence westerly along the center of said Irving Pond road to the point and place of beginning.

Together with the Appurtenances; and all the Estate and Rights of the said part y of the first part in and to said premises.
To Have and to Hold the above granted premises unto the said part y of the second part, its successors heirs and assigns forever.
And the said Cyrus Durey do es covenant with the said part y of the second part as follows:
That the part y of the second part shall QUIETLY ENJOY the said premises.
That the said Cyrus Durey will forever WARRANT the title to said premises.

In Witness Whereof, the said part y of the first part ha ve hereunto set his hand and seal the day and year first above written.
In Presence of
Cyrus Durey [L. S.]
[L. S.]

STATE OF NEW YORK, County of Fulton of SS.

On this 13th day of August in the year one thousand nine hundred and twenty-eight before me, the subscriber, personally appeared Cyrus Durey and known to me to me personally known to be the same person described in and who executed the within instrument and he duly acknowledged to me that he executed the same.

Herbert J. Petterson
Notery Public, Fulton Co., N.Y.

Recorded Aug. 31 1928, at 11.56 H. A. M.
(RMS)

Egbert P. Cross Clerk.

1 9 3

This Indenture, Made the 13th day of August in the year one thousand nine hundred and twenty-eight

Between Cyrus Durey (unmerried) of the Town of Caroga, Fulton County, New York,

part y of the first part, and Nicholas Stoner Club, Inc. a membership corporation organized under the laws of the State of New York, having its principal office at said Town of Caroga part of the second part,

Witnesseth, that the said part y of the first part, in consideration of the sum of One Dollar ($ 1.00), lawful money of the United States, paid by the said part y of the second part, do hereby grant and release unto the said part y of the second part, its successors heirs and assigns forever,

All that Tract or Parcel of Land, situate in the Town of Caroga County of Fulton and State of New York, being a part of Great Lot No. 53, in Glen, Bleecker and Lansing's Patent, bounded and described as follows:

Commencing in the center of the macadam highway leading from Caroga Lake to Canada Lake via Wheelerville at the southerly side of the private driveway leading to the Club House opposite the golf course, and running thence westerly at right angles to the highway two hundred and fifty feet; thence northerly parallel with the highway three hundred feet; thence easterly at right angles to the highway two hundred fifty feet to the center of said highway at or near the northerly end of the private roadway; thence southerly along the center of the said highway to the point and place of beginning; being the plot of land on which stands the Club House.

The above described premises include the half acre Club House property agreed to be conveyed by the party of the first part to the Town of Caroga, and which the Town Board of said Town, by vote of the tax payers of said Town by special Town meeting held May 15, 1928, was authorized to convey to a Club or Membership Corporation and this conveyance is made pursuant to direction of the Town Board and includes additional property contributed by party of the first part for said Club purposes.

The said premises are conveyed subject to a mortgage given by the party of the first part to Alfred D. Dennison bearing even date herewith to secure the sum of ten thousand ($10,000) Dollars, which mortgage the party of the second part assumes and agrees to pay as a part of the consideration for this conveyance; said sum of ten thousand ($10,000.) dollars having already been expended in completing the said Club House and furnishing the same.

Together with the Appurtenances; and all the Estate and Rights of the said part t of the first part in and to said premises.
To Have and to Hold the above granted premises unto the said part y of the second part, its successors heirs and assigns forever.
And the said Cyrus Durey do es covenant with the said part y of the second part as follows:
That the part y of the second part shall QUIETLY ENJOY the said premises.
That the said Cyrus Durey will forever WARRANT the title to said premises.

In Witness Whereof, the said part y of the first part ha ve hereunto set his hand and seal the day and year first above written.
In Presence of
Cyrus Durey [L. S.]
[L. S.]

STATE OF NEW YORK, County of Fulton of SS.

On this 13th day of August in the year one thousand nine hundred and twenty-eight before me, the subscriber, personally appeared Cyrus Durey and known to me to me personally known to be the same person described in and who executed the within instrument and he duly acknowledged to me that he executed the same.

Alfred D. Dennison, Notery Public, Fulton Co., N.Y.

Recorded Aug. 31 1928, at 11.16 H. A. M.
(RMS)

Egbert P. Cross Clerk.

DEEDS 141 142 BOOK at front desk please ask FULTON COUNTY

or the second part may authorize to use the same.

Subject to a right of way 20 feet wide across the 50 foot strip extending to the outlet of Irving Pond.

SECOND PARCEL

ALL that tract or parcel of land situate in the Town of Caroga, County of Fulton, State of New York, being a part of Great Lot #53 in Glen, Bleecker & Lansing's Patent, bounded and described as follows: Beginning at a point in the center of the macadam of the highway opposite the Irving Pond Road and from said point of beginning the following courses and distances: North 5° 28' west along the highway 92.72 feet to the northeast corner of the Nick Stoner Inn property; north 11° 48.5' west 83.93 feet to a point in the macadam of the highway; north 74° 28' east 135 feet to an iron pipe set in concrete; south 7° 05' east 142.66 feet to a point in the Irving Pond Road; south 60° 25' west 140 feet to the point and place of beginning.

All bearings are referred to the true meridian.

This conveyance includes the premises conveyed by Cyrus Durey to the Town of Caroga by deed dated August 13, 1928, recorded in Book 193 of Deeds at page 436, together with additional lands, and corrects and replaces said deed and fixes and determines the boundaries of the premises included therein.

Together with a perpetual right to take water from the outlet of Irving Pond by means of a 3/4 inch pipe for the use of the garage and Town Hall building, and to lay and maintain such pipe across the lands of said Cyrus Durey Estate, subject to the requirement that the Town must re-locate said pipe line in event the same interferes with any future structure of the Estate or its grantees.

Said premises are shown on a map of the "Nick Stoner Golf Course" to be filed in Fulton County Clerk's Office herewith.

TOGETHER with the appurtenances, AND ALSO all the estate which the said Testator had at the time of his decease, in said premises, AND ALSO the estate therein, which the parties of the first part have or have power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

AND the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of I.R. $1.00

Guy Durey (L.S.)

Ernest L. Luff (L.S.)

STATE OF NEW YORK

COUNTY OF FULTON SS.:

OF

On this 17th day of December, Nineteen Hundred and Thirty-seven before me, the subscriber, personally appeared GUY DUREY and ERNEST L. LUFF the Executors of the last Will and Testament of Cyrus Durey, late of the Town of Caroga, Fulton County, N. Y., deceased, to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they severally duly acknowledged to me that they executed the same as such Executors as aforesaid for the purposes therein mentioned.

Alfred D. Dennison

Notary Public, Fulton Co., N. Y.

Recorded Feb. 14, 1938 at 9:45 h. A.M.

Herbert M. Finch Clerk.

(CMD)

This Indenture, Made this Fourteenth day of August in the year of our Lord one thousand nine hundred and thirty BETWEEN Robert Wandel and Marguerite Wandel his wife of the town of Caroga Fulton County and State of New York

~~part~~ of the first part, and The Town of Caroga a municipal corporation

~~part~~ of the second part,

Witnesseth, that the said parties of the first part, in consideration of the sum of ~~($----------)~~ lawful money of the United States, Two Dollars to them duly paid, have sold, and

By these Presents, do grant and convey to the said party of the second part, its heirs and assigns, ALL that piece or parcel of land in the said town of Caroga situated on the east side of the highway leading from Caroga Lake over London Bridge described as follows: Bounded on the south by lands of one Mrs. Richards on the east by the golf course tract on the north by lands of Wandel and on the west by the highway. The northwest corner of the plot hereby conveyed is the center of the highway directly west of an iron stake driven in the ground six inches easterly from an electric light pole standing along the road which pole is approximately six feet northerly of the north edge of a roadway recently built from the highway towards the thirteenth green of the new golf course said west line being approximately Two Hundred Fifty long. The north line of the tract hereby conveyed is parralel with the north line of the Richards lot.

With the **Appurtenances,** and all the **Estate, Title and Interest** therein of the said parties of the first part. And the said Robert Wandel and Marguerite Wandel do hereby covenant and agree to and with the said parties of the second part, their heirs and assigns,

that the premises thus conveyed in the **QUIET AND PEACEABLE POSSESSION** of the said party of the second part, its heirs and assigns they will forever **WARRANT AND DEFEND** against any person whomsoever lawfully claiming the same, or any part thereof.

IN WITNESS WHEREOF, The ~~said~~ parties of the first part have hereunto set their hand and seal the day and year first above written.

SEALED AND DELIVERED IN PRESENCE OF

Robert Wandel [L.S.]
Marguerite Wandel [L.S.]

STATE OF NEW YORK,
County of Fulton
of
} SS.

On this day of August in the year one thousand nine hundred and thirty before me, the subscriber, personally came Robert Wandel and Marguerite Wandel to me ~~personally~~ known and known to me to be the same person described in and who executed the foregoing instrument and they acknowledged that he executed the same.

A. L. Abrams
Notary Public

Recorded: August 23, 1930 at 9:30 h. A. M.
(MAB)

Egbert D. Cross Clerk.
Clerk.

PROPERTY OF FULTON CO. CLERK'S OFFICE

FORM 561X N. Y. DEED—EXECUTOR'S (Laws of 1917, Chap. 681, Statutory Form E)

TUTBLANX REGISTERED U.S. PAT. OFFICE
Tuttle Law Print Publishers Rutland Vt

This Indenture,

Made the 1st *day of* July

Nineteen Hundred and Fifty-two

Between

GUY DUREY, residing at Green Lake, Town of Caroga, Fulton County, New York, and ERNEST I. LUFF, residing at No. 9 South Second Avenue, Broadalbin, Fulton County, New York,

as Executors of and trustees under the last Will and Testament of CYRUS DUREY, late of the Town of Caroga, Fulton County, New York, deceased,

part ies of the first part, and TOWN OF CAROGA, a municipal corporation of the County of Fulton, State of New York,

part y of the second part:

Witnesseth, *That the parties of the first part, by virtue of the power and authority to them given in and by the said last Will and Testament, and in consideration of*

One ($1.00) *lawful money of the United States, Dollars, paid by the part y of the second part, do hereby grant and release unto the part y of the second part, its heirs and assigns forever, all*

State of New York
County of Fulton } ss.

Recorded on the 23 day of Jan. 1:31 o'clock P. M. in liber 377 of DEEDS at page 199 and examined,

Clerk

LIBER 377 PAGE 199

All that tract or parcel of land situate in the Town of Caroga, County of Fulton and State of New York, being a part of Subdivision 3 Great Lot 53 in Glen, Bleecker and Lansing's Patent and bounded and described as follows: Commencing at the southeast corner of land owned by the Town of Caroga on which is located the Town Hall and Caddy House shown on map of Nick Stoner Golf Course filed in Fulton County Clerk's Office and running thence easterly in and along the Irving Pond Road to lands of Henry G. and Isabel L. Palmer; thence northerly along the west line of the lands of said Palmer and said line continued to the top of the northerly bank of the Irving Pond Outlet and the top of the north bank of the small pond just east of the concrete highway running from Wheelerville to Canada Lake; thence westerly along the top of the northerly bank of the Irving Pond Outlet and the top of the north bank of the small pond to the said highway; thence southerly along said highway to the northwest corner of the Town Hall and Caddy House property; thence north 74° 28' east 135 feet to the northeast corner of said property; thence south 7° 05' east 142.66 feet to the point and place of beginning. Being all the lands of the Cyrus Durey Estate lying southerly of north bank of Irving Pond Outlet; westerly of the lands of said Palmer and said Palmer's west line projected; northerly of Irving Pond Road and easterly of the concrete highway.

Subject to the easement to store water in Irving Pond and to draw the water thereof from time to time granted to Adirondack Power and Light Corp. by deed dated December 31, 1920, recorded in Book 162 of Deeds at Page 119, and subject to the right to use the water of said outlet for residence purposes granted in deed to Edwin D. and Beulah N. McLaughlin, dated October 24, 1944, recorded in Book 250 of Deeds, Page 194.

Together with all other water and riparian rights in and to said Irving Pond Outlet which the parties of the first part have power to convey.

Being a part of the premises conveyed by Durey Land & Lumber Co. to Cyrus Durey by deed dated December 20, 1920, recorded in Book 162 of Deeds Page 111 and which were devised in and by his Last Will and Testament admitted to probate January 16, 1939, and recorded in Book 212 of Deeds at Page 125.

FRANK VETRO
ATTORNEY AT LAW
21 NORTH MAIN STREET
GLOVERSVILLE, N.Y.

Caroga Lake Recreation & Redevelopment Project

CFA 161036

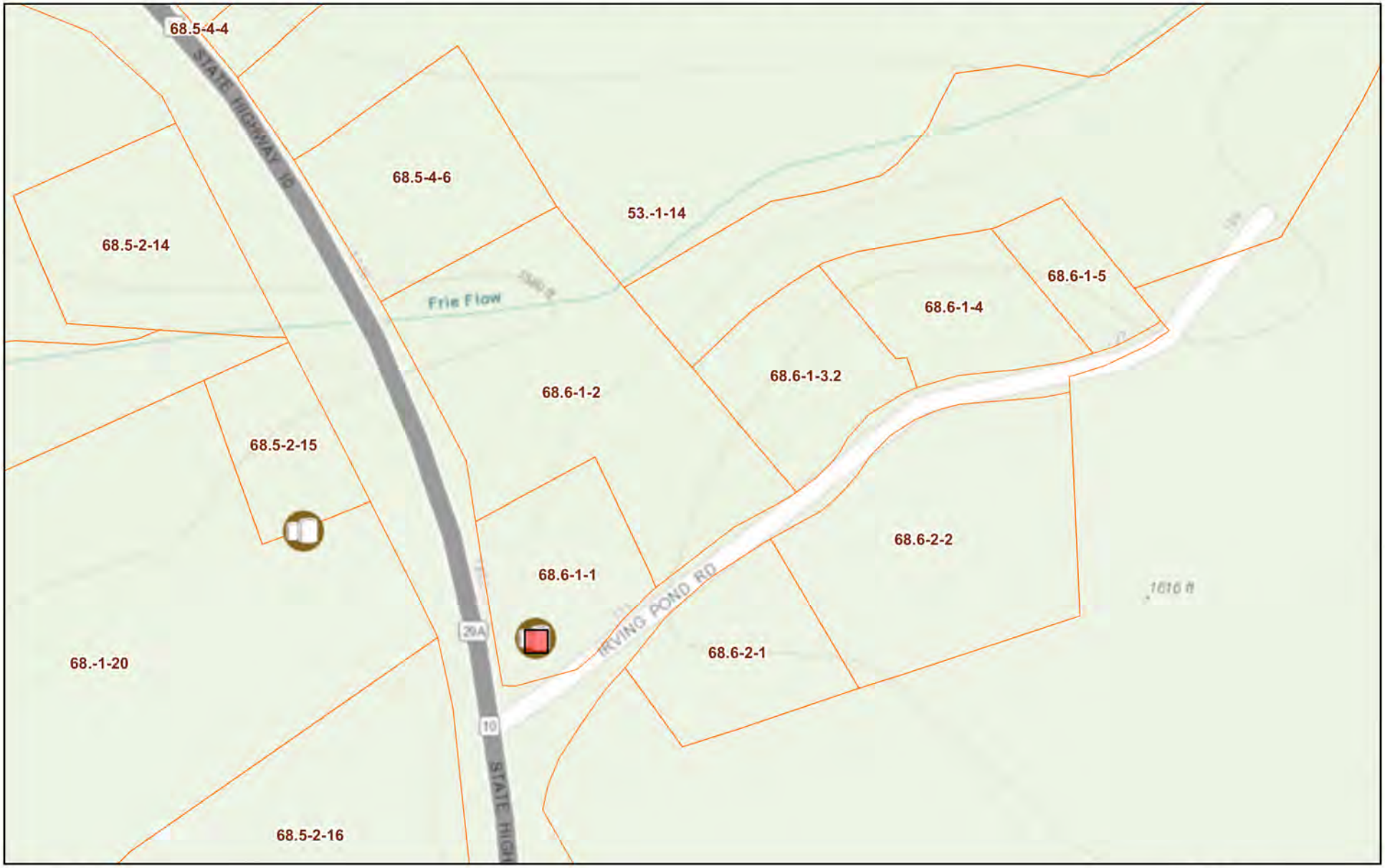
Brownfield – NOT APPLICABLE*

*The proposed Project does not involve a brownfield - DEC Map enclosed.

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project - DECInfo



July 27, 2026

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Author: Town of Caroga, CFA 161036

Not a legal document

DECinfo Locator Legend (Active Layers)

Permits and Registrations

Hazardous Waste Treatment, Storage, and Disposal Facilities

Petroleum Bulk Storage Facilities

Environmental Cleanup

Environmental Easements

Remediation Parcels

Active Sites

No-Action Sites

Closed Sites

Sediment Caps

Sediment Caps

Accessible Recreation Layer

Accessible Recreation

Trails

- DEC Roads
- DEC Roads (Conservation Easement)
- Hiking Trails
- Hiking Trails (Conservation Easement)
- Cross Country Ski Trails
- Cross Country Ski Trails (Conservation Easement)
- Horse Trails
- Horse Trails (Conservation Easement)
- Mountain Bike Trails
- Mountain Bike Trails (Conservation Easement)
- Snowmobile Trails
- Snowmobile Trails (Conservation Easement)
- MAPPWD Routes

Reference Layers

DEC Regional Offices

Towns

County Boundaries

Tax Parcels

NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Acting Commissioner

Sent Via Email Only

April 4, 2025

Honorable Ralph Palcovic
Supervisor, Town of Caroga
1840 State Highway 10
P.O. Box 328
Caroga Lake, NY 12032
supervisor@caroga.town

RE: Petroleum Bulk Storage (PBS) Program Site Inspection - 6 NYCRR Part 613
PBS# 5-076333
Town of Caroga
1801 State Highway 10
Caroga (T), Fulton County

Dear Supervisor Palcovic:

Thank you for the recent submittals concerning the February 7, 2023 site inspection and resulting Notice of Violation (NOV). The items listed in the NOV have been satisfactorily addressed.

If you have any questions, please feel free to contact me by telephone at (518) 840-3004 or e-mail me at heather.barscz@dec.ny.gov.

Sincerely,

Heather Barscz
Assistant Engineer (Environmental)
Division of Environmental Remediation

HB:ja

Ec: Lily Hand, CT Male: l.hand@ctmale.com
Kelly Duval, NYSDEC R5: Kelly.duval@dec.ny.gov

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com

March 5, 2025

Ms. Heather Barscz
NYSDEC PBS Unit – Region 5
1115 State Route 86
Ray Brook, NY 12977-0296
Via Email: Heather.Barscz@dec.ny.gov

Re: *Response #1 to NYSDEC Notice of Violation – March 13, 2023*
Town of Caroga, 1801 State Highway 10, Caroga Lake, NY 12032
NYSDEC PBS No.: 5-076333
C.T. Male Project No.: 24.4555

Dear Ms. Barscz:

C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. (C.T. Male) hereby submits additional information on behalf of the Town of Caroga (the Town) regarding a New York State Department of Environmental Conservation (NYSDEC) issued Notice of Violation (NOV). On February 7, 2023, the NYSDEC performed a Petroleum Bulk Storage (PBS) inspection at the Town of Caroga Highway Department Garage, located at 1801 State Highway 10, Caroga Lake, NY, PBS #5-076333. NYSDEC subsequently issued an NOV on March 13, 2023, based on the findings of this inspection.

This letter is the first response to the March 13, 2023 NOV, to document completion of corrective action relative to all eight (8) violations listed within the NOV as follows:

1. "**Existing Facilities - expired registration - [613-1.9(c)].** The registration for this PBS facility expired on February 5, 2022."

   Response: *C.T. Male submitted a PBS renewal package, containing a signed application and a check to cover the renewal application fee, to the NYSDEC on January 6, 2025.*

2. "**PBS Registration Certificate - accuracy of information/unregistered tanks - [613-1.9(a)].** The registration information is not current and accurate."

   Response: *The application package provided to the NYSDEC by C.T. Male on January 6, 2025 contained a red lined application to reflect corrections listed within NOV Violation 2, as well as visual observation of the facility by C.T. Male on December 6, 2024.*

3. "**TANK # 005, 009, 011 - Spills observed - tank secondary containment - [613-4.4]. Response to spills - investigation - [613-4.4(c)], spill not reported - [613-4.4(a); 613-4.4(d)(1)].** These tanks have an accumulation of petroleum in their common tank secondary containment, from what appears to be poor housekeeping associated with Tank 009 (waste oil).

   This is considered a spill under the PBS regulations, and a discharge of petroleum under Article 12 of the Navigation Law. Upon receipt of this letter, report the spill to the NYSDEC Spill Hotline at (518) 457-7362, and begin corrective action to contain, prevent further spills, and investigate the source and cause of the spill.

   Although the spill appears to be due to poor housekeeping, the facility did not investigate the suspected leaks from these tank systems. A suspected leak includes: the discovery of petroleum in the tank's surrounding area (e.g., secondary containment), unusual operating conditions (e.g., sudden loss of product and erratic dispensing equipment), inventory discrepancies, and monitoring results or alarms from leak detection methods/equipment.

   Within 30 calendar days from the date of this letter, submit a report (referencing the assigned spill number) summarizing the investigative response to these spills, including the reports from any tightness tests performed and abatement measures taken."

   Response: *The Town cleaned up the spill observed by the NYSDEC after the NYSDEC inspection on February 7, 2023, but reportedly without calling the spill hotline in the timeframe specified by NYSDEC. The Town has requested confirmation from NYSDEC as to the necessity of still phoning the spill hotline to assign a spill number for the petroleum found in the secondary containment.*

   During cleanup of the secondary containment area, the Town discovered, after specific investigation, that the spill was due to poor used oil housekeeping and the poor condition of Tanks 005, 009, and 011. The selected abatement measure was closing/removing and replacing the tanks as further detailed below. C.T. Male submitted a prework notification for the tank replacements via email on February 5, 2025. NYSDEC verbally waived the thirty (30) day notification period on February 11, 2025 thereby allowing the Town to install the new tanks (012, 013, and 014) right away.

   Tank 009 was closed and removed by the Town in December 2024 – January 2025. The tank was emptied, cut in half, cleaned, and the tank shell was recycled.

Tanks 005 and 011 were closed and removed by the Town on February 12, 2025. Tank products were temporarily transferred to Intermediate Bulk Containers (IBCs). The tanks were cut in half and cleaned. The secondary containment area was cleaned and repainted. Accumulated sludge and tank/secondary containment area cleaning materials were containerized in a 5-gallon pail which was collected for disposal by Clean Harbors; a copy of the approved waste profile and disposal manifest is included as Attachment 1. The cleaned steel tanks were recycled at Sacandaga Metal Recycling; a copy of the recycling receipt is included as Attachment 2.

Tanks 012, 013, and 014 were installed by the Town of Caroga on February 13, 2024. A purchase receipt and specification sheet for the new tanks are included as Attachment 3. Tank products temporarily stored in ICBs were transferred to the new tanks on February 14, 2025. The pre-filled PBS application provided to C.T. Male by NYSDEC via email on February 20, 2025 has been red lined to reflect closure of Tanks 005, 009, and 011 and installation of Tanks 012, 013, and 014. A copy of the red lined application is included as Attachment 4.

4. "**TANK # 005, 007, 009, 010, 011 Fill port color coding - not color coded/marked - [613-4.2(a)(4)].** The fill ports for these tanks are not properly color coded/marked. Every AST system fill port must be color coded in accordance with API RP 1637. The new color coding for waste oil is a grey circle, the new color coding for kerosene is a brown circle, the new color coding for non-ethanol gasoline is a red circle with a white '0,' and the new color coding for diesel is a yellow circle. Tank 008 will need a yellow circle for uniformity/consistency if the rest of the fill ports are updated.

   If there is no corresponding API color code (e.g., motor oil, hydraulic oil), the facility must otherwise mark the fill port to identify the petroleum currently in the AST system. Within 30 calendar days from the date of this letter, submit a photograph showing that the fill ports have been properly color coded or marked."

   Response: *Tanks 005, 009, and 011 have been closed and removed as discussed in the response to Violation 3 within this letter. The Photo Log in Attachment 5 shows the labeling and color coding of all tanks currently at the facility (i.e., existing Tanks 007, 008, 010, and new Tanks 012, 013, and 014).*

5. "**SUBPART 4 TANK # 007, 008, 010 AST Standards - no surface coating - [613-4.1(b)(1)(ii)].** These tanks are showing areas of corrosion, as shown below, and therefore do not have an exterior surface coating to protect them from atmospheric corrosion. Within 30 calendar days from the date of this letter,

submit documentation showing the tanks have been adequately coated (i.e., sanded and painted)."

Response: *Tanks 007, 008, and 010 have been repainted since the issuance of the NOV on March 13, 2023. The Photo Log in Attachment 5 shows the current condition of the coating of all tanks currently at the facility (i.e., existing Tanks 007, 008, 010, and new Tanks 012, 013, and 014).*

6. "**SUBPART 4 TANK # 005, 007, 011 Labeling - no label - [613-4.2(a)(3)].** These tanks are not properly labeled (e.g., with stenciled letters) with the tank registration number, tank design capacity, and tank working capacity. The labels are starting to fade/chip, and/or are not completely legible, as shown below. Within 30 calendar days from the date of this letter, submit a photograph showing that the tanks have been properly labeled."

   Response: *Tanks 005 and 011 have been closed and removed as discussed in the response to Violation 3 within this letter. As discussed within the response to Violation 4, the Photo Log in Attachment 5 shows the labeling and color coding of all tanks currently at the facility (i.e., existing Tanks 007, 008, 010, and new Tanks 012, 013, and 014).*

7. "**SUBPART 4 TANK # 005, 007, 008, 009, 010, 011 Monthly inspections - not adequately conducted - [613-4.3(b)(1)].** The monthly inspections for these tanks have not been performed adequately. The poor condition of the secondary containment (i.e., liquids and debris) associated with tanks 005, 009, and 011 was not noted in the recent inspection reports. Additionally, multiple tanks are showing evidence of corrosion, and no corrosion was noted in the recent inspection reports.

   The inspection must include the exterior surface of the tank and associated equipment, the monitoring equipment for cathodic protection, leak detection, and any other systems. Within 30 calendar days from the date of this letter, submit the last monthly inspection report."

   Response: *Tanks 005, 009, and 011 have been closed and removed as discussed in the response to Violation 3 within this letter. The Town performed a monthly inspection of all tanks currently at the facility (i.e., existing Tanks 007, 008, 010, and new Tanks 012, 013, and 014) on February 25, 2025. A copy of the completed inspection checklist is included as Attachment 6.*

8. **"SUBPART 4 TANK # 005, 009, 011 Secondary Containment <10,000 gallons - liquid and debris - [613-4.2(a)(6)].** The secondary containment associated with

these tanks is not being maintained properly, allowing liquids (including petroleum) and debris to accumulate, as shown below. The facility must keep all gauges, valves, and other equipment for spill prevention in good working order. Within 30 calendar days from the date of this letter, submit a photograph showing the secondary containment is clean and free of all liquids, petroleum, and debris."

Response: *As part of the tank replacement actions described within the response to Violation 3 within this letter, the secondary containment area was cleaned and repainted. The photo log in Attachment 5 shows the secondary containment area was cleaned free of all liquids, petroleum, and debris prior to the installation of Tanks 012, 013, and 014.*

Based on the corrective actions discussed within this letter, it is our understanding that all NOV violations have been addressed. We presume that no further action is required to address and of the violations listed within the NOV.

If you have any questions or comments, please contact Lily Hand at (518) 786-7560 or via email at l.hand@ctmale.com or Ralph Palcovic, Town of Caroga Supervisor at (518) 835-4211, Ext. 110 or via email at supervisor@caroga.town.

Sincerely,

C.T. MALE ASSOCIATES

Lily Hand, E.I.T.
Environmental Engineer III

Reviewed and approved by:

Jeffrey A. Marx, P.E.
Managing Environmental Engineer

ec: Ralph Palcovic and Roy Stock, Town of Caroga

Att

Attachment 1

Tank Cleaning Material Profile and Disposal Manifest

Hand, Lily

From: Clean Harbors <NOREPLY@Cleanharbors.com>
Sent: Thursday, February 20, 2025 4:02 AM
To: Roy Stock
Subject: Clean Harbors Profile Approval Notification

Online Services

Profile Approval Notification

The profile(s) listed below are approved* and ready for shipment. You can schedule your drum pick up online or
contact your account representative for support.

You can reach us at 1-800-669-5701.

Click here to Login to your account.

Generator code	Generator Name	Profile #	Waste Description	Waste Classification Code
CA67438	Caroga Lake Highway	2907999	RAGS AND ABSORBENTS WITH OIL, FUEL OR SOLVENT CONTAMINATION	FB5

**Profile approval is based upon information provided, you are required to notify Clean Harbors immediately of any change.*

Thank you for choosing Clean Harbors. We appreciate your business.

This email was sent from a notification only address that cannot accept incoming email. Please do not reply to this message.

You are receiving this message because you have requested service from Clean Harbors. We do not rent or sell your information to any third parties. For more information, please read our Privacy Policy. Our address is 42 Longwater Drive, Norwell, MA, 02061.

SAFETY-KLEEN 02/25/2025 PAGE:1
LDR NOTIFICATION FORM 10:45:43

PLANT: COE
GENERATOR NAME: Caroga Lake Highway MANIFEST NO.:
OR SALES SERVICE NO.:
CUST#: CA67438

SK Shipping #: 245076172
Pursuant to 40 CFR 268.7(a), I hereby notify that this shipment contains waste restricted under 40 CFR part 268 land disposal restrictions (LDR).

A. GENERAL WASTE NOTIFICATION

LDR FORM LINE NO: 1 MANIFEST PAGE/LINE# 01/001 SKPRFL NO: 2907999
SKDOT#: 10194734

EPA WASTE CODES & LDR SUBCATEGORIES (IF ANY):

D001	ICW	IGNITABLE CHARACTERISTIC WASTE
D018		
D035		
F003	SOLV	SOLVENT
F005	SOLV	SOLVENT

Treatability group: NNW Non-Waste Water
Waste Constituent Notification:

Legend Number	Constituent
184	METHYL ETHYL KETONE
231	TOLUENE
245	XYLENES-MIXED ISOMERS (SUM OF O-, M-, AND P-XYLENE CONCENTRATIONS)
51	ACETONE
67	BENZENE

NOTES

Roy Stark
GENERATOR'S AUTHORIZED SIGNATURE

Roy Stark
NAME & TITLE (PRINTED OR TYPED)

2, 26, 25
DATE

PLANT: COE CSG: REF#: SW:
TOP COPY: GENERATOR MIDDLE COPY: FACILITY BOTTOM COPY: TRANSPE

CDE SK SHIP# 245076165

Please print or type. Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Manifest Tracking Number
CES0G	1	1-800-468-1760	009508502 SKS

GENERATOR

5. Generator's Name and Mailing Address

Canoga Lake Highway
1801 State Hwy 10
CANOGA LAKE NY 12032-0000

Generator's Phone: 518-935-2835

Generator's Site Address (if different than mailing address)

6. Transporter 1 Company Name: SAFETY-KLEEN SYSTEMS INC — U.S. EPA ID Number: TXR000081205

7. Transporter 2 Company Name: CLEAN HARBORS ENV SERVICES INC — U.S. EPA ID Number: MAD039322250

8. Designated Facility Name and Site Address

CLEAN HARBORS EL DORADO, LLC
309 AMERICAN CIRCLE
EL DORADO , AR 71730

Facility's Phone: 870-863-7173

U.S. EPA ID Number: ARD069748192

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
X	1. UN3175, WASTE SOLIDS CONTAINING FLAMMABLE LIQUID, N.O.S., (PETROLEUM DISTILLATES), 4.1, PG II	001	DM	10	P	F003	F005	D001
						D018	D035	B
	2.							
	3.							
	4.							

14. Special Handling Instructions and Additional Information

TSD:EL 96722782 CA67438 CSG:

1)ERG#133;
24H EMERGENCY#800-468-1760-CH/SK/TFI-Contract retained by generator confers agency authority [illegible]

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Rob Stock — Signature — Month 7 — Day 26 — Year 25

INT'L

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

TRANSPORTER

17. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Zachary Tomi — Signature — Month 7 — Day 26 — Year 25

Transporter 2 Printed/Typed Name — Signature — Month — Day — Year

DESIGNATED FACILITY

18. Discrepancy

18a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

18b. Alternate Facility (or Generator) — U.S. EPA ID Number

Facility's Phone:

18c. Signature of Alternate Facility (or Generator) — Month — Day — Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)

1.	2.	3.	4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a

Printed/Typed Name — Signature — Month — Day — Year

EPA Form 8700-22 (Rev. 12-17) Previous editions are obsolete.

GENERATOR'S INITIAL COPY

1)10194734/2907999

Attachment 2

Tanks Recycling Receipt

TOPS FORM 4881B ®

RECEIPT DATE Feb 13th 19 2025 NO. 1913

RECEIVED FROM Roy Stock Sacandaga Metal Recycling

ADDRESS 170 Elmwood Ave. 12078

Fifty One Dollars & 25 cents LG DOLLARS $ 51.25 LG

FOR Scrap metal (Hwy Rounded)

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH	X	
AMT. PAID			CHECK		
BALANCE DUE			MONEY ORDER		

BY Linda Gilbert

PAYMENT RECEIPT

Sacandaga Metal Recycling
170 Elmwood Ave. EXT
Gloversville, NY 102205

Receipt: 109843

Customer: SMR121531

TOWN OF CAROGA HWY DEPT
1801 STATE HWY 10
CAROGA LAKE, NY 12032

ID Number:

Date: 2/13/2025

Time: 9:29:33 AM

Ticket: 111473

Operator: Katie P

Weigh In: 2/13/2025 9:21:32 AM

Weigh Out: 2/13/2025 9:28:58 AM

Commodity	Gross	Tare	Net	Price	TOTAL $
#1 STEEL UNPREPARED	9,420	8,880	540	212.8000/GT	51.30

Ticket Total **51.30**

No. of Tickets: 1

Round Amt: ($0.05)

Payment Method: Cash

Total Paid: **$51.25**

Attachment 3

New Tank Purchase Receipt and Specification Sheet

R. H. Crown Co.

R.H. Crown Co., Inc.
100 N. Market Street
Johnstown, NY 12095
1-800-721-2345
(518) 762-4589
(518) 762-4478 (fax)

SUSPENDED

Sold To

TOWN OF CAROGA
PO BOX 55
CAROGA LAKE NY 12030

Ship To

TOWN OF CAROGA HWY DEPT
1810 STATE HIGHWAY 10
CAROGA LAKE NY 12032

Customer #	Order Date	Sales Order #	Buyer	Customer P/O #	Ship Via	Salesman
TOWCAS0	01/14/2025	117909	ROY STOCK		Tr T3/004	14

Invoice #	Invoice Date	Ship Date	Freight Terms	Job Number	Terms
117909	02/14/2025	02/04/25	PREPAID		NET 15

LN	ONTY ORD	ONTY SHIP	ONTY B/O	PRODUCT DESCRIPTION	UOM	NET PRICE	EXTENSION
				***** Invoice Message *****			
				Quote Number Q010679			
				**********			
1	3	3		**112335109003**	EA	1591.11	$4773.33
				DOUBLE-WALL OIL STORAGE TANK			
				1000L/275GAL, UL LISTED			
				#2335109003			
2	3	3		**112335001863**	EA	51.30	$153.90
				ROTH SEALED FUEL OIL GAUGE			
				#2335001863 (165 & 275 GAL)			
3	3	3		**11SAM2631**	EA	34.00	$102.00
				SAMSON 2631 2" VENTED FILL CAP			

REMIT PAYMENT TO:

100 N MARKET ST
JOHNSTOWN, NY 12095

Merchandise	5,029.23
Freight	0.00
DELIVERY FEE	9.50
Sub Total	5,038.73
Taxable	0.00
Tax (FULT)	0.00
TOTAL	$5,038.73

Billing Copy Pay By 03/01/2025 Writer: CM

Submittal Data Information

Roth DWT 1000L

Effective: September 2007 Supercedes:

Job:_____Engineer:_____Contractor:_____Rep:_____

ITEM PART NO.	ITEM DESCRIPTION	MANUFACTURER
#2335109003	275 Gal. (1000 Liter) Double Wall Lube Storage Tank	Roth

The Roth Double Wall Lubricant Storage Tank (DWT) is made with a seamless blow-molded polyethylene inner tank and a 19 ga. galvanized outer tank. The outer tank is formed by joining cold rolled sheet steel, used to form the sides and bottom from a single piece, with two stamped metal end pieces. The edges between the sides and ends have sealant applied to them and are then rolled to create leak-proof seams. A stamped top is then pressed and riveted into place to complete the assembly of the DWT. The DWT is listed in the United States and Canada under ANSI/ CAN/UL/ULC 2258 and approved under NFPA 31 and compliant with NFPA 30/30A as non-metallic combustible liquid storage tanks.

Both inner and outer tanks are pressure tested at the factory during assembly according to UL® standards and do not require further field testing. The DWT also comes with a detached saddle base which the tank is placed on at the time of installation.

The tank shall be placed into service in accordance with local codes and the listed use (indoor or outdoor) on a flat, level and stable surface, away from heat sources, corrosive atmospheres or fluids, potential mechanical damage or rapid temperature changes. The final location must have the tank label visible after installation. A minimum of 2” (50 mm) from all walls or obstructions is recommended for normal tank expansion and visual inspection. The integral base support shall not be removed and raising the tank

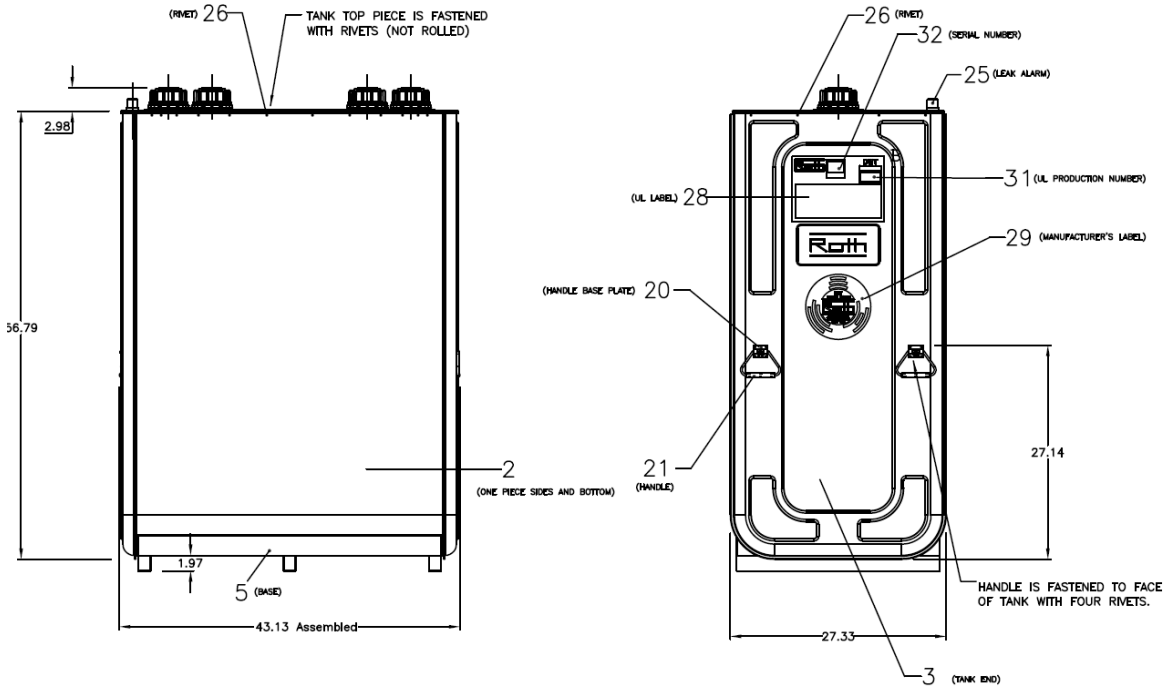
height is not allowed except on a continuous concrete platform at least 6” (150 mm) wider than the tank base at all sides. All local fire code set-backs for combustible liquid storage tanks must be observed. Tanks installed indoors shall not be exposed to direct sunlight on any plastic parts. Tanks installed outdoors shall be assembled with the required cover, Roth #2335100749 for the 400L. All tanks must be installed with an atmospheric vent to provide pressure and vacuum relief during filling and operation.

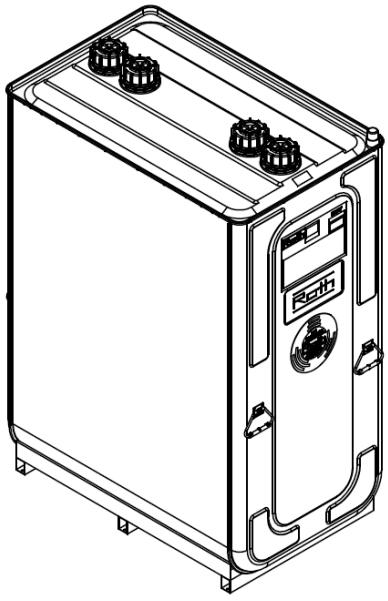
Tank Model	**DWT 1000L**
Nom. Capacity US gal (liters)	275 (1000)
Length inches (cm)	43 (110)
Width inches (cm)	28 (72)
Height Inches (cm)	61 (155)
Min Height Req'd inches (cm)	66 (168)
Tank Weight lbs. (kg)	167 (76)
Shipping Weight lbs. (kg)	185 (84)

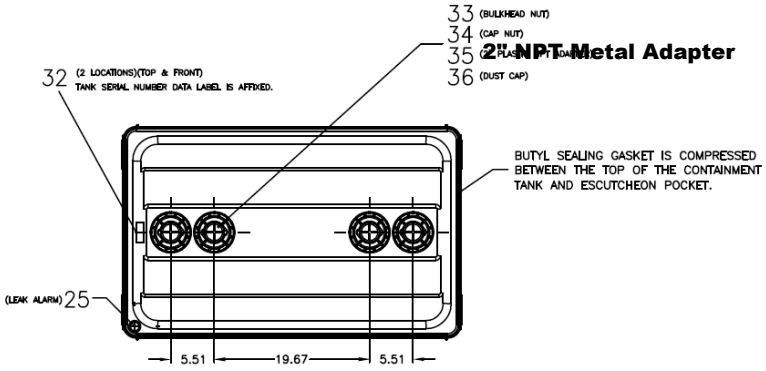
ROTH Industries, Inc, PO Box 245 Syracuse, NY 13211

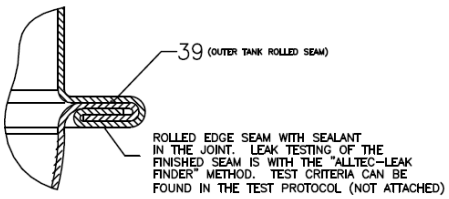
Visit our website at: www.roth-america.com

Telephone: (315) 755-1011 Fax: (315) 755-1013
Telephone: (800) 969-7684 Fax: (450) 464-7950









ROTH Industries, Inc, PO Box 245 Syracuse, NY 13211

Visit our website at: www.roth-america.com

Telephone: (315) 755-1011 Fax: (315) 755-1013
Telephone: (800) 969-7684 Fax: (450) 464-7950

Attachment 4

PBS Application

NEW YORK STATE | Department of Environmental Conservation

New York State Department of Environmental Conservation
Division of Environmental Remediation

Petroleum Bulk Storage Application

Pursuant to the Environmental Conservation Law: Article 17, Title 10; and
Regulations 6 NYCRR Part 613 and 6 NYCRR Subpart 374-2

(Please Type or Print Clearly and Complete All Items for Sections A, B & C)

Return Completed Form To:

P.O. Box 296
1115 State Route 86
Ray Brook, NY 12977-0296
(518) 897-1241

PBS Number: 5-076333

Expiration Date: 02/05/2027

Section A - Facility/Property Owner/Contact Information

Transaction Type: 3

1) Initial/New Facility
2) Change of Ownership
3) Tank Installation, Closing, or Repair
4) Information Correction
5) Renewal

FACILITY

Facility Name: TOWN OF CAROGA

Tax Map Borough/Section: 68.

Facility Address (Physical Address, No P.O. Boxes): 1801 STATE HIGHWAY 10

Block: 1

Facility Address (cont.):

Lot: 1

City: Caroga Lake

State: NY ZIP: 12032

County: Fulton

Township or City: Caroga

Facility Phone Number: (518) 835-4211

Facility Operator: RALPH PALCOVIC

TYPE OF PETROLEUM FACILITY (Check only one)

- [ ] 01=Storage Terminal/Petrol. Distributor
- [ ] 02=Retail Gasoline Sales
- [ ] 03=Other Retail Sales
- [ ] 04=Manufacturing
- [ ] 05=Utility
- [ ] 06=Trucking/Transportation/Fleet
- [ ] 07=Apartment/Office Building
- [ ] 08=School
- [ ] 09=Farm
- [ ] 10=Private Residence
- [ ] 11=Airline/Air Taxi/Airport
- [ ] 12=Chemical Distributor
- [x] 13=Municipality
- [ ] 15=Railroad
- [ ] 25=Auto Service/Repair (No Gasoline Sales)
- [ ] 28=Cemetery/Memorial
- [ ] 26=Religious (Church, Synagogue, Mosque, Temple, etc.)
- [ ] 27=Hospital/Nursing Home/Health Care
- [ ] 52=Marina
- [ ] 53=Nuclear Power Plant
- [ ] 99=Other (Specify):

Emergency Contact Name: RALPH PALCOVIC

Emergency Telephone Number: (518) 835-2835

NOTE:

Fill in Property Owner information here....>>>

Indicate Tank Owner in Section C.

OWNER

Facility (Property) Owner (from Deed): TOWN OF CAROGA

Facility Owner Address (Street and/or P.O. Boxes): 1840 ST HWY 10, P.O. BOX 328

City: CAROGA LAKE

State: NY

ZIP Code: 12032

Owner Telephone Number: (518) 835-4211

Type of Owner (check only one):

- 1 [ ] Private Resident
- 2 [ ] State Government
- 3 [x] Local Government
- 4 [ ] Federal Government
- 5 [ ] Corporate/Commercial/Other

I hereby certify, under penalty of law, that all of the information provided on this form is true and correct. False statements made herein may be punishable as a criminal offense and/or a civil violation in accordance with applicable state and federal law.

Name of Property Owner or Authorized Representative: RALPH PALCOVIC

Amount Enclosed: $ 0

Title: TOWN SUPERVISOR

Signature: Ralph J Palcovic

Date: 3/5/25

CORRESPONDENCE

(Please keep this information up to date.)

Facility Contact Person Name: RALPH PALCOVIC

Contact Person Company Name: TOWN OF CAROGA

Address: 1840 STHWY 10

Address (cont.): PO BOX 328

City/State/ZIP Code: CAROGA LAKE, NY 12032

Tel. Number: (518) 835-4211

eMail Address: SUPERVISOR@CAROGA.TOWN

Official Use Only
Date Received: ____/____/____
Date Processed: ____/____/____
Amount Received: $_____
Reviewed By: _____

Rev. 12/22/2022

PBS Number:
5-076333

Section B - Tank Information

(Please use the key located on the last page to complete each item/column)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)
Action	Tank Number	Tank Location	Status	Installation, out-of-service, or Permanent ClosureDate (mm/dd/yyyy) **Application will be returned if blank**	Capacity (Gallons)	Product Stored (If Gasoline w/ethanol or Biodiesel, list % additive) %	Tank Type	Tank Internal Protection	Tank External Protection	Tank Secondary Containment	Tank Leak Detection	Tank Overfill Prevention	Tank Spill Prevention	Pumping/Dispensing Method	Piping Location	Piping Type	Piping External Protection	Piping Secondary Containment	Piping Leak Detection	Under Dispenser Containment (UDC) (Check box if present)
~~3~~	~~005~~	~~3~~	~~1~~	~~1/1/1985~~	~~275~~	~~0015~~	~~01~~	~~00~~	~~01~~	~~01 10~~	~~06~~	~~04~~	~~00~~	~~06~~	~~01~~	~~11~~	~~00~~	~~00~~	~~09~~	☐
			3	2/12/2025																
	007	3	1	9/1/1998	1,000	0009	01	00	01	12	02	04	01	06	00	00	00	00	00	☐
	008	3	1	9/1/1998	2,000	0008	01	00	01	12	02	04	01	06	00	00	00	00	00	☐
~~3~~	~~009~~	~~3~~	~~1~~	~~1/1/1985~~	~~275~~	~~0022~~	~~01~~	~~00~~	~~01~~	~~01 10~~	~~06~~	~~04~~	~~00~~	~~00~~	~~00~~	~~00~~	~~00~~	~~00~~	~~00~~	☐
			3	2/12/2025																
	010	3	1	2/1/2007	500	0012	01	00	01	09	02	04	00	04	01	10	00	00	09	☐
~~3~~	~~011~~	~~3~~	~~1~~	~~1/1/1985~~	~~275~~	~~0010~~	~~01~~	~~00~~	~~01~~	~~01~~	~~06~~	~~04~~	~~00~~	~~06~~	~~01~~	~~11~~	~~00~~	~~00~~	~~09~~	☐
			3	2/12/2025																
2	012	3	1	2/13/2025	275	0015	99*	00	99*	12	02	04	00	06	01	11	00	00	09	
2	013	3	1	2/13/2025	275	0010	99*	00	99*	12	02	04	00	06	01	11	00	00	09	
2	014	3	1	2/13/2025	275	0022	99*	00	99*	12	02	04	00	00	00	00	00	00	00	

Note: If you need to add tanks to your registration, write them in using blank lines above. Attach additional sheets as needed.
Blank Section B is available at http:/www.dec.ny.gov/docs/remediation_hudson_pdf/pbsrenewal.pdf

* Polyethylene plastic inner tank with galvanized steel outer tank

PBS Number:
5-076333

Petroleum Bulk Storage Application

Section C - Tank Ownership Information (for PBS tanks listed in Section B)

Tank Owner Information			**Tank Owner Information**		
			☐ Check box if same as Facility (Property) Owner. If tank owner is different from property owner, fill out information below:		
Tank Owner Name (Company/Individual): TOWN OF CAROGA			Tank Owner Name (Company/Individual):		
Contact Person: RALPH PALCOVIC			Contact Person:		
Tank Owner Address: 1840 ST HWY 10, P.O. BOX 328			Tank Owner Address:		
City: CAROGA LAKE	State: NY	ZIP: 12032	City:	State:	ZIP:
Contact Person Telephone Number: (518) 835-4211	Contact Person email: SUPERVISOR@CAROGA.TOWN		Contact Person Telephone Number:	Contact Person email:	
Specific Tanks Owned			**Specific Tanks Owned**		
Tank Number:			☐ Check box if this owner owns all tanks at this facility. If not, list tanks owned by this owner below: Tank Number:		
Name of Class B (Daily On-Site) Operator:	Authorization No:		Name of Class B (Daily On-Site) Operator:	Authorization No:	
Name of Class A (Primary) Operator:	Authorization No:		Name of Class A (Primary) Operator:	Authorization No:	

~~005~~	007	008	~~009~~	010					
012	013	014							
~~011~~									

PETROLEUM BULK STORAGE APPLICATION - SECTION B - TANK INFORMATION - CODE KEYS

Action (1)

1. Initial Listing
2. Add Tank
3. Close/Remove Tank
4. Information Correction
5. Repair/Reline Tank

Tank Location (3)

1. Aboveground-contact w/soil
2. Aboveground-contact w/ impervious barrier
3. Aboveground on saddles, legs, stilts, rack or cradle
4. Partially buried tank (tank with 10% or more below ground)
5. Underground including vaulted with no access for inspection
6. Aboveground in Subterranean Vault w/access for inspections

Status (4)

1. In-service
2. Out-of-service
3. Closed-Removed
4. Closed- In Place
5. Tank converted to Non-Regulated use

Products Stored (7)

Heating Oils: On-Site Consumption

0001. #2 Fuel Oil
0002. #4 Fuel Oil
0259. #5 Fuel Oil
0003. #6 Fuel Oil
0012. Kerosene
0591. Clarified Oil
2711. Biofuel Oil
2642. Used Oil (Heating)

Heating Oils: Resale/ Redistribution

2718. #2 Fuel Oil
2719. #4 Fuel Oil
2720. #5 Fuel Oil
2721. #6 Fuel Oil
2722. Kerosene
2723. Clarified Oil
2724. Biofuel Oil

Motor Fuels

0009. Gasoline
2712. Gasoline/Ethanol
0008. Diesel
2710. Biodiesel
0011. Jet Fuel
1044. Jet Fuel (Biofuel)
2641. Aviation Gasoline

Emergency Generator Fuels

0001. #2 Fuel Oil
2730. Biodiesel (E-Gen)
2731. Diesel (E-Gen)

Lubricating/Cutting Oils

0013. Lube Oil
0015. Motor Oil
1045. Gear/Spindle Oil
0010. Hydraulic Oil
0007. Cutting Oil
0021. Transmission Fluid
1836. Turbine Oil
0308. Petroleum Grease

Oils Used as Building Materials

2626. Asphaltic Emulsions
0748. Form Oil

Petroleum Spirits

0014. White/Mineral Spirits
1731. Naptha

Mineral/Insulating Oils

0020. Insulating Oil (e.g., Transformer, Cable Oil)
2630. Mineral Oil

Waste/Used/Other Oils

0022 Waste/Used Oil
9999. Other-Please list:*

Crude Oil

0006. Crude Oil
0701. Crude Oil Fractions

Tank Type (8)

01. Steel/Carbon Steel/Iron
02. Galvanized Steel Alloy
03. Stainless Steel Alloy
04. Fiberglass Coated Steel
05. Steel Tank in Concrete
06. Fiberglass Reinforced Plastic (FRP)
07. Plastic
08. Equivalent Technology
09. Concrete
10. Urethane Clad Steel
99. Other-Please list:*

Internal Protection (9)

00. None
01 Epoxy Liner
02. Rubber Liner
03. Fiberglass Liner (FRP)
04. Glass Liner
99. Other-Please list:*

External Protection (10/18)

00. None
01. Painted/Asphalt Coating
02. Original Sacrificial Anode
03. Original Impressed Current
04. Fiberglass
05. Jacketed
06. Wrapped (Piping)
07 Retrofitted Sacrificial Anode
08. Retrofitted Impressed Current
09. Urethane
99. Other-Please list:*

Tank Secondary Containment (11)

00. None
01. Diking (AST Only)
02. Vault (w/access)
03. Vault (w/o access)
04. Double-Walled (UST Only)
05. Synthetic Liner
06. Remote Impounding Area
07. Excavation Liner
09. Modified Double-Walled (AST Only)
10. Impervious Underlayment (AST Only)**
11. Double Bottom (AST Only)**
12. Double-Walled (AST Only)
99. Other - Please list*

Tank Leak Detection (12)

00. None
01. Interstitial Electronic Monitoring
02. Interstitial Manual Monitoring
03. Vapor Well
04. Groundwater Well
05. In-Tank System (Auto Tank
06. Impervious Barrier/Concrete Pad (AST Only)
07. Statistical Inventory Reconciliation (SIR)
08. Weep holes in vaults with no access for inspection
99. Other-Please list: *

Overfill Protection (13)

00. None
01. Float Vent Valve
02. High Level Alarm
03. Automatic Shut-Off
04. Product Level Gauge (AST Only)
05. Vent Whistle
99. Other-Please list:*

Spill Prevention (14)

00. None
01. Catch Basin
99. Other-Please list:*

Pumping/Dispensing Method (15)

00. None
01. Presurized Dispenser
02. Suction Dispenser
03. Gravity
04. On-Site Heating System (Suction)
05. On-Site Heating System (Supply/Return)
06. Tank-Mounted Dispenser
07. Loading Rack/Transfer Pump

Piping Location (16)

00. No Piping
01. Aboveground
02. Underground/On-ground
03. Aboveground/Underground Combination

Piping Type (17)

00. None
01. Steel/Carbon Steel/Iron
02. Galvanized Steel
03. Stainless Steel Alloy
04. Fiberglass Coated Steel
05. Steel Encased in Concrete
06. Fiberglass Reinforced Plastic (FRP)
07. Plastic
08. Equivalent Technology
09. Concrete
10. Copper
11. Flexible Piping
99. Other-Please list:*

Piping Secondary Containment (19)

00. None
01. Diking (Aboveground Only)
02. Vault (w/access)
04. Double-Walled (Underground Only)
06. Remote Impounding Area
07. Trench Liner
12. Double-Walled (Aboveground Only)
99. Other-Please list: *

Pipe Leak Detection (20)

00. None
01. Interstitial Electronic Monitoring
02. Insterstitial Manual Monitoring
03. Vapor Well
04. Groundwater Well
07. Pressurized Piping Leak Detector
09. Exempt Suction Piping
10. Statistical Inventory Reconciliation (SIR)
99. Other-Please list:*

Under Dispenser Containment (UDC) (21)

Check Box if Present

- - - - - - - - - - - - - -

* If other, please list on a separate sheet including tank number,

** Each of these codes must be combined with code 01 or 06 to meet compliance requirements.

Attachment 5

Photo Log

Tank 007 API Symbol

Tank 007 Labeling and Coating

Tank 008 API Symbol

Tank 008 Labeling and Coating

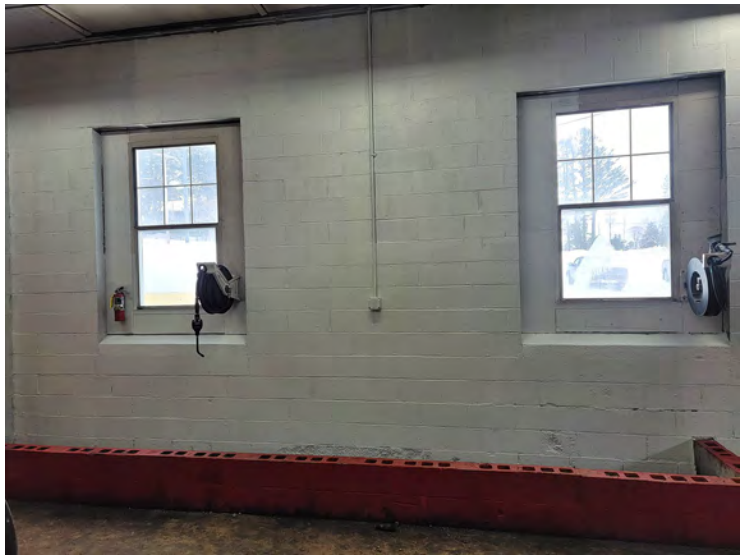
Tank 010 Labeling and Coating

Tanks 012 013 and 014

Tank 012 Labeling

Tank 013 Labeling

Tank 014 Labeling



Secondary Containment Area Walls

Secondary Containment Area Floor

Attachment 6

Completed Monthly Inspection Checklist

30-DAY ABOVEGROUND TANK WALKTHROUGH INSPECTION CHECKLIST
Town of Caroga Highway Department, 1801 State Highway 10, Caroga Lake, NY 12032
PBS Number 5-076333

Date of Inspection: 3/25/2025

Inspector(s) Name(s): Corey Ostr

Tank Size Tank Location Tank PBS Number	1,000 Gal. Gasoline S of Garage Tank #007	2,000 Gal. Diesel S of Garage Tank #008	500 Gal. Kerosene E of Garage Tank #010	275 Gal. Motor Oil Inside Garage Tank #012	275 Gal. Hydraulic Oil Inside Garage Tank #013	275 Gal. Used Oil Inside Garage Tank #014
Visually inspect and test the following equipment to ensure proper operation and maintenance:						
Leak detection equipment/systems. Are the areas satisfactory?	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)
Cathodic protection equipment/systems. Are the areas satisfactory?	N/A	N/A	N/A	N/A	N/A	N/A
Overfill prevention equipment. Are the areas satisfactory?	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)
Any other monitoring/warning equipment/system installed. Are the areas satisfactory?	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)
Visually inspect exterior surfaces of tanks, pipes, valves and other equipment for:						
Leaks. Are the areas satisfactory? (inform supervisor immediately if no)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)
Cracks. Are the areas satisfactory?	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)
Areas of wear. Are the areas satisfactory?	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)
Corrosion and thinning, including adequacy of exterior coatings, if present. Are the areas satisfactory?	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)
Poor maintenance or operating practices. Are the areas satisfactory?	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)
Excessive settlement of structures. Are the areas satisfactory?	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)
Separation or swelling of tank insulation, if present. Are the areas satisfactory?	N/A	N/A	N/A	N/A	N/A	N/A
Malfunctioning equipment. Are the areas satisfactory?	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)
Structural and foundations weakness. Are the areas satisfactory?	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)
Visually inspect dikes & secondary containment systems for cracks, water, evidence of releases, excessive settlement and structural weakness. Are the areas satisfactory?	N/A	N/A	N/A	N/A	N/A	N/A
Visually inspect the interstitial space of traditional and modified double walled tanks for damage, water, liquids, or evidence of releases. Are the areas satisfactory?	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)
Visually inspect spill catchment basin(s), fill spill containers and/or spill manholes at fill ports for damage, water, liquids, or evidence of releases. Are the areas satisfactory?	(Y) or (N)	(Y) or (N)	N/A	N/A	N/A	N/A
Check adequacy of spill control equipment, emergency response equipment, and fire extinguishing equipment. Are the areas satisfactory?	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)	(Y) or (N)

NOTES:

I certify that I am qualified, through education, training or experience, to conduct this inspection and that this inspection has been performed in a manner consistent with the requirements of 6 NYCRR Part 613-4.2(h).

Inspector(s) Signature(s): _____

NYS DEC REGULATIONS STATE THIS REPORT MUST BE KEPT ON FILE FOR THREE (3) YEARS

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Local Need

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Local Need

The Project addresses local challenges, protects public assets, mitigates economic risks, and expands recreational tourism. Caroga (ZCTA 12032, 12078, 12095) serves year-round residents plus seasonal residents/visitors from neighboring communities, including the Gloversville-Johnstown area, Mohawk Valley, and Capital Region.

Like much of Fulton County, Caroga faces disinvestment, population loss, unemployment, and limited opportunity. The Town's 2023 median household income ($53,698) remains below the NYS median (65% of $84,578=$54,975), limiting capacity to fund capital projects. Reconstruction costs exceed local means, despite insurance funds.
The proposed construction for redeveloping recreation and community space will once again function as the central gathering and service facility for all-season recreation operations and visitors, providing administrative space, retail sales and services, event and meeting space, and other amenities supporting the recreation, including the Municipal Golf Course and extensive trails networks.

The property's cultural significance derives from its longstanding role as a community recreation destination and contributor to the growing regional outdoor recreation economy. Current conditions reflect the loss of the clubhouse and associated infrastructure due to the 2020 fire. Temporary structures located on a nearby parcel allow continued but limited operation of the golf course and restrict clubhouse and restroom functions, and enhanced recreation and community space for all.

The proposed project includes construction of a nearly 6,000-square-foot building designed to support recreation operations, community programming, public events, and other visitor-serving activities. Consistent with the proposed project scope, the primary programmatic spaces will be located on the second floor, which will be finished and equipped for public use. The building will also include a basement level necessary for structural support, building systems, storage, and related operational functions.

The first floor will be constructed as part of the overall building structure but will remain largely unfinished and vacant as the Town evaluates potential future uses.

While the Town is considering the relocation of municipal offices from the existing Town Hall due to building conditions, **no municipal office improvements are included in the proposed project or grant request.** Construction of the first floor is necessary to support the overall building design, structural requirements, and public accessibility features associated with the second-floor recreation and community spaces.

The ground-level first floor will incorporate building access, parking connections, circulation areas, and ADA-accessible features, including elevator and stair access, ensuring that residents and visitors of all abilities can safely access and utilize the public facilities located on the second floor.

The project is not expected to adversely affect significant natural resources or sensitive environmental features beyond documented stormwater and wetland considerations. Existing scenic views, mature vegetation, and the recreational character of the golf course and surrounding landscape will be retained to the greatest extent practicable. Existing conditions, site features, deficiencies, and proposed improvements are further illustrated in the site plan, photographs, and supporting materials.

State aid will help toward closing the funding gap necessary to bring back a valued recreation hub with innovated opportunities to meet present-day needs associated with limited recreation operations and opportunities as well as declining economic development.

Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)

United States® Census Bureau

Note: The table shown may have been modified by user selections. Some information may be missing.

DATA NOTES	
TABLE ID:	S1903
SURVEY/PROGRAM:	American Community Survey
VINTAGE:	2023
DATASET:	ACSST5Y2023
PRODUCT:	ACS 5-Year Estimates Subject Tables
UNIVERSE:	None
MLA:	U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, https://data.census.gov/table/ACSST5Y2023.S1903?t=Income+and+Poverty&g=060XX00US3603512573&y=2023. Accessed on 31 Jul 2026.
FTP URL:	None
API URL:	https://api.census.gov/data/2023/acs/acs5/subject
USER SELECTIONS	
TOPICS	Income and Poverty
GEOS	Caroga town, Fulton County, New York
VINTAGES	2023
EXCLUDED COLUMNS	None
APPLIED FILTERS	None
APPLIED SORTS	None
PIVOT & GROUPING	
PIVOT COLUMNS	None

PIVOT MODE	Off
ROW GROUPS	None
VALUE COLUMNS	None
WEB ADDRESS	https://data.census.gov/table/ACSST5Y2023.S1903?t=Income+and+Poverty&g=060XX00US3603512573&y=2023
TABLE NOTES	
	Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official source of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units and the group quarters population for states and counties.
	Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website. Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.
	Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates
	ACS data generally reflect the geographic boundaries of legal and statistical areas as of January 1 of the estimate year. For more information, see Geography Boundaries by Year.
	Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

	Users must consider potential differences in geographic boundaries, questionnaire content or coding, or other methodological issues when comparing ACS data from different years. Statistically significant differences shown in ACS Comparison Profiles, or in data users' own analysis, may be the result of these differences and thus might not necessarily reflect changes to the social, economic, housing, or demographic characteristics being compared. For more information, see Comparing ACS Data.
	Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.
	Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.
COLUMN NOTES	None

	Caroga town, Fulton County, New York					
	Number		Percent Distribution		Median income (dollars)	
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
HOUSEHOLD INCOME BY RACE AND HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER						
Households	511	±85	511	±85	53,698	±9,468
One race--						
White	497	±85	97.3%	±2.0	53,906	±9,566
Black or African American	0	±13	0.0%	±7.5	-	**
American Indian and Alaska Native	0	±13	0.0%	±7.5	-	**
Asian	5	±6	1.0%	±1.1	-	**
Native Hawaiian and Other Pacific Islander	0	±13	0.0%	±7.5	-	**
Some other race	0	±13	0.0%	±7.5	-	**
Two or more races	9	±9	1.8%	±1.9	-	**
Hispanic or Latino origin (of any race)	0	±13	0.0%	±7.5	-	**
White alone, not Hispanic or Latino	497	±85	97.3%	±2.0	53,906	±9,566
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER						
15 to 24 years	0	±13	0.0%	±7.5	-	**
25 to 44 years	112	±56	21.9%	±10.5	110,577	±89,849
45 to 64 years	178	±53	34.8%	±8.8	62,885	±31,370
65 years and over	221	±65	43.2%	±9.9	31,691	±7,744
FAMILIES						
Families	334	±76	334	±76	62,273	±27,595
With own children of householder under 18 years	87	±40	26.0%	±11.4	61,705	±48,313
With no own children of householder under 18 years	247	±72	74.0%	±11.4	66,250	±38,975
Married-couple families	212	±56	63.5%	±11.4	110,333	±34,487
With own children under 18 years	34	±26	10.2%	±7.9	160,357	±156,033
Female householder, no spouse present	49	±38	14.7%	±9.9	49,886	±7,426
With own children under 18 years	8	±7	2.4%	±2.3	-	**
Male householder, no spouse present	73	±39	21.9%	±11.2	43,750	±29,624
With own children under 18 years	45	±35	13.5%	±9.9	49,018	±7,964
FAMILY INCOME BY FAMILY SIZE						
2-person families	239	±71	71.6%	±10.6	54,323	±17,333
3-person families	36	±25	10.8%	±7.2	60,455	±50,450
4-person families	56	±26	16.8%	±8.0	160,714	±141,756

	Caroga town, Fulton County, New York					
	Number		Percent Distribution		Median income (dollars)	
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
5-person families	3	±5	0.9%	±1.4	-	**
6-person families	0	±13	0.0%	±11.3	-	**
7-or-more person families	0	±13	0.0%	±11.3	-	**
FAMILY INCOME BY NUMBER OF EARNERS						
No earners	64	±33	19.2%	±8.5	29,063	±11,321
1 earner	142	±56	42.5%	±13.4	53,229	±5,509
2 earners	104	±53	31.1%	±14.7	110,750	±18,661
3 or more earners	24	±23	7.2%	±7.0	228,750	±184,572
NONFAMILY HOUSEHOLDS						
Nonfamily households	177	±61	177	±61	25,694	±8,425
Female householder	101	±46	57.1%	±18.3	24,688	±3,996
Living alone	101	±46	57.1%	±18.3	24,688	±3,996
Not living alone	0	±13	0.0%	±20.1	-	**
Male householder	76	±41	42.9%	±18.3	30,833	±10,271
Living alone	65	±34	36.7%	±16.3	30,069	±19,353
Not living alone	11	±18	6.2%	±9.5	-	**

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Urgency

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Urgency

The project is critical to the Mohawk Region and Caroga Lake's community vitality. Outdoor recreation and tourism are foundational components of Caroga's Adirondack experience, enduring economy, and welcoming scenic recreational character. A modern building will deliver beyond what the previous beloved clubhouse did by enhancing access to more recreation and providing adequate space accessible by all for facility operations and community public use that otherwise lack in Caroga.

State investment and securing future funding opportunities through grants and stakeholder partnerships are necessary to bring the project to life. Community support for the project is strong as residents consistently demand project status updates from the Town and often request opportunities for engagement through public presentations.

State aid is particularly important because replacing a major public facility lost to an unforeseen fire exceeds the financial capacity of a small rural municipality. Assistance also helps maintain affordable public access for residents of Caroga, neighboring communities, and disadvantaged populations.

The absence of a permanent clubhouse has limited recreation programming, event hosting, economic growth, and long-term viability of key recreational assets Caroga Lake has to offer. Without funding, the community will continue to rely on temporary facilities and volunteer support that do not completely meet public needs.

Since the Golf Clubhouse fire, the Town has worked effortlessly to promote the Project, gather community input, and seek partnerships and legislative support to build on the vision of redeveloping Caroga Lake into an all-year recreation destination and innovated community space to benefit residents and visitors for generations.

Caroga's 2025 Community Survey, with 565 responses, found broad appreciation for the Town's natural beauty, outdoor recreation, and gathering places. Survey results identified outdoor recreation experiences, environmental stewardship, community facilities, and recreation-based economic development as key priorities.

If awarded, the Project will build upon present public and private investments focused on recreation, trails, climate resiliency, smart-growth, and downtown revitalization initiatives. The Wheelerville-Caroga Connector Trail Project, for example, is scheduled to construct trail connections in August 2026 and considered a *"Priority Project for Tourism"* by the Mohawk Valley Regional Economic Development Council.

NEWS

Municipal golf course clubhouse destroyed in fire

Posted: Nov 15, 2020 / 09:09 PM EST
Updated: Nov 16, 2020 / 06:33 AM EST

SHARE

CAROGA LAKE, N.Y. (NEWS10) – The clubhouse of the Nick Stoner Golf Course in Caroga Lake has been destroyed by a fire. Crews responded to reports of a fire at the municipally-owned course at around 8 a.m. on Sunday, and found the building engulfed in flames on arrival.

A total of 45 firefighters from two departments, and eight apparatus, were involved in battling the blaze which took four hours to knock down.

Two firefighters picked up minor injuries and two pieces of firefighting apparatus were damaged during the operation. The firefighters were treated at the scene.

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Populations Served

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Populations Served

Caroga's proposed innovative community facility will serve as the area's primary recreation access point, orientation center, and public space for all populations to use and benefit from. The Project consists of enhancements to outdoor activities and operations throughout the year and will increase opportunities for more seasonal jobs and networking.

During the spring, summer, and fall, the golf course and recreation park provide opportunities for walking, golf, nature appreciation, and other outdoor activities but are limited in capacity following the Clubhouse fire and functioning by temporary operation setups fully meet resident and visitor needs. The golf operations are ceased in the winter months and then the grounds are repurposed for snowmobiling, Nordic skiing, snowshoeing, and walking, allowing year-long access to recreation activities for residents and Adirondack visitors.

In 2025, a Community Survey was conducted to engage residents, seasonal homeowners, lake users, local business owners, and recreation seekers throughout the region. Feedback consistently supported development of a new recreation and community facility as an affordable and shared public asset that serves diverse populations while supporting local recreation-based tourism and economic development for the Mohawk Valley region.

The proposed facility is comprehensive to the community survey results and will offer accessible parking and ADA-compliant restrooms and other features for all to access the building for various second floor public uses.

The Project will help strengthen connections between the public and private relationships in addition to networks associated with trail systems, nearby Forest Preserve lands, and downtown Caroga for a redeveloped area for residents and visitors of all ages and abilities.

Underserved populations within Caroga and neighboring communities through Fulton County will benefit from the project. The Town's service area includes ZIP Codes 12032, 12095, and 12078, with the latter experiencing a documented poverty rate of 15.9 percent.

Expected outcomes of the Project include increased use of public recreation lands, improved accessibility, enhanced visitor amenities, expanded opportunities for walking and outdoor fitness, stronger community connections, and improved quality of life for all ages and abilities.

WHEELERVILLE TRAILS
CAROGA, NEW YORK

FIFTH ANNUAL

WHEELERVILLE BIKE FESTIVAL

HOSTED BY BIG PRIV

STUMP CITY WELCOME PARTY · LIVE DJ · SKILLS CLINICS
LIVE FREE AND FLY DOWNHILL RACE · GROUP RIDES
JUMP JAM AND WHIP OFF · KIDS EVENTS · LIVE ART · GEAR RAFFLE

AUGUST 21-23, 2026

FOR MORE INFORMATION
WHEELERVILLETRAILS.COM

MADE POSSIBLE IN PART THROUGH THE GENEROUS SUPPORT OF Fulton county, ny

August 15 @ 4:30 pm

Saturday, August 15th, 2026
4:30 pm
Sherman's Park

In Partnership with West Caroga Lake Association. Proceeds benefit both organizations.

Charity Golf Tournament

8th Annual Charity Golf Tournament

We are thrilled to announce that the 8th Annual Charity Golf Tournament is coming this summer at the Nick Stoner Municipal Golf Course! Join us for a wonderful day of golf, fun, prizes, and community in the heart of the Adirondacks.

From the beloved "Musicians Toast" and shotgun start to delicious food and live music on the course, this is a day you won't want to miss. Every round played helps bring music and the arts to the Adirondacks and beyond.

Sponsorship opportunities are available! If you or your business would

like to support Caroga Arts and be part of this special day, we'd love to hear from you. Please email golf@carogaarts.org.

We hope to see you on the course this August!

Register or Sponsor Now!

Become a Volunteer

If you are interested in volunteering for the planning and execution of our next tournament, please contact Stephanie Price-Wong at stephanie@carogaarts.org.

Volunteer Opportunities

Contact/Questions

Golf Committee Co-Chair: Kim MacIvor (607) 725-7393 or email kmacivor@carogaarts.org

Looking Back: 7th Annual Charity Golf Tournament

We are delighted to share the success of this year's *7th Annual Charity Golf Tournament*! It was a wonderful day of golf, fun, prizes, and community at the Nick Stoner Municipal Golf Course.

From the "Musicians Toast" and 1812 Overture shotgun start to delicious food and live music on the course, the tournament brought together friends of Caroga Arts for a memorable day. Thanks to everyone who participated, the event raised critical support for Caroga Arts' programs and initiatives, helping us continue to bring music and the arts to the Adirondacks and beyond.

A special thank you goes out to our 2025 Golf Tournament Sponsors for their incredible support. We couldn't have done it without you! Thank you again for making this day so special!

Looking back: 6th Annual Caroga Arts Charity Golf Tournament

Thank You for Joining Us at the 6th Annual Caroga Arts Charity Golf Tournament!

The Caroga Arts Collective is excited to announce the successful conclusion of our 6th Annual

All photos above taken by Mike Grittani.

Charity Golf Tournament, held on August 11, 2024. We had an incredible day filled with great golf, fun, and camaraderie, all in support of our year-round educational and artistic programs.

This year's tournament was our best yet, featuring competitive play, fantastic prizes, and a warm community spirit. From the anticipation of the raffle drawings to the exciting new "Putt it & Keep it" game on the practice green, the day was packed with memorable moments. We also enjoyed delicious food and drinks throughout the course, thanks to our generous sponsors and community partners.

Your participation and support made this event a tremendous success, and we are thrilled to share that the funds raised will directly benefit the Caroga Arts Collective's mission. Whether you joined us as a player, sponsor, or volunteer, your contribution helps us continue to bring unique performances and educational programs to Caroga and maintain the operations of Sherman's Park.

A special thank you goes out to our 2024 Golf Tournament Sponsors for their incredible support. We couldn't have done it without you! Thank you again for making this day so special!

Thank you to our 2024 Golf Tournament Sponsors!

BROWN'S FORD JOHNSTOWN

DirtDurt Distillery™

UPSTATE COFFEE ROASTERS

Caroga Arts Collective

Reimagining the Adirondack Experience through the Power of the Arts

Email
info@carogaarts.org

Phone
518-832-2041

Mailing Address
P.O. Box 1048

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News

Mission

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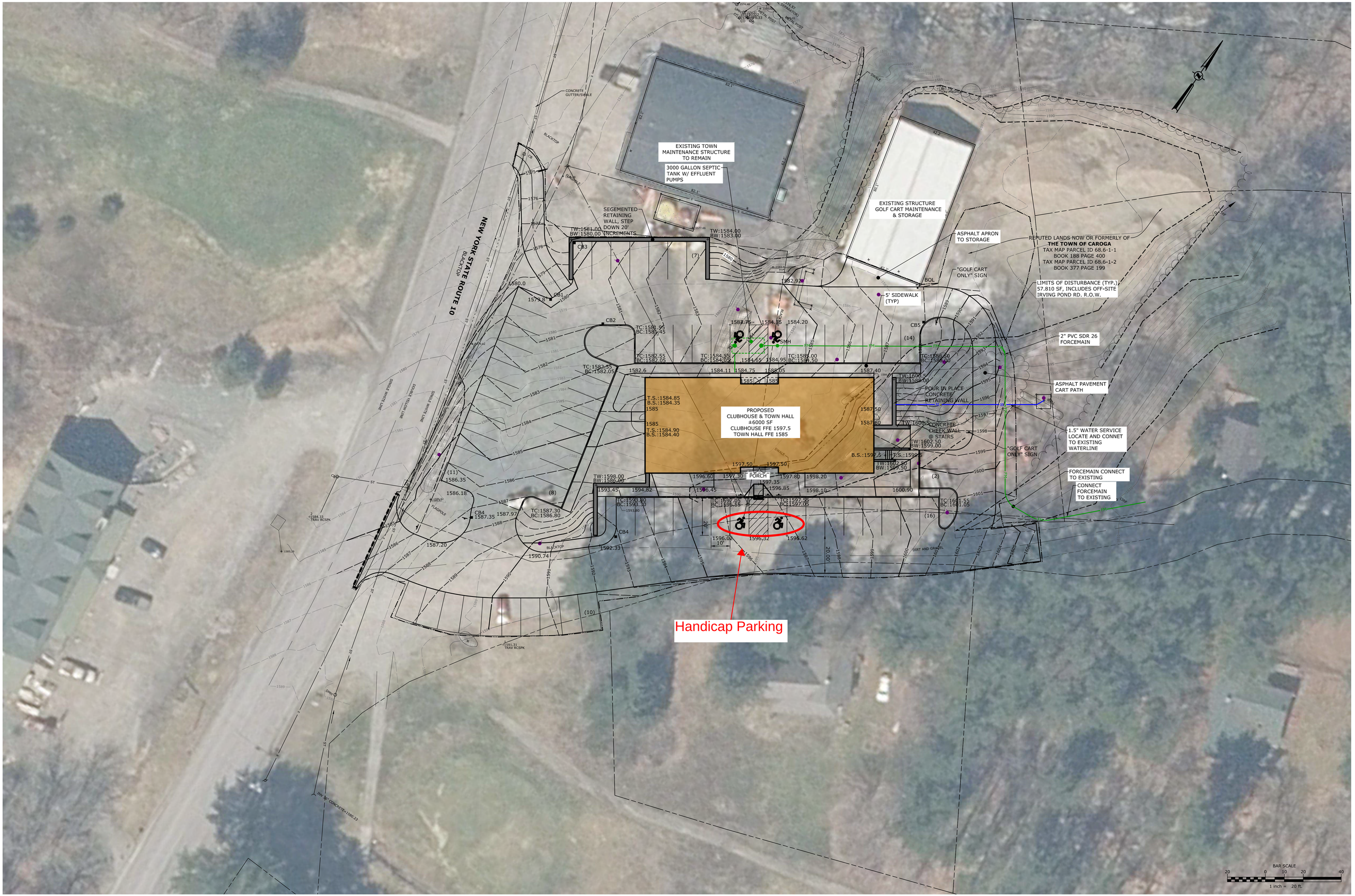
NEW YORK STATE OF OPPORTUNITY. Council on the Arts

Various programs of the Caroga Arts Collective are made possible by the New York State Council on the Arts with the support of the Office of the Governor and the New York State Legislature.


EXISTING TOWN MAINTENANCE STRUCTURE TO REMAIN
3000 GALLON SEPTIC TANK W/ EFFLUENT PUMPS
EXISTING STRUCTURE GOLF CART MAINTENANCE & STORAGE
SEGEMENTED RETAINING WALL, STEP DOWN 20' INCREMENTS
TW:1581.00
BW:1580.00
TW:1584.00
BW:1583.00
ASPHALT APRON TO STORAGE
"GOLF CART ONLY" SIGN
REPUTED LANDS NOW OR FORMERLY OF
THE TOWN OF CAROGA
TAX MAP PARCEL ID 68.6-1-1
BOOK 188 PAGE 400
TAX MAP PARCEL ID 68.6-1-2
BOOK 377 PAGE 199
LIMITS OF DISTURBANCE (TYP.)
57,810 SF, INCLUDES OFF-SITE
IRVING POND RD. R.O.W.
5' SIDEWALK (TYP)
NEW YORK STATE ROUTE 10
BLACKTOP
CONCRETE GUTTER/SWALE
CB1
CB2
CB3
CB4
CB5
SMH
PROPOSED CLUBHOUSE & TOWN HALL ±6000 SF
CLUBHOUSE FFE 1597.5
TOWN HALL FFE 1585
T.S.:1584.85
B.S.:1584.35
T.S.:1584.90
B.S.:1584.40
POUR IN PLACE CONCRETE RETAINING WALL
TW:1600.5
BW:1588.00
CONCRETE CHEEK WALL @ STAIRS
TW:1602.50
BW:1599.00
TW:1602.50
BW:1599.50
B.S.:1597.5
T.S.:1598.5
PORCH
ASPHALT PAVEMENT CART PATH
2" PVC SDR 26 FORCEMAIN
1.5" WATER SERVICE LOCATE AND CONNET TO EXISTING WATERLINE
FORCEMAIN CONNECT TO EXISTING
CONNECT FORCEMAIN TO EXISTING
Handicap Parking
DIRT AND GRAVEL
BLACKTOP
BAR SCALE
20 0 10 20 40
1 inch = 20 ft.

Marcus A. Harazin
July 7 at 6:18 PM ·

PLEASE COME AND LEARN ABOUT TERRESTRIAL INVASIVE SPECIES IN THE TOWN OF CAROGA AND ADIRONDACKS

DATE: JULY 9

TIME: 6- 7:30 PM

PLACE: SHERMAN'S PAVILLION, Caroga Lake Shore Road, Caroga, NY 12032

SPEAKER: ARI GILLER-LEINWOHL, DIRECTOR

See more

10 4

Like Comment

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Recreational Opportunities

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Recreational Opportunities

The proposed project primarily serves a rural population with limiting capacity to fully support year-round recreation facilities and community gathering spaces. The Town of Caroga and surrounding communities rely heavily on publicly accessible recreation assets, including the municipal golf course, recreation park, trail networks, Caroga Lake, and nearby Forest Preserve lands. While these resources provide valuable outdoor recreation opportunities, the loss of the former golf clubhouse to fire in 2020 reduced the community's capacity to support recreation programming and operations as well as public events, visitor services, and year-round use of these public assets.

The project area falls within ZCTA 12032 but will serve and benefit residents from nearby communities including ZCTA 12095 and 12078, such populations that experience economic challenges and limited access to affordable recreational amenities. As a publicly owned facility, the proposed recreation and community center will provide accessible gathering space, visitor services, programming opportunities, and recreation support amenities available to residents and visitors of all ages, incomes, and abilities.

The project addresses a demonstrated community need identified through public outreach, stakeholder engagement, and the Town's 2025 Community Survey. Residents, seasonal homeowners, local businesses, and recreation users consistently expressed support for reinvestment in this public recreation destination and restoration of the services and amenities lost in the fire. The facility will strengthen access to established recreation resources while enhancing opportunities for community events, wellness activities, outdoor recreation, and social connection.

By investing in a longstanding public recreation asset, the project will address recreational service gaps, improve accessibility, expand year-round public use opportunities, and support underserved rural populations that currently have limited access to comparable recreation and community facilities. The project represents a significant reinvestment in public recreation infrastructure and will help ensure that

high-quality, affordable recreational opportunities remain available to residents and visitors throughout the Southern Adirondack region.

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Community Support

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Community Support

The Town of Caroga has received 31 letters of support from regional organizations, municipal partners, community groups, businesses, and residents endorsing the proposed project. A detailed breakdown of various support sources (regional, economic, local partners, etc.) including Golf Committees, Caroga Arts, Royal View Campground business owners, Fulton County departments, and legislature members, is included in the Letters of Support CFA Document Upload (Q_15733).

This broad range of support reflects a shared understanding of the project's importance and demonstrates strong local and regional commitment to advancing the community's vision of enhanced recreation and all-season tourist attractions for Caroga Lake. Collectively, these letters reinforce the project's demonstrated need, readiness for implementation, and anticipated public benefits.

Community interest in the project extends well beyond the submitted letters of support. Throughout the planning process, the Town has regularly engaged with residents, stakeholders, and partner organizations who have expressed enthusiasm for project updates and opportunities for continued collaboration. These ongoing conversations illustrate the strong foundation of support that exists within the community and the willingness of local and regional partners to contribute to the project's long-term success.

Recent public interest has further demonstrated the community's investment in the project. Residents and stakeholders have requested additional opportunities to learn about the project's progress and future implementation, prompting the Town to organize public discussions and presentations focused on project updates, anticipated outcomes, and opportunities for continued community involvement. These requests reflect not only public enthusiasm but also a desire among community members to remain active participants throughout project delivery.

The Town Board continues to discuss project status, implementation strategies, and next steps during public meetings, ensuring transparency and providing ongoing opportunities for public input.

This sustained engagement demonstrates that the proposed project is not solely a municipal initiative but rather a community-supported effort with broad-based backing from residents, businesses, community organizations, and regional partners who recognize its potential to generate lasting benefits for Caroga and the surrounding region.

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Letters of Support

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Caroga is pleased to submit **31 letters of support** from regional, town, golf, economic, and community partners. Together, letters demonstrate strong local and regional collaborative potential and capacities. In the attached letters, the following partners advance the core message of united commitments, genuine needs, prepared readiness, and shared benefits for delivering the proposed Caroga Golf Clubhouse Project.

Regional Partners:	1. NYS Assemblyman Robert Smullen 2. Retired NY Parks Commissioner, OSI CEO & Caroga Arts Board Member L. Erik Kulleseid 3. Fulton County Center for Regional Growth President & CEO Ronald Peters 4. Fulton County Planning Director & Industrial Development Agency Director Scott Henze 5. Fulton County Board of Supervisors Chair Joseph DiGiacomo 6. Johnstown Mayor Amy Praught 7. Fulton County Tourism Coordinator Carla Kolbe 8. Fulton-Montgomery Regional Chamber of Commerce Interim Executive Director Nicole Walrath
Town of Caroga Partners:	9. Town Supervisor John Glenn 10. Deputy Supervisor & Council Member Rick Sturgess and Council Member Matthew Cooper 11. Highway Superintendent Roy Stock 12. Planning Board Chair Al Kozakiewicz 13. Wheelerville Trails Founder & Trails Director Jeremy Manning 14. Town Budget Director Joanne Young 15. Lakes Management Program Co-Chair Marcus Harazin
Municipal Golf Partners:	16. Municipal Golf Course Superintendent Steven Stedman 17. Lifelong Golfer & Golf Steering Committee Member Christopher Rohrs 18. EMT & Former Council Member Barbara DeLuca 19. Developer & Former Supervisor Scott Horton
Local Economic Partners:	20. Paradise Ranch Rodeo Owner & Town Council Member Kim Walker 21. Royal View Campground Owner & Town Council Member Greta Frasier 22. Logged Inn Owners Tina & Michael Evans 23. Pine Lake Lodge Owners Dan MacIvor & Jeff Philbrick 24. Southern Adirondack Pines Campground & Cabins Owners Dave & Cherie Hockey 25. ADK Realty Owner & Broker, Mary Ellen Charles
Community Organization Partners:	26. Wheelerville School Superintendent Nicole Dettenrieder 27. West Caroga Lake Association President Jed Potocar 28. East Caroga Lake Environmental Association President Karen Seeley 29. Canada Lakes Conservation Association President Rick Fink 30. Stoner Lakes Fish & Game Club Board Member & Treasurer Darlene Devendorf 31. Caroga Arts Collective Founder and Artistic & Executive Director Kyle Barrett Price

ROBERT J. SMULLEN
Chairman, Minority Conference
Assemblyman 118th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

RANKING MINORITY MEMBER
Committee on
Higher Education

COMMITTEES
Banks
Environmental Conservation
Ethics and Guidance
Veterans' Affairs
Ways and Means

July 15, 2026

Dr. Marion Terenzio
Lawrence T. Gilroy III
Co-Chairs
Mohawk Valley Regional Economic Development Council
207 Genesee Street, Room 1604
Utica, NY 13501

Dear Co-Chairs Gilroy and Terenzio,

I am writing to express my support for the Town of Caroga's 2026 New York State Consolidated Funding Application to the Mohawk Valley Regional Economic Development Council. This source of funding will benefit the Caroga Golf Clubhouse Project in attempt to rebuild the clubhouse at the historic Nick Stoner Municipal Golf Course and Recreation Park.

The total cost of this project is $3.35 million. A portion of this cost has been secured through fire insurance proceeds and therefore the Town is applying for $1.345 million in CFA funding. This amount is a combination of funds split between Empire State Development Regional Council Capital Funds at $670,000 and the Office of Parks, Recreation, and Historic Preservation Environmental Protection Fund at $675,000.

For over 100 years, the Town of Caroga has served as a premier recreation destination within the Adirondack Park. This source of funding will restore an important community asset, while retaining its annual economic contributions to the local region as a tourist destination. While the Town continues to build on significant community investment and revitalization efforts, this project serves as a key component to the overall momentum gained through its past success and future goals.

An investment in this project serves as a key investment not only in the Town of Caroga, but the community and its local economy as well. Therefore, I fully support this application of funding.

Sincerely,

Robert J. Smullen

Robert J. Smullen
Colonel, U.S. Marine Corps (Ret.)
Member of Assembly, 118th District

5659 State Route 5, Suites 1-3, Herkimer, New York 13350 • 315-866-1632, FAX: 315-866-5058
Fulton County Office Building, 223 West Main Street, Suite B2, Johnstown, New York 12095 • 518-762-1427, FAX: 518-762-9871
Room 635, Legislative Office Building, Albany, New York 12248 • 518-455-5393, FAX: 518-455-5889
EMAIL: smullenr@nyassembly.gov

L. ERIK KULLESEID
117 West 123rd Street #7B
New York, New York 10027
(212) 542-0123 (m)

July 10, 2026

RE: 2026 CAROGA GOLF CLUBHOUSE PROJECT
CONSOLIDATED FUNDING APPLICATION

Dear Consolidated Funding Application Review Committee:

I am pleased to support the Town of Caroga's 2026 Consolidated Funding Application through New York State's Mohawk Valley Regional Economic Development Council.

The Caroga Golf Clubhouse project is a timely and strategic upgrade proposed for the Town's historic Nick Stoner Municipal Golf Course. The Town owns the project site, and the surrounding land was donated in 1925 for golf and other recreational purposes. The project strengthens a strong and growing network of nearby public recreation assets, including the Adirondack Forest Preserve's Shaker Mountain Wild Forest and the Wheelerville Trails Mountain Bike Park, where a downtown connection trail is under construction through New York Park's Recreational Trail Program. By creating a welcoming stepping-off point for residents and visitors, the Clubhouse will expand access to the local region's exceptional golf, parks, and trails experiences while supporting outdoor recreation as a key economic driver.

As New York Parks Commissioner from 2019 to 2024, I saw firsthand the value of locally-led, state-sponsored investments that expand access to outdoor recreation, improve quality of life, and strengthen local economies. During my tenure, we advanced major capital initiatives that expanded accessibility, embraced innovation, modernized park infrastructure, and fostered public-private partnerships essential to delivering outstanding visitor experiences and protecting natural resources.

And as President and CEO of Open Space Institute, I lead a land conservation organization where partnership and community come first. Conserved land and strong communities go hand in hand.

I also serve on the Caroga Arts Collective Board of Directors, where I have seen the complementary cultural aspects of the Town's vision for community revitalization begin to take shape. Caroga is thoughtfully balancing economic opportunity and community character with stewardship of its unique location with the Adirondack Park and Mohawk Valley. The community's emerging renaissance is beginning to demonstrate what strategic investments and partnerships can achieve.

I support the Caroga Golf Clubhouse Project and respectfully encourage favorable consideration of the Town's requests for a $670,000 Empire State Development grant and a $675,000 Environmental Protection Fund grant. The proposed $1.345 million state investment will be matched in part by $1.7 million in Town fire insurance proceeds, demonstrated a significant local commitment to the project.

Thank you for your consideration and for your continued commitment to strengthening New York's communities, outdoor recreation, and natural resources.

Sincerely,

Erik Kulleseid

CamScanner

FULTON COUNTY CENTER FOR REGIONAL GROWTH

June 29. 2026

RE: ***Fulton County Center for Regional Growth Letter of Support for the 2026 Caroga Golf Clubhouse Project Consolidated Funding Application***

Dear Consolidated Funding Application Review Committee:

On behalf of the Fulton County Center for Regional Growth (CRG), I am pleased to offer our strongest support for the Town of Caroga's 2026 Consolidated Funding Application for the *Caroga Golf Clubhouse Project*.

As Fulton County's regional economic development organization, CRG works with municipalities, businesses, and community partners to strengthen the local economy and improve quality of life throughout the region. We recognize projects that create lasting community value while supporting tourism, recreation, and economic growth. The proposed reconstruction of the Caroga Golf Clubhouse is precisely that type of investment.

The loss of the historic clubhouse to fire in 2020 left a significant void in one of Fulton County's most accessible recreational destinations. For more than a century, the Nick Stoner Municipal Golf Course and Caroga Recreation Park have served residents and visitors alike, contributing to Caroga's place as a gateway to outdoor recreation in the southern Adirondacks. Rebuilding this facility will restore an important community asset while creating a modern, accessible space that supports golf operations, visitor services, youth and senior programming, public meetings, and community events.

Caroga has demonstrated remarkable momentum in recent years. The Town has embraced Smart Growth principles, is advancing a Comprehensive Plan update, has achieved Pro-Housing Certification, and continues to make strategic public-private investments in infrastructure and community revitalization.

The Caroga Golf Clubhouse Project represents a natural next step in that broader vision, reinforcing recreation, tourism, and economic development throughout Fulton County, the Mohawk Valley, and beyond.

CRG has witnessed firsthand the positive transformation occurring across Fulton County. Investments in infrastructure, business development, and placemaking continue to strengthen our communities and attract new residents, employers, and visitors. Caroga's exceptional natural resources and recreational opportunities are among the region's greatest competitive

advantages, and restoring this iconic facility will enhance those assets while generating lasting economic and community benefits.

Importantly, this project is near shovel-ready, supported by planning and design work, and backed by substantial local investments through fire insurance proceeds. State funding — including $670,000 from Empire State Development Regional Council Capital Funds, plus $675,000 from Office of Parks, Recreation, and Historic Preservation Environmental Protection Fund — will allow the Town to complete a project that is financially responsible and regionally significant.

For all these reasons, CRG enthusiastically supports the Town of Caroga's request for funding through the 2026 Consolidated Funding Application. We respectfully urge the Review Committee to give this project its highest consideration. We are confident that fully funding this investment will strengthen tourism, enhance community life, and contribute to the long-term economic vitality of Caroga, Fulton County, and the Mohawk Valley.

Thank you for your consideration.

Sincerely,

Ronald M. Peters
President & CEO

County of Fulton
FORT JOHNSTOWN BUILDING
1 EAST MONTGOMERY STREET
JOHNSTOWN, NEW YORK 12095

PLANNING DEPARTMENT
Scott D. Henze, Director

July 10, 2026

RE: 2026 Caroga Golf Clubhouse Project Consolidated Funding Application

Dear CFA Review Committee:

I am writing to express my strong support for the Caroga Golf Clubhouse Project and the Town's application for funding through the 2026 Consolidated Funding Application (CFA) process.

The proposed Caroga Golf Clubhouse represents an important investment in the Town of Caroga and the continued revitalization of one of Fulton County's valued historic recreational and tourism assets. The project will enhance the visitor experience, provide modern amenities for residents and visitors, and strengthen the long-term sustainability of the municipal golf course as a year-round regional destination.

A new clubhouse will serve as more than a local recreational facility. It will create opportunities for community gatherings, golf tournaments, special events, and year-round programming while supporting tourism and encouraging additional economic activity throughout the region.

The project also complements other ongoing transformative investment momentum in Caroga's recreation, arts, and outdoor amenities. Together, this work is helping to attract new visitors, seasonal residents, and family groups while improving quality of life for the local community. The proposed project aligns with broader regional goals of promoting economic development, expanding reational tourism opportunities, supporting small businesses, and preserving the unique character that makes Caroga a premier destination within the southern Adirondacks. By strengthening local infrastructure and creating an inviting community asset, the Caroga Golf Clubhouse Project will generate lasting benefits for residents, visitors, and the economy.

I strongly support the Caroga Golf Clubhouse Project in its effort to stimulate responsible development, engage the community, and foster a greater sense of place throughout Fulton County. I respectfully encourage favorable consideration of requests for both the $670,000 Empire State Development grant and $675,000 NY Parks Environmental Protection Fund grant.

Thank you for your attention to this important initiative. If you need any additional information or insight, please do not hesitate to contact me.

Sincerely,

Scott D. Henze

Scott D. Henze
Director, Fulton County Department of Planning and Tourism
Executive Director, Fulton County Industrial Development Agency

Board of Supervisors

County of Fulton
COUNTY BUILDING
JOHNSTOWN, NEW YORK 12095

Telephone (518) 736-5540

RE: CAROGA CLUBHOUSE PROJECT CONSOLIDATED FUNDING APPLICATION

29 June 2026

Dear CFA Review Committee:

I am writing to express support for the Town of Caroga's 2026 Consolidated Funding Application (CFA) for its Caroga Golf Clubhouse Project. This project has great regional benefit and supports Fulton County government's *"Destination: Fulton County"* initiative to promote tourism and recreation.

The Town of Caroga is requesting $1.345 million in CFA funding to support the $3.35 million Clubhouse project. The Nick Stoner Public Golf Course is an important destination for our area. Its Clubhouse was a key feature prior to its destruction by fire in 2020. The Town has secured approximately $1.7 million through fire insurance proceeds so a grant award can move the project to the finish line. A modern accessible facility will serve residents and attract visitors for golf and other events. The Clubhouse will be a boon to regional tourism and economic growth aligned with Fulton County's 2026-2030 Development Strategy: *Building Fulton County's Future: Housing, Tourism, and Economic Growth.*

I urge your approval of this important funding request.

Sincerely,

Joseph C. DiGiacomo
Chairman, Board of Supervisors

City of Johnstown

Office of the Mayor
33-41 East Main Street
Johnstown, New York 12095
Phone: (518) 736-4012 • Fax: (518) 736-4032
https://cityofjohnstown.ny.gov/

July 10, 2026

To Whom It May Concern:

On behalf of the City of Johnstown, I am pleased to express our strong support for the Town of Caroga's application for funding for the Caroga Golf Clubhouse Project through the 2026 Consolidated Funding Application (CFA) process.

The City of Johnstown recognizes the Town of Caroga's leadership and forward-looking vision in advancing recreation, tourism, and community development. Through investments in recreational trails, comprehensive planning, and Pro-Housing Community certification, the Town of Caroga has demonstrated a commitment to sustainable growth and strategic public investments. The proposed Caroga Golf Clubhouse Project builds upon this momentum and represents another important step in the Town's ongoing revitalization.

We commend the Town for its thoughtful approach to enhancing public recreation assets at the historic Nick Stoner Municipal Golf Course. Securing funding and rebuilding the clubhouse after the 2020 fire will restore a valued community gathering place, improve amenities for residents and visitors, and strengthen one of Fulton County's treasured recreation destinations. The project reflects sound municipal leadership and the collaborative partnerships that are essential to promoting economic opportunity and regional resilience throughout Fulton County, the Adirondack Park, and the Mohawk Valley.

The City of Johnstown shares the Town of Caroga's commitment to creating vibrant, inclusive, and economically strong communities. We value Caroga's vision of preserving its unique Adirondack character while making strategic investments that enhance quality of life and support recreational tourism. The new clubhouse will complement these efforts by expanding recreational opportunities, supporting local businesses, and encouraging continued investments throughout the region.

This capital grant will have a critical role in advancing a project that is financially responsible, environmentally sustainable, and responsive to the needs of the community. The City of Johnstown is proud to stand alongside our neighbors in supporting this important regional investment.

We respectfully urge your favorable consideration of the Town of Caroga's full funding request. Should you require any additional information, please feel free to contact my office.

Very Truly Yours,

Amy Praught
Mayor

Fulton County Visitors Bureau
Futon County Planning & Tourism
1 East Montgomery Street
Johnstown, New York 12095
Carla Kolbe, Tourism Coordinator

July 10, 2026

Dear Consolidated Funding Application Review Committee:

On behalf of the Fulton County Visitors Bureau, I am pleased to express our enthusiastic support for the Town of Caroga's 2026 Consolidated Funding Application (CFA) for the Caroga Golf Clubhouse Project.

The proposed clubhouse at the historic Nick Stoner Municipal Golf Course — named for the famous local Revolutionary patriot and pioneer Nick Stoner — is a transformative investment that will strengthen one of Fulton County's premier recreational and tourism destinations while supporting the Town's recovery from the 2020 fire. As a near-shovel-ready project, it will modernize a century-old tourism asset, enhance visitor amenities, and reinforce Caroga's role as a magnet for outdoor recreation in the southern Adirondacks and Mohawk Valley.

The project aligns with the strategic priorities of the Town of Caroga, Fulton County, the Mohawk Valley Regional Economic Development Council, and New York State's tourism initiatives, especially I LOVE NY, Path Through History, and New York Parks. By connecting the historic municipal golf course with an expanding network of recreational trails, arts and cultural attractions, and lake and forest recreation, the clubhouse will help create a cohesive, year-round destination that generates visitor spending, supports local businesses, and strengthens the regional tourism economy.

The Town has already secured approximately $1.7 million in fire insurance proceeds toward the $3.35 million project and is requesting $1.345 million through the CFA. The Caroga Golf Clubhouse Project exemplifies the community's commitment to strategic investment, placemaking, and sustainable tourism. It will enhance quality of life for residents, expand recreational opportunities for visitors, and contribute to the transformative economic vitality of Fulton County and the Mohawk Valley.

The Fulton County Visitors Bureau respectfully urges favorable consideration of this important funding request.

Sincerely,

Carla Kolbe

Carla Kolbe

Fulton County Tourism Coordinator

Fulton Montgomery
REGIONAL CHAMBER OF COMMERCE

July 10, 2026

RE: Letter of Support for the Town of Caroga Golf Clubhouse Project

Dear Consolidated Funding Application Review Committee,

On behalf of the Fulton Montgomery Regional Chamber of Commerce, I am pleased to offer our strong support for the Town of Caroga's 2026 Consolidated Funding Application (CFA) for the Caroga Golf Clubhouse Project.

As the leading business organization serving Fulton and Montgomery Counties, the Chamber is committed to fostering economic growth, strengthening our communities, and supporting investments that enhance the quality of life for residents and visitors alike. The proposed clubhouse at the historic Nick Stoner Municipal Golf Course represents a meaningful investment in community infrastructure that aligns closely with these goals.

The redevelopment of this important recreational asset will not only preserve a valued community gathering place but also strengthen Caroga's position as a regional tourism destination. Quality recreational amenities encourage visitation, support nearby businesses, create opportunities for future economic investment, and contribute to the long-term vitality of our rural communities.

Public investments such as this play an important role in building vibrant communities where businesses can thrive, families choose to live, and visitors return year after year. We believe this project will generate lasting economic and community benefits for the Town of Caroga while creating positive impacts throughout Fulton County and the surrounding region.

The Fulton Montgomery Regional Chamber of Commerce commends the Town of Caroga for its vision and leadership in advancing this project. We fully support its pursuit of CFA funding and are confident this investment will strengthen the region for years to come.

Fulton Montgomery Regional Chamber of Commerce
2 North Main Street • Gloversville, NY 12078 • Phone: 518.725.0641 • Fax: 518.725.0643
www.fultonmontgomeryny.org • info@fultonmontgomeryny.org

Fulton Montgomery
REGIONAL CHAMBER OF COMMERCE

Thank you for your consideration of this important application. Please do not hesitate to contact us if we can provide any additional information in support of this project.

Sincerely,

Nicole Walrath

Nicole Walrath
Interim Executive Director
Fulton Montgomery Regional Chamber of Commerce

Fulton Montgomery Regional Chamber of Commerce
2 North Main Street • Gloversville, NY 12078 • Phone: 518.725.0641 • Fax: 518.725.0643
www.fultonmontgomeryny.org • info@fultonmontgomeryny.org

John Glenn, Town of Caroga Supervisor

PO Box 328; 1840 State Highway 10
Caroga Lake, NY 12032
Phone: 518-835-4211
Email: supervisor@caroga.town

July 8, 2026

Dear Consolidated Funding Application Review Committee:

On behalf of the Town of Caroga, I am pleased to offer my strongest support for the Town's 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project.

The Caroga Golf Clubhouse Project represents far more than the replacement of a building lost to fire. It is a strategic investment in one of our community's most important public assets and an opportunity to strengthen recreation, tourism, and economic development throughout the Southern Adirondacks and Mohawk Valley.

As Town Supervisor, I have worked with our elected officials, staff, volunteers, and community partners to ensure this project is thoughtfully planned, fiscally responsible, and ready to move forward. The Town has already secured more than $1.7 million in fire insurance proceeds toward the $3.35 million project, demonstrating both our commitment and our ability to responsibly manage significant capital investments. The requested Empire State Development Regional Council Capital Funds and New York State Environmental Protection Fund grants will allow us to complete this project without placing an undue burden on local taxpayers.

The Nick Stoner Municipal Golf Course has served residents and visitors for more than a century and remains a cornerstone of Caroga. A new clubhouse will restore an essential community gathering place while enhancing the visitor experience, supporting tournaments and events, strengthening local businesses, and complementing the Town's growing network of recreational trails, lakes, arts, and history attractions.

Caroga has demonstrated a strong record of successfully implementing Smart Growth initiatives and leveraging state investments to create lasting public benefits. The Golf Clubhouse Project builds upon that success and reflects our long-term commitment to responsible planning, community revitalization, and sustainable outdoor recreation.

Thank you for your considering of this transformational funding request. On behalf of the Town of Caroga, I respectfully urge your favorable review and support of the 2026 CFA.

Sincerely,

John Glenn, MD
Town of Caroga Supervisor

Town of Caroga

PO Box 328; 1840 State Highway 10
Caroga Lake, NY 12032
Phone: 518-835-4211

July 8, 2026

Dear Consolidated Funding Application Review Committee:

We write to express our highest level of support for the Town of Caroga's 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project.

As members of the Town Council, we have worked closely with our project team at C. T. Male Associates throughout the planning and development of this project. From the earliest discussions about the clubhouse fire to the details of the design, budgeting, and funding strategies, we have seen firsthand the tremendous effort that has gone into creating a project that is practical, fiscally responsible, and ready to move forward.

The Town has approached this project with patience and discipline. We have carefully evaluated alternatives, listed to residents and stakeholders, secured more than $1.7 million in insurance proceeds, and developed a financing plan that minimizes the burden on local taxpayers while maximizing the value of state investment.

Nick Stoner Municipal Golf Course is one of Caroga's defining public assets. The course has continued to improve despite the loss of its clubhouse, but a permanent facility is essential to fully restore the experience for residents and visitors alike. The new clubhouse will strengthen recreation, support local businesses, enhance tourism, and provide a welcoming gathering place for the community for decades to come.

We are proud of the collaborative work that has brought this project to its current stage. The Town has demonstrated both the commitment to successfully complete this investment, and we will be prepared to begin construction once the remaining funding is secured.

We respectfully urge your favorable consideration of this important funding request. The Caroga Golf Clubhouse Project represents a thoughtful investment in the future of our community and will produce lasting benefits for Caroga, Fulton County, and the Mohawk Valley.

Sincerely,

Rick Sturgess
Town of Caroga Deputy Supervisor
rsturgess@caroga.town

Matthew Cooper
Town of Caroga Council Member
mcooper@caroga.town

TOWN OF CAROGA

P.O. Box 328 • 1840 State Highway 10 • Caroga Lake, NY 12032 • Tel. 518-835-4211
Roy Stock, Highway Superintendent

July 9, 2026

Dear Consolidated Funding Application Review Committee:

As the Town of Caroga Highway Superintendent, I fully support the Town's 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project.

As the fourth generation in my family to serve with the Town of Caroga Highway Department, I understand the long history of Caroga's strengths, challenges, and opportunities. Caroga has great outdoor recreation and a beautiful golf course, but we face challenges with infrastructure. We need to work together to make the most of our opportunities for the future.

I remember the 2020 fire that took out of municipal golf clubhouse and storage barn next to the current highway garage. That was a tragic loss, and recovery has been challenging. Since then, plans have been developed to replace the clubhouse, highway garage, and town hall. The Town now has about $1.7 million in fire insurance money, and voters approved a $1 million municipal bond for a new highway garage. The Golf Clubhouse is the first step.

Respectfully, I urge positive review of this grant funding request. We welcome the opportunity to deliver and get things done in the Town of Caroga.

Sincerely,

Roy Stock
Highway Superintendent

TOWN OF CAROGA

New York

PO Box 328
1840 State Highway 10
Caroga Lake, NY 12032

Al Kozakiewicz, Planning Board Chair

July 10, 2026

RE: **LETTER-OF-SUPPORT FOR THE CAROGA GOLF CLUBHOUSE PROJECT 2026 CONSOLIDATED FUNDING APPLICATION FOR SUPPORT THROUGH EMPIRE STATE DEVELOPMENT REGIONAL COUNCIL CAPITAL FUNDS & OFFICE OF PARKS, RECREATION, AND HISTORIC PRESERVATION ENVIRONMENTAL PROTECTION FUND**

Dear Consolidate Funding Application Review Committee:

As Caroga Planning Board Chair since 2018, I write to give my highest recommendation for the proposed Caroga Golf Clubhouse Project. The Town's planning goals align with residents' interests, regional priorities, and state strategies.

Caroga clearly needs external funding to keep this important recreational project affordable and accessible.

Caroga is a great candidate for this grant. I urge you to approve funding in 2026.

Sincerely,

Al Kozakiewicz
Caroga Planning Board Chair

Jeremy Manning, Trails Manager
Town of Caroga
1840 NY-10
Caroga, NY 12032

July 10, 2026

Dear Consolidated Funding Application Review Committee:

On behalf of Wheelerville Trails, I am pleased to offer my highest endorsement of the Town of Caroga's 2026 Consolidated Funding Application (CFA) through Empire State Development's Regional Council Capital Funds and New York Parks' Environmental Protection Fund.

I currently serve on Caroga's Comprehensive Plan Committee. In addition, since 2017 while I was a Caroga Town Councilman, I have been involved in planning and securing funding for Smart Growth projects. Following a feasibility study, the initial phase of Wheelerville Trails was funded through a 2019 New York State Smart Growth Implementation Grant. Since then, the project has continued to grow through additional state and federal grants, private donations, and community partnerships. Since 2020, we have developed more than 10 miles of mountain biking trails.

What began as a local recreation project has evolved into a regional destination that attracts visitors from throughout the Northeast. Recent funding through the New York State Recreational Trails Program is helping to expand the trail network onto adjacent Town-owned property, creating direct connections among the Mountain Bike Park, Nick Stoner Municipal Golf Course, and Caroga's business district. Additional Smart Growth funding is supporting new trail construction and improved accessibility for users of all abilities.

Wheelerville Trails has also been recognized as a Priority Project by the Mohawk Valley Regional Economic Development Council, featured in planning efforts by the Fulton County Center for Regional Growth, and selected to participate in the Northern Forest Center's Bike Borderlands initiative. These investments demonstrate how strategic public funding can transform outdoor recreation into lasting economic opportunities for the Mohawk Valley and beyond.

The Caroga Golf Clubhouse Project represents the next logical step in that investment progress. Together with Wheelerville Trails and the Town's other recreational assets, the new Clubhouse will strengthen Caroga's position as a premier Adirondack outdoor recreation destination, support local businesses, and enhance the Adirondack experience. People in Caroga have demonstrated both the vision and the capacity to implement transformative projects, making this investment timely and well-positioned for success.

I respectfully urge you to fund this valuable project.

Respectfully,

Jeremy Manning
Trails Manager, Town of Caroga • www.wheelervilletrails.com • jeremym.manning@gmail.com

TOWN OF CAROGA

P.O. Box 328 • 1840 State Highway 10 • Caroga Lake, NY 12032 • Tel. 518-835-4211

Joanne Young, Bookkeeper & Budget Director

July 7, 2026

Dear Consolidated Funding Application Review Committee:

I am pleased to offer my strong support for the Town of Caroga's 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project.

As the Town of Caroga's Bookkeeper and Budget Director, I am responsible for municipal budgeting, financial management, and grants administration. In that role, I have worked closely with Town officials to ensure that public investments are fiscally responsible, strategically planning, and effectively managed. The proposed Caroga Golf Clubhouse exemplifies those principles.

Caroga has already secured over $1.7 million in fire insurance proceeds toward the project's total cost of $3.35 million, showing both financial commitment and readiness to proceed. The requested Empire State Development Regional Council Capital Funds and New York State Environmental Protection Fund grants will advance the funding package needed to construct a modern, efficient, and accessible Clubhouse without placing undue burdens on local taxpayers.

Caroga has established a strong record of successfully leveraging state and federal grants to advance Smart Growth initiatives, recreation infrastructure, and community revitalization. The Golf Clubhouse Project builds on that momentum by strengthening one of the community's most important public recreation assets while supporting tourism, local businesses, and long-term economic development throughout Fulton County and the Mohawk Valley.

From a financial perspective, this project represents a prudent investment in community resilience and sustainable economic growth. It will protect the Town's substantial existing investment, maximize the value of previously secured funding, and generate lasting benefits for residents, businesses, and visitors alike.

I respectfully urge your favorable consideration of this important funding request.

Sincerely,

Joanne Young, Bookkeeper & Budget Director

TOWN OF CAROGA

P.O. Box 328 • 1840 State Highway 10 • Caroga Lake, NY 12032 • Tel. 518-835-4211

Marcus Harazin. email. marcusharazin@gmail.com

July 26, 2026

RE: CAROGA GOLF CLUBHOUSE PROJECT CONSOLIDATED FUNDING APPLICATION

Dear Consolidated Funding Application Review Committee:

As Co-Chair of the Town of Caroga Lakes Management Program, I am pleased to offer my strong support of the 2026 Consolidated Funding Application for the Town of Caroga Municipal Golf Clubhouse Project.

Caroga's greatest asset is its remarkable natural environment, which has supported recreation, tourism, and community life for generations. The historic Nick Stoner Municipal Golf Course is an important part of that legacy, serving not only as a summer destination for golfers, but also as a year-round community hub and resource that supports Nordic skiing, snowmobiling, and other outdoor recreation on the golf course grounds.

Guided by the *Town of Caroga Comprehensive Plan*, the Lakes Management Committee developed a Lakes Management Plan to protect and enhance the 24 lakes, watersheds, and natural resources that define our community. Through partnerships with New York State, we have implemented several successful initiatives including a lake steward and decontamination station, and an invasive species removal program. These investments demonstrate Caroga's commitment to thoughtful planning, environmental stewardship, and responsible implementation of state-funded projects.

The Municipal Golf Clubhouse Project complements these efforts by strengthening another of Caroga's signature recreational assets. Together, our lakes, trails, forests, and municipal golf course — along with other local venues such as Sherman's Park, the Wheelerville Mountain Bike Park, Paradise Ranch Rodeo, and Royal Mountain Ski Area — create the outdoor Adirondack experience that attract visitors, support local businesses, enhance quality of life for residents. Rebuilding the clubhouse will help preserve that legacy while ensuring the Town continues to provide high-quality, accessible recreation in every season.

The Town of Caroga is an exceptional candidate for funding in 2026 and we urge New York State to invest in our Southern Adirondack Community to enable us to help meet the state's recreation needs for generations to come.

Sincerely,

Marcus Harazin

Marcus Harazin, Town of Caroga Lakes Management Committee Co-Chair

Golf Superintendent
Steve Stedman
1840 NY-10; PO Box 328
Caroga Lake, NY 12032
Phone: 518-835-4211
Email: s.steadman.nickstonergolf@caroga.town

July 8, 2026

RE: Letter-of-Support for the Caroga Golf Clubhouse Project and 2026 CFA Proposal

Dear Consolidated Funding Application Review Committee:

As the Golf Superintendent for the Town of Caroga, I am proud to offer strong support for the proposed Caroga Golf Clubhouse Project and 2026 Consolidated Funding Application.

For more than a century, Caroga has been recognized as an Adirondack recreation destination. In 1925, the original golf course land grant made it one of the region's earliest and most accessible municipal golf courses and public recreation facilities. Today, the Town owns more than 500 acres of land, including 300 acres for recreation. Caroga's outdoor recreation assets are among the community's greatest strengths and defining features. The Nick Stoner Municipal Golf Course is a centerpiece of that recreational system, welcoming residents, seasonal visitors, and golfers from across region. Our goal is an enjoyable, affordable, and quality golf experience that encourages players to return year after year while introducing new visitors to everything Caroga has to offer.

The loss of our Clubhouse to fire in 2020 created significant challenges. Yet, that fire did not diminished our commitment to the golf course or our patrons. We have continued operating with temporary facilities while making substantial improvements to the course itself. Investments in our greens and fairways have enhanced playing conditions, and golfers have responded positively to those improvements. However, a quality golf experience extends beyond the course. A permanent Caroga Golf Clubhouse is essential for the welcoming first impression, efficient operations, pro shop services, public restrooms, event space, and gathering place that today's golfers expect. Completing this project will allow us to fully realize the potential of the Nick Stoner Municipal Golf Course as both a destination for golf outings, tournaments, and community events.

The Town has already secured approximately $1.7 million in fire insurance proceeds toward the project's total cost of $3.35 million and is requesting $1.345 million through the CFA to for the funding package. The Caroga Golf Clubhouse Project represents a strategic investment in public recreation, tourism, and economic development. It will strengthen the visitor experience, support local businesses, and reinforce Caroga's reputation as a year-round outdoor recreation destination while doing so without placing major burdens on local property owners and taxpayers.

On behalf of everyone who works at the Nick Stoner Municipal Golf Course, I strongly encourage your favorable consideration of this distinctive funding request. Rebuilding the Clubhouse will allow us to deliver the complete Adirondack golf experience that our residents and visitors value while supporting the long-term vitality of our community and the broader Mohawk Valley region.

Sincerely,

Steven Stedman
Superintendent, Nick Stoner Municipal Golf Course

Christopher Rohrs
194 Fulton Road
Caroga Lake, NY 12032

July 14, 2026

Dear Consolidated Funding Application Review Committee:

I write to offer strong support for the Town of Caroga's 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project.

As a lifelong Nick Stoner GC golfer and seasonal resident of Caroga, I served on the Golf Steering Committee following the 2020 clubhouse fire. In that role, I worked alongside Town officials, staff, and community members to help guide operations and improvements of the Nick Stoner Municipal Golf Course during a difficult transition period. I also serve on the Board of Directors of the Canada Lakes Conservation Association, where I have long advocated for community participation and thoughtful stewardship of Caroga's resources and watersheds.

Despite losing the clubhouse, we remained committed to providing an outstanding golf experience. Improvements to the greens, tees, fairways, and overall course conditions have strengthened one of Caroga's greatest recreational assets. Rebuilding the clubhouse is the next major step in restoring a welcoming experience for residents and visitors.

Throughout this process, I have also been a consistent voice for transparency, resident input, environmental responsibility, and fiscal restraint. The residents and seasonal community who care deeply about Caroga share a common belief: we value the simplicity, efficiency, and character of the course and the golf experience. At the same time, we recognize the importance of investing wisely in modern infrastructure that serves both residents and visitors.

Caroga is a remarkable Adirondack community that we all share. Its lands, waters, and recreational spaces belong to all who come here to enjoy its beauty. Thoughtful investment in the Golf Clubhouse will help ensure that this place remains both accessible and economically sustainable, while continuing to bring joy to those who experience it.

I respectfully urge favorable consideration of this funding request. With careful planning and responsible investment, Caroga can preserve the unique features of its municipal golf course while enhancing its role as a source of value, recreation, and prosperity for the entire community.

Sincerely,

Christopher Rohrs

Barbara DeLuca
1151 North Bush Road
Johnstown, NY 12095

July 12, 2026

Dear Consolidated Funding Application Review Committee:

I write to express my strong support for the Town of Caroga's 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project.

As a lifelong resident of Caroga, volunteer firefighter, former Town Board member, and great-niece of Cyrus Durey — whose family helped preserve and donate the land that became the Nick Stoner Municipal Golf Course — I have a deep personal appreciation for this project and what it means to the community.

The golf course has been an important part of Caroga's identity for generations. It is much more than a place to play golf. It is a gathering place for residents, a destination for visitors, and an economic asset. It strengthens local businesses and the Mohawk Valley recreational tourism economy. Having served my community in both elected office and emergency services, I understand how crucial it is to invest in public facilities that improve quality of life while contributing to long-term community vitality.

The loss of the clubhouse in 2020 to fire was felt throughout our town, but the community responded with inspiring determination. The Town has continued to improve the golf course grounds, secured significant insurance funding, and developed a plan to rebuild a clubhouse to better serve residents and visitors for decades to come. Completing this transformative building project is the next key step in restoring one of Caroga's most treasured public assets.

This project also carries special meaning for me, because it continues the legacy of my family and other who wholeheartedly believed these lands should benefit the people of Caroga. The locally-led and state-supported Caroga Golf Clubhouse project is an investment in that enduring legacy and a thriving future.

Respectfully, I encourage favorable consideration of this distinctive and transformative funding request. The Caroga Golf Clubhouse Project will strengthen recreation, tourism, and community life while honoring the vision of those who helped shape Caroga's inspiring history and promising future.

Sincerely,

Barbara DeLuca

P.O. Box 742

Caroga Lake, NY 12032

July 17, 2026

Mohawk Valley Economic Development District
26 West Main Street
Mohawk, New York 13407

Re: Town of Caroga Grant Application for the Nick Stoner Municipal Golf Course Clubhouse Project

Dear Members of the Application Review Committee:

I write as a former Town of Caroga Supervisor to express my strong support for the Town's request for grant funding to assist in the reconstruction of the Nick Stoner Municipal Golf Course (NSMGC) clubhouse, which was destroyed by fire in November 2020.

As Town Supervisor at the time of the fire, I successfully negotiated an insurance settlement exceeding $3.8 million to replace the facilities and equipment lost in the disaster. While the settlement provided substantial resources, inflation, rising construction costs, and modern code compliance requirements have created a significant funding gap that now threatens completion of the project.

Despite the loss of the clubhouse, the Town successfully expanded golf operations and increased annual revenues from approximately $100,000 to more than $300,000 through improved management practices, infrastructure investments, and operational enhancements. According to nationally recognized golf consultants Troon and golf course architect Stephen Kay, however, the course has likely reached the limits of its growth potential without a permanent clubhouse facility.

The importance of the Nick Stoner Municipal Golf Course extends well beyond the local community. The course remains substantially intact from its original 1920s design and represents a rare example of Golden Age golf architecture. Its historic, recreational, and tourism value gives it significance at the regional, state, and national levels.

Plans for the new clubhouse were developed with the assistance of an exceptional team that included the Phinney Design Group, Environmental Design Partnership, Stephen Kay, and Troon, the world's largest golf management and consulting company. Their work has produced a plan that respects the historic character of the course while providing the amenities necessary for long-term operational and financial sustainability.

Caroga Lake's economy depends heavily upon tourism and recreation. Completion of this project complements other successful regional investments, including the mountain bike trail system and the Caroga Arts Collective's redevelopment of the former Sherman's

property. Together, these initiatives are helping create a model Adirondack destination community.

The Nick Stoner Municipal Golf Course has demonstrated both resilience and strong market demand despite the loss of its clubhouse. Grant support at this critical stage will preserve an important piece of New York golf history, strengthen the local economy, and ensure that this unique public asset continues to serve residents and visitors for generations to come.

Thank you for your consideration and your support of communities investing in their future.

Sincerely,

Scott M. Horton
Former Town Supervisor, Town of Caroga

Paradise Ranch Bull Riding, Barrels and More

3124 State Highway 29A, New York

July 10, 2026

RE: LETTER-OF-SUPPORT FOR THE TOWN OF CAROGA'S 2026 CONSOLIDATED FUNDING APPLICATION FOR THE CAROGA GOLF CLUBHOUSE PROJECT

Dear Consolidated Funding Application Review Committee:

I enthusiastically support Caroga's 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project.

My family's roots in Caroga run deep. My father, Lester Walker, founded Paradise Ranch Rodeo, and today our family continues that tradition by welcoming visitors from across the region to enjoy family-friendly rodeos, bull riding, barrel racing, live music, great food, and the unique Adirondack Experience that makes Caroga so special.

As both a long-time member of this community and as a Caroga Town Board Member, I have begun to see renewed optimism and investment throughout our Town and County. Families, businesses, volunteers, and community leaders are working together to build on Caroga's strengths and create new opportunities for residents and visitors alike. I am proud to be involved in planning for the Golf Clubhouse Project and have seen firsthand the thoughtful work that has gone into preparing it for construction.

The proposed Empire State Development and Environmental Protection Fund grants will allow the Town to complete a project that will be affordable and will benefit golfers and much more. The Clubhouse will strengthen one of Caroga's signature recreational assets, complement our growing tourism economy, support local businesses, and encourage more visitors to discover everything our community has to offer.

Caroga is a special place, and we are building on a strong foundation with smart investments and community partnerships. I respectfully ask for your positive review of this funding request, so that we can continue the momentum and create lasting economic opportunities for our community, Adirondack Park, and the Mohawk Valley.

Sincerely,

Kim Walker

Kim Walker
Caroga Town Board Member

ROYAL VIEW PUB AND CAMPGROUND
2533 State Highway 10
Johnstown, NY 12095
Phone: 518-844-4146

July 10, 2026

Dear Consolidated Funding Application Review Committee:

I am pleased to offer my enthusiastic support for the Town of Caroga's 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project.

As a member of the Caroga Town Board with responsibilities for tourism initiatives, and as owner of Royal View Pub and Campground, I see firsthand the important role that recreation plays in our local economy. Visitors who come to Caroga for golf, hiking, paddling, fishing, snowmobiling, skiing, and other outdoor activities also support our restaurants, campgrounds, lodging, shops, and small businesses. Investing in the Golf Clubhouse and outdoor recreation is investing in the long-term vitality of our community.

The Nick Stoner Municipal Golf Course has been a cornerstone of Caroga's tourism economy for more than a century. Although the course has continued to improve since the 2020 clubhouse fire, rebuilding the clubhouse is essential to providing the complete visitor experience that today's golfers and their families expect. A modern, accessible clubhouse will strengthen Caroga's abilities to attract tournaments, group outings, seasonal visitors, and new guests who contribute to our local and regional economy.

The Town has demonstrated its commitment by securing more than $1.7 million in insurance proceeds for rebuilding and developing a thoughtful, fiscally responsible plan to complete this project. This investment complements Caroga's expanding network of trails, lakes, arts, and outdoor recreation opportunities, creating a destination that encourages visitors to stay longer and return often.

As both a public official and a small business owner, I am confident that this project will benefit residents, visitors, and businesses throughout Caroga and the broader Mohawk Valley and Adirondack Park. I respectfully urge your favorable consideration of this transformative funding request.

Sincerely,

Greta Frasier

101 Washington Street
Caroga Lake, NY 12032
518-604-4056

July 15, 2026

Dear Consolidated Funding Application Review Committee:

We are pleased to write in support of the Town of Caroga's grant application for the Caroga Golf Clubhouse Project.

The Town's proposal seeks $1.345 million in state funding, complemented by approximately $1.7 million in local fire insurance proceeds, to complete the $3.35 million project to rebuild the clubhouse at the historic Nick Stoner Municipal Golf Course. We believe this public investment will strengthen Caroga's recreation and tourism economy while benefiting residents, visitors, and local businesses alike.

As the owners of Logged Inn, we have invested in Caroga to create a welcoming destination that serves both visitors and the local community. Our year-round lodge offers comfortable overnight accommodations with the convenience of home, including shared kitchen and living spaces. Our gift shop features locally crafted products and souvenirs that showcase the creativity of our region. Through our fresh produce market, we provide artisan breads and baked goods from local cottage bakers, along with fresh fruits and vegetables sourced from regional farms and distributors, helping improve access to healthy food in our community. Our café proudly serves coffee from two local roasters and offers a year-round gathering place for residents and visitors alike.

Caroga is uniquely positioned as a four-season destination offering golf, boating, skiing, hiking, fishing, hunting, motocross, mountain biking, camping, and outstanding performances as Sherman's Park by Caroga Arts — all within a single community. Investments in affordable public amenities such as the Golf Clubhouse will complement these attractions, encourage longer visits, and support businesses throughout the area.

As private investors, we see tremendous potential in Caroga as a place to visit, explore, and ultimately call home. We fully support this grant-funded project and believe it will help build on the positive momentum already underway. We are excited to be part of Caroga's continued growth and bright future.

Sincerely,

Tina & Michael Evans, Owners, Logged Inn

July 14, 2026

Dear Consolidated Funding Application Review Committee:

We are writing as business owners in the Town of Caroga to express support for the Town's 2026 Caroga Golf Clubhouse Project grant application.

The Town Board has proposed a $3.35 million project to rebuild the Caroga Golf Clubhouse, which was lost to fire in 2020. The application seeks $1.345 million in state funding, complemented by approximately $1.7 million in Town funds from fire insurance proceeds, to complete the project in a fiscally responsible and sustainable manner.

We believe this project represents a transformational investment in Caroga's future. Rebuilding the Clubhouse will restore a valued community asset, address critical infrastructure needs, enhance recreational opportunities, and strengthen the local economy by attracting more residents and visitors to our community. Investments like this create lasting benefits for businesses, families, and the broader Adirondack and Mohawk Valley regions.

As owners of The Pine Lake Lodge, a short-term vacation rental in the Town of Caroga, we believe that supporting our community is one of the most important responsibilities. The success of our business is closely connected to the success of Caroga and the many local businesses, organizations, and attractions that make this community a desirable and accessible destination. We are committed to collaborating with our fellow business owners and supporting thoughtful, well-planned investments that promote sustainable growth.

For these reasons, we wholeheartedly support the Town's grant application and respectfully encourage the Review Committee to give the Caroga Golf Clubhouse Project its strongest consideration.

Sincerely,

Dan MacIvor & Jeff Philbrick, Owners
The Lodge at Pine Lake

July 3, 2026

Dear Consolidated Funding Application Review Committee:

As the owners of Southern Adirondack Pines Campground & Cabins, we are pleased to express our support for the Caroga Golf Clubhouse Project proposal.

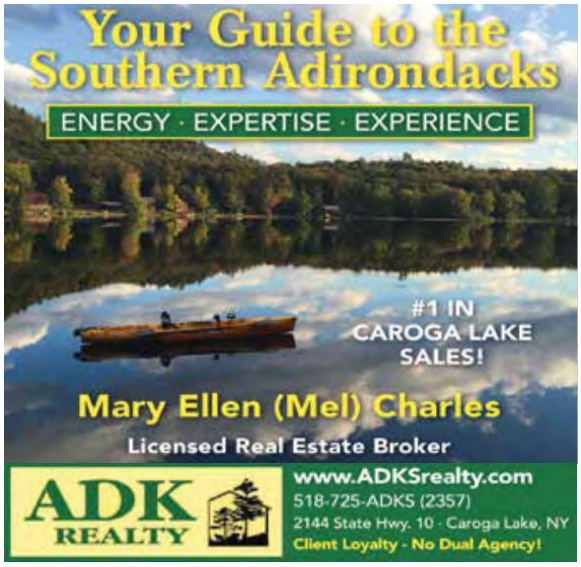
Southern Adirondack Pines offers 74 seasonal campsites and three fully furnished cabins for rent. We take great pride in providing clean, well-maintained accommodations that allow families to relax, reconnect, and enjoy the natural beauty of the southern Adirondack Mountains. Each of our cabins includes fully stocked kitchens, bathrooms with showers, and smart TVs to ensure a comfortable and convenient stay. The entire campground is equipped with high-speed WiFi.

Over the years, we have been fortunate to build lasting relationships with many guests who return season after season. Our seasonal camping community has developed a strong, welcoming sense of connection, where long-standing friendships are renewed each spring. Remarkably, some families have been visiting our campground for more than 50 years.

We live year-round at Pine Lake and deeply appreciate the beauty and character of the region in every season. We believe that grant funding for the Caroga Golf Clubhouse Project will have an important role in strengthening the community and ensuring a vibrant future for Caroga.

Sincerely,

Dave & Cherie Hockey, Owners
Southern Adirondack Pines Campground & Cabins



July 3, 2026

Dear Consolidated Funding Application Review Committee:

I am pleased to write to support the Town of Caroga's grant application for the Caroga Golf Clubhouse Project.

As a licensed Real Estate Broker, I have been honored to be the number one broker in Caroga Lake sales. Every day, I work with buyers and sellers throughout the Southern Adirondacks, and I have witnessed firsthand the growing interest in Caroga as both a vacation destination and a place to call home. The strength of Caroga's real estate market reflects the community's increasing appeal and continued investments.

The Town's proposal to rebuild the Clubhouse at the historic Nick Stoner Municipal Golf Course is a transformational investment that will further enhance Caroga's quality of life and attractiveness to residents, seasonal homeowners, and visitors. Strong community amenities and recreational assets are important factors in attracting new investment and sustaining long-term economic growth.

I appreciate the planning that has gone into designing and funding this project and am pleased to express my strong support for the Town's grant application. I believe this investment will contribute to Caroga's continued revitalization and help secure a vibrant future for the community.

Thank you for your consideration.

Sincerely,

Mary Ellen Charles

Mary Ellen (Mel) Charles, ADK Realty

Learners today, Leaders tomorrow

Superintendent
Nicole Dettenrieder

Wheelerville Union Free School
PO BOX 756
2417 State Highway 10
Caroga Lake, NY 12032
Phone: 518-835-2171 Fax: 518-835-3551

Principal
Theresa House

July 9, 2026

Dear Consolidated Funding Application Review Committee:

As Superintendent of Wheelerville Union Free School District, I am pleased to support the Town of Caroga's 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project.

Wheelerville School and the Town of Caroga have enjoyed a longstanding partnership centered on serving the children and families of our community. For many years, the Town of Caroga Summer Youth Program has provided enriching recreational opportunities for local students through the use of Town facilities, parks, and public spaces. This collaboration reflects our shared commitment to investing in the well-being of young people and strengthening the community they call home.

Through the dedication and vision of local residents and community leaders, the Town of Caroga has successfully leveraged previous Smart Growth investments to complete meaningful projects that have enhanced the quality of life for residents and strengthened the region's appeal to visitors. Continued investments in community assets are essential to maintaining this positive momentum.

Strong communities help support strong schools. Families considering where to live value communities that offer high-quality recreational amenities, safe public spaces, and opportunities for year-round engagement. Investments in facilities such as the historic Nick Stoner Municipal Golf Course and its proposed Clubhouse strengthen Caroga's ability to attract and retain families, support local businesses, and enhance the overall quality of life for our students and their families.

The proposed Caroga Golf Clubhouse Project represents a transformational investment that will benefit residents, families, businesses, visitors, and future generations. I am confident the Town is well positioned to successfully deliver this important project.

Thank you for your thoughtful consideration of Caroga's grant application and for your continued support of projects that strengthen New York's communities.

Respectfully submitted,

Nicole Dettenrieder

Nicole Dettenrieder, Superintendent
Wheelerville Union Free School

W.C.L.A.

July 10, 2026

Dear Consolidated Funding Application Review Committee:

On behalf of the West Caroga Lake Association (WCLA), I am pleased to offer our strong support for the Town of Caroga's 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project because it advances community revitalization, strengthens a valued public recreation asset, and supports sustainable tourism in the southern Adirondacks.

The West Caroga Lake Association has been deeply involved in the Town of Caroga for many decades, and my family's connection to West Caroga Lake spans more than a century. In the early twentieth century, Caroga flourished as a destination centered on Sherman's Amusement Park, the Nick Stoner Golf Course, and a vibrant collection of local businesses.

Today, the community is experiencing a new era of renewal: new residents and visitors are discovering Caroga, businesses are investing in the community, and the Caroga Arts Collective is beginning its 14th season at the historic Sherman's Park property, helping attract audiences and visitors from across the region. The clubhouse project fits squarely within this broader pattern of renewal by improving a long-standing recreational asset tied to Caroga's identity as a welcoming destination.

The Caroga Golf Clubhouse Project represents another important investment in that revitalization. The municipal golf course is a treasured public asset that serves residents, seasonal homeowners, and visitors while supporting recreation, tourism, and the local economy.

A modern clubhouse will strengthen the facility's role as a welcoming gathering place, enhance the visitor experience, and help the golf course continue to serve as a dependable community amenity for residents and visitors to Caroga.

As president of WCLA, I also want to emphasize the importance of protecting the natural resources that define our community. Our mission is to preserve and improve the recreational and residential environment of the Caroga Lake area, and thoughtful investment in existing public facilities aligns with that mission. By enhancing an established recreational asset rather than creating a new footprint, the Town promotes sustainable community development while preserving the natural beauty and environmental quality that make Caroga such a special place.

West Caroga Lake Association, Inc.
PO Box 158, Caroga Lake, NY 12032

W.C.L.A.

The Town of Caroga has demonstrated a strong commitment to investing in its future while respecting its environmental heritage. We are confident that this project will contribute to a vibrant, sustainable community and further establish Caroga as a premier gateway to the southern Adirondacks.

For these reasons, WCLA respectfully urges favorable consideration of the Town of Caroga's application and believes the Caroga Golf Clubhouse Project will deliver meaningful benefits to residents, seasonal homeowners, visitors, and the broader regional economy.

Sincerely,

Jed Potocar
President, West Caroga Lake Association

East Caroga Lake Environmental Association
P.O. Box 535; Caroga Lake, NY 12032
Karen Seeley, ECLEA President, karenseeley0331@gmail.com

July 14, 2026

RE: **Letter-of-Support for the Caroga Golf Clubhouse Project 2026 Empire State Development & Environmental Protection Grants**

Dear Consolidated Funding Application Review Committee:

As President of the East Caroga Lake Environmental Association, I offer my strong support for the 2026 proposed Caroga Golf Clubhouse Project.

East Caroga Lake Environmental Association (ECLEA) has long had a vital role in enhancing the community, lakes, and surrounding ecological environments of East and West Caroga Lakes. Our activities focus on environmental education, preservation, and civic engagement, aiming to foster fellowship and mutual interest in preserving and improving the waters, lands, plants, and animals in the area. Through such efforts, we contribute to the conservation and sustainability of the East Caroga Lake ecosystem while promoting environmental awareness and community involvement.

We are committed to supporting the community's planning process and the Caroga Golf Clubhouse grant proposal. As we renew our Town, we see grants as essential to keeping our distinctive Adirondack outdoor recreation experience accessible and affordable for all.

Sincerely,

Karen Seeley

Karen Seeley
President, East Caroga Lake Environmental Association

Canada Lakes Conservation Association
PO Box 483 Caroga Lake, NY 12032

July 14, 2026

Dear Consolidated Funding Application Review Committee:

As President of the Canada Lakes Conservation Association (CLCA), I am pleased to offer our strong support for the Town of Caroga's 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project.

The CLCA has long been committed to protecting the natural resources that make the Town of Caroga such a special place to live and visit. Through the dedication of our volunteers and partnerships with local governments and lakefront property owners, our lake stewardship efforts have successfully kept the Canada Lakes free of aquatic invasive species while promoting responsible environmental stewardship throughout the community.

We recognize that environmental conservation and economic vitality go hand in hand. Thoughtful investments in existing public recreational facilities help concentrate activity within developed areas, enhance residents' quality of life, and strengthen sustainable tourism that depends on the protection of Caroga's extraordinary natural resources.

The municipal golf course is one of the Town's signature recreational assets, and the proposed Golf Clubhouse Project represents an important investment in its long-term sustainability. A modern clubhouse will better serve residents, seasonal homeowners, and visitors while supporting year-round community activities and contributing to the local economy. By improving a legacy public facility rather than expanding development into undeveloped areas, the project reflects the kind of responsible investment that balances recreation, community needs, and environmental stewardship.

The Town of Caroga has demonstrated its commitment to this project through extended planning and significant local investment. State funding will help complete a project that complements the Town's broader revitalization efforts while reinforcing the community's identity as a premier destination for outdoor recreation and Adirondack living.

The CLCA is committed to supporting projects that strengthen both our community and the natural environment on which it depends. We respectfully encourage the Review Committee to prioritize funding for the Town's Caroga Golf Clubhouse Project, recognizing the lasting recreational, environmental, and economic benefits it will provide.

Sincerely,

Rick Fink, CLCA President

Stoner Lakes
Town of Caroga, New York

July 17, 2026

Dear Consolidated Funding Application Review Committee:

On behalf of the Stoner Lakes Association, I am pleased to express our support for the Town of Caroga's 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project.

The Stoner Lakes Association is dedicated to protecting and enhancing the quality of life around our lakes while representing the interests of both seasonal and year-round residents. We work to meet the needs and expectations of our lake community by fostering communication, encouraging volunteerism, and collaborating with the Town of Caroga and other local organizations on issues that affect our community and environment. The continued engagement of our volunteers and residents is essential to preserving the natural beauty and vitality of the Stoner Lakes area.

We believe the proposed Caroga Golf Clubhouse Project is an important investment in the Town's future. Rebuilding this valued community asset will enhance recreational opportunities, strengthen tourism, and support the local economy while complementing the natural and cultural resources that make Caroga such a special place to live and visit.

We view the grant funding as an essential investment in the long-term vitality of our community, and we respectfully encourage your favorable consideration of the Town's proposal.

Thank you for your time and consideration.

Sincerely,
Darlene K. Devendorf

Darlene K. Devendorf, Board Member, Treasurer
Stoner Lakes Fish & Game Club (aka Stoner Lakes Association)

CarogaArts
COLLECTIVE

July 26, 2026

Dear Consolidated Funding Application Review Committee:

As the Founder and Artistic & Executive Director of the Caroga Arts Collective, I am pleased to offer our support for the Town of Caroga's 2026 Consolidated Funding Application towards the Caroga Golf Clubhouse Project.

The Caroga Lake community has been an integral part of my life since childhood. Like so many others, I have long recognized the unique beauty and spirit of Caroga Lake. In 2012, while studying at the Cleveland Institute of Music, I dreamed of bringing a music festival to this special place. That summer, I returned to Caroga with seven fellow musicians, and together we presented our first concert series at the Caroga Chapel. From those modest beginnings, and with the extraordinary support of the community, Caroga Arts has grown into an internationally recognized arts organization that now welcomes world-renowned artists and thousands of visitors to Caroga each year.

As our organization has expanded, we have developed strong partnerships throughout the community and region, including with the Town of Caroga and the Nick Stoner Municipal Golf Course. One example is our annual Caroga Arts Golf Tournament, which brings together supporters, residents, and visitors for a day of recreation, community engagement, and fundraising. The historic Nick Stoner Municipal Golf Course has become an important venue that complements our community programming and helps to showcase Caroga as a welcoming destination.

The Town's proposed Golf Clubhouse Project will strengthen this valuable community asset by improving the Adirondack outdoor recreation experience for residents, visitors, tournament participants, and the many organizations that utilize the facility. A modern clubhouse will enhance recreational opportunities, support tourism, encourage community gatherings, and contribute to the economic vitality that benefits local businesses and nonprofit organizations alike.

Kyle Barrett Price, Artistic & Executive Director
PO Box 1048, Caroga Lake, NY 12032
CarogaArts.org | info@carogaarts.org | 518.832.2041

Caroga Arts is investing in the future of our community through our Reimagining Campaign, which seeks to establish a permanent home for our year-round performance and education programs while creating new opportunities for cultural tourism and economic development. Investments in complementary public amenities, such as the municipal golf course and clubhouse, are essential to building a vibrant, interconnected community that will attract visitors and residents for generations.

The Golf Clubhouse Project represents an investment in recreational tourism as well as Caroga's ongoing revitalization. We believe it will strengthen one of the Town's most important public assets while supporting the growing arts, tourism, and hospitality economy that is transforming our region.

For all of these reasons, the Caroga Arts Collective encourages the Review Committee to approve 2026 Consolidated Funding Application funding for the Town of Caroga's Golf Clubhouse Project.

Sincerely,

Kyle Barrett Price
Founder, Executive, and Artistic Director
Caroga Arts Collective

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Project Plans

OPRHP EPF | ESD RCCF

Reference to Town Hall municipal space is
NOT included as part of this CFA Project.

Town of Caroga / Fulton County / Mohawk Valley Region

RESOLUTION #2026-075 A Resolution of Support and Consent for the Town of Caroga to apply for the 2026 New York State Consolidated Funding (NYS CFA) was offered by Council Member Sturgess and Seconded by Supervisor Glenn at the July 15, 2026 work session held at 5 pm at town hall.

WHEREAS, on November 15, 2020 a fire destroyed the Caroga Golf Clubhouse and equipment at the historic Nick Stoner Municipal Golf Course and Caroga Recreation Park; and

WHEREAS, the Town of Caroga seeks to rebuild the Clubhouse at its former location, 1801 NY-10, and has partnered with C.T. Male Associates to complete preliminary engineering, conceptual designs, and cost estimates for the project; and

WHEREAS, the proposed project includes construction of a new clubhouse facility and related improvements with an estimated project cost of approximately $3.35 million; and

WHEREAS, the Town has limited capacity to fund major capital projects due to economic challenges associated with its current status as a disadvantaged community; and

WHEREAS, the Town has secured approximately $1.7 million in insurance proceeds to serve as local equity toward the project and seeks additional funding through the New York State Consolidated Funding Application process; and

WHEREAS, the project supports fire recovery, outdoor recreation, destination tourism, economic development, and community revitalization while advancing regional and State priorities; and

WHEREAS, the project is supported by the Town's comprehensive planning efforts, including its Smart Growth Community Planning Grant, Pro-Housing Community designation, and community engagement process; and

WHEREAS, the Town Board is prepared to advance the project and pursue all available funding opportunities necessary to complete this important community investment; **NOW THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Caroga supports and consents to submitting a 2026 New York State Consolidated Funding Application requesting approximately $1.345 million in State funding through the Empire State Development Regional Council Capital Fund Program (RCCFP) and the Office of Parks, Recreation and Historic Preservation Environmental Protection Fund Grant (EPF) Program. and **BE IT FURTHER RESOLVED**, that the Town Board authorizes the appropriate people to prepare, submit, and execute all documents necessary to pursue such funding and advance the project.

Adopted by a vote of five (5) Ayes: Glenn, Sturgess, Cooper, Walker, Frasier

C E R T I F I C A T I O N

STATE OF NEW YORK)
COUNTY OF FULTON) ss:
TOWN OF CAROGA)

I, Linda Gilbert, Town Clerk of the Town of Caroga, Fulton County, New York,

DO HEREBY CERTIFY, that I have compared the foregoing with the original resolution adopted by the Town Board of the Town of Caroga at a meeting of said Board held on the 15th day of July 2026 and that the foregoing is a true and correct transcript of said original resolution and of the whole thereof, and that said original resolution is on file in my office.

I DO FURTHER CERTIFY that each of the members of said Town Board had due notice of said meeting, and that John Glenn supervisor, and Richard Sturgess, Matthew Cooper Kimberly Walker Dailey, Loreta Frasier Councilmen were present at such meeting, and _____ (Name and Title) was absent.

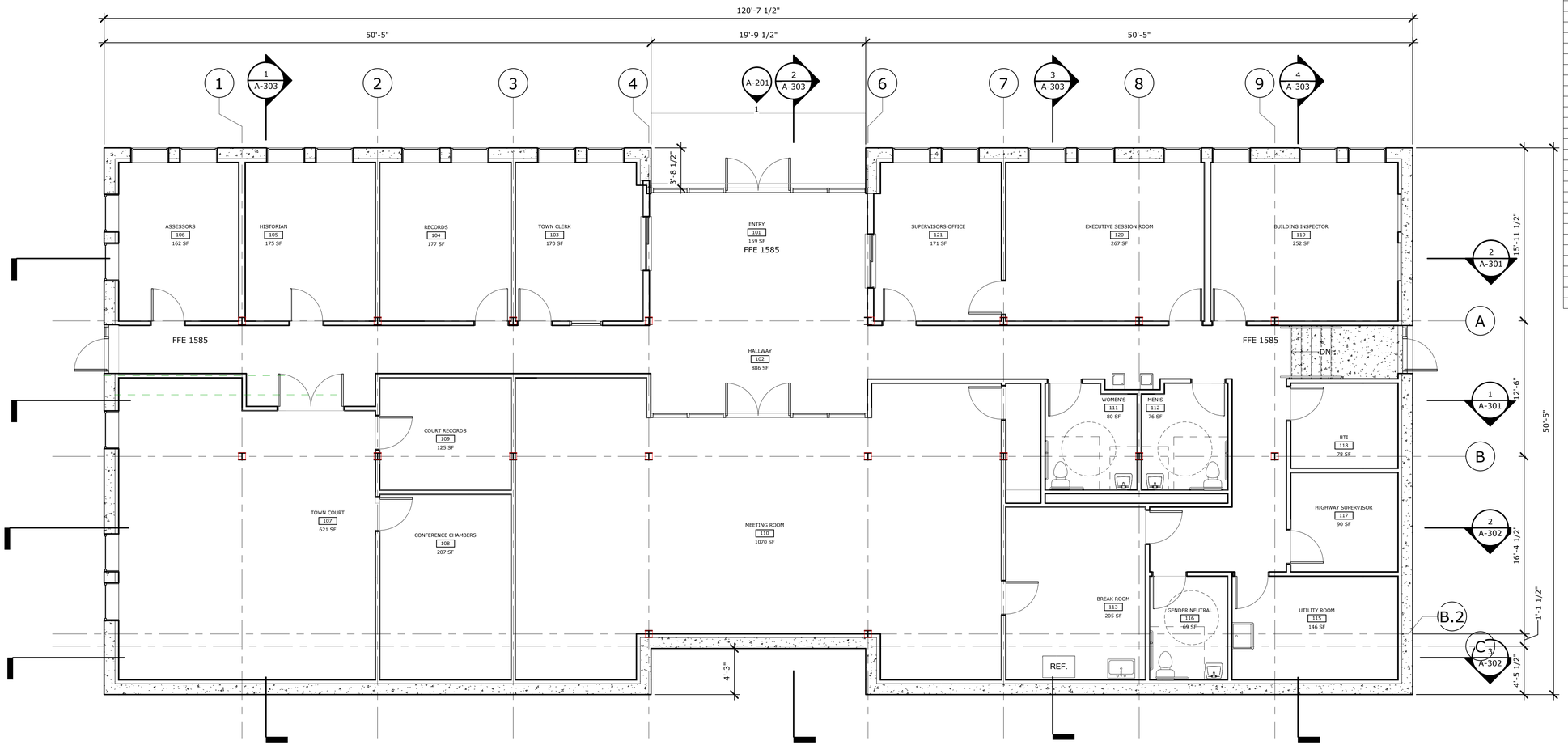
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Caroga this 27th day of July, 2026.

Linda M. Gilbert
Town Clerk

PROJECT NUMBER: 24.5102

ROOM BY USE GROUP

ROOM NO.	ROOM NAME	AREA
101	ENTRY	159 SF
102	HALLWAY	886 SF
103	TOWN CLERK	170 SF
104	RECORDS	177 SF
105	HISTORIAN	175 SF
106	ASSESSORS	162 SF
107	TOWN COURT	621 SF
108	CONFERENCE CHAMBERS	207 SF
109	COURT RECORDS	125 SF
110	MEETING ROOM	1070 SF
111	WOMEN'S	80 SF
112	MEN'S	76 SF
113	BREAK ROOM	205 SF
115	UTILITY ROOM	146 SF
116	GENDER NEUTRAL	69 SF
117	HIGHWAY SUPERVISOR	90 SF
118	BTI	78 SF
119	BUILDING INSPECTOR	252 SF
120	EXECUTIVE SESSION ROOM	267 SF
121	SUPERVISORS OFFICE	171 SF
201	HALLWAY	664 SF
202	GOLF PRO SHOP	1445 SF
203	CLOSET	102 SF
204	STORAGE	23 SF
205	SINGLE USER TOILET ROOM	53 SF
206	WOMEN'S ROOM	148 SF
207	MEN'S ROOM	167 SF
208	WOMEN'S CHANGING	25 SF
209	WOMEN'S LOCKERS	36 SF
210	OPEN FLEX	1730 SF
211	MEN'S CHANGING	24 SF
212	MEN'S LOCKERS	37 SF
213	OFFICE	174 SF
214	LOUNGE/SNACK BAR	610 SF
215	C.L.	10 SF
		10434 SF



1 A-101 FIRST FLOOR TOWN HALL

SCALE: 3/16" = 1'-0"

NORTH

PRELIMINARY DESIGN

DAVID ANTHONY D'AMORE
029448

DATE	NO.	REVISION RECORD/DESCRIPTION	ISSUED BY

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

© 2025
C.T. MALE ASSOCIATES

DESIGNER : DAD
DRAFTED : DEG
CHECKED : DAD
PROJ. NO : 24.5102
SCALE : AS INDICATED
DATE : 01/15/2026

FIRST FLOOR PLAN

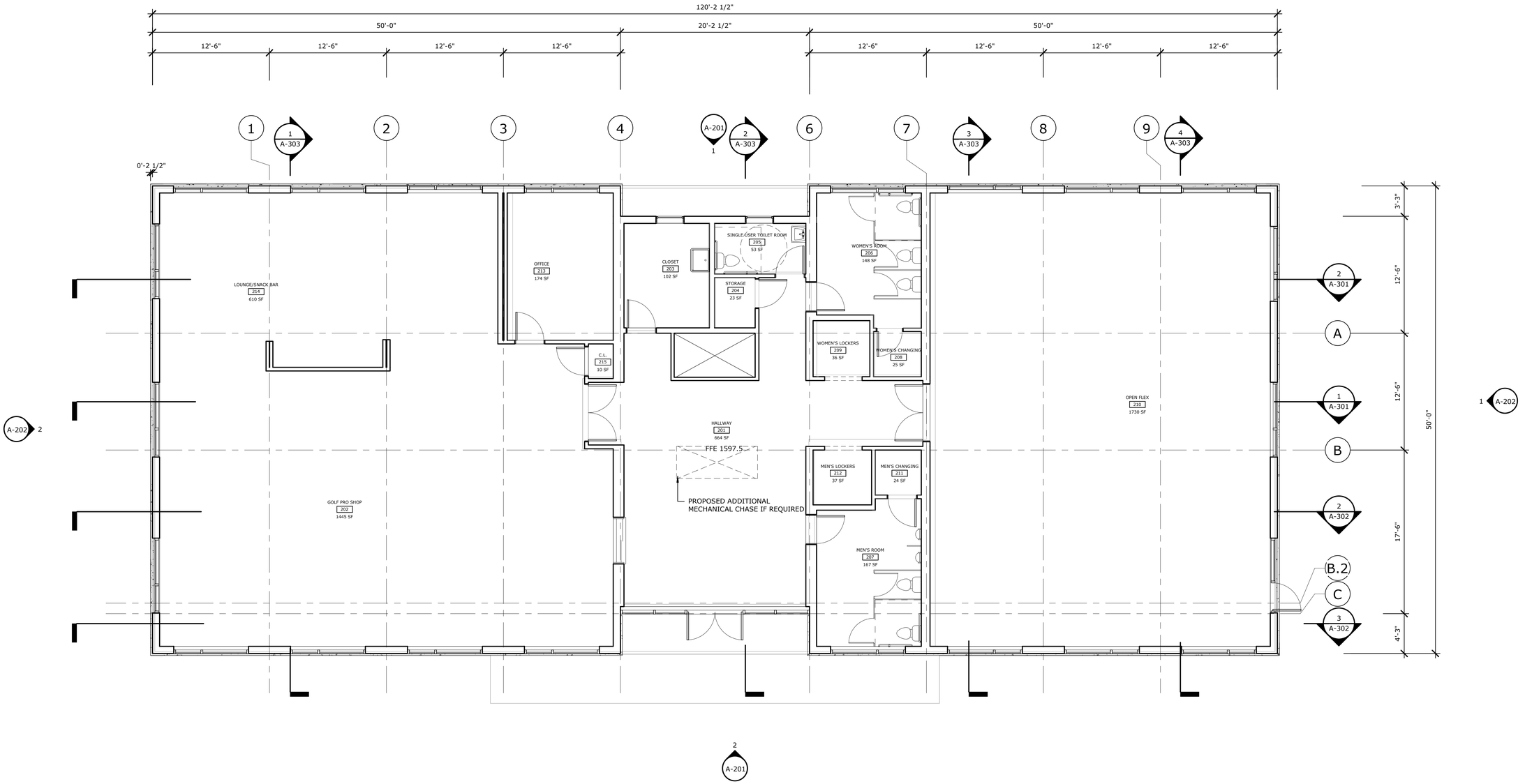
CLUBHOUSE AND TOWN HALL
1840 STATE HIGHWAY 10, CAROGA LAKE, NY 12032

TOWN OF CAROGA — FULTON COUNTY, NY

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH: 518.786.7400
GLENS FALLS, NY • JOHNSTOWN, NY • POUGHKEEPSIE, NY • SYRACUSE, NY
www.ctmale.com

A-101
SHEET 6 OF 16
DWG. NO: 24-0633

PROJECT NUMBER: 24.5102



1 SECOND FLOOR CLUB HOUSE

1 / A-102 SCALE: 3/16" = 1'-0"

NORTH

PRELIMINARY DESIGN

DAVID ANTHONY D'AMORE
029448

DATE	NO.	REVISION RECORD/DESCRIPTION	ISSUED BY

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DESIGNER : DAD
DRAFTED : DEG
CHECKED : DAD
PROJ. NO : 24.5102
SCALE : AS INDICATED
DATE : 01/15/2026

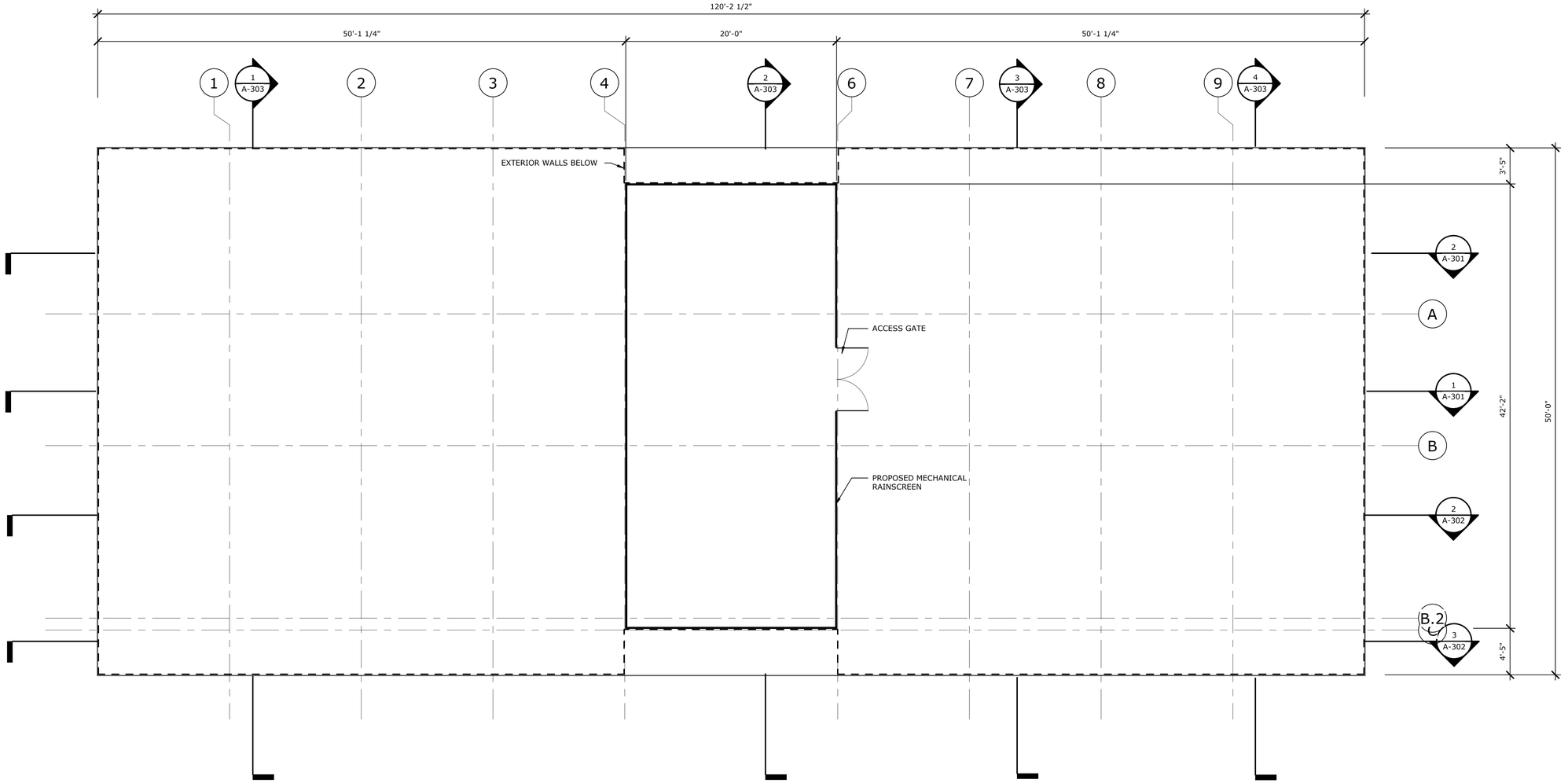
SECOND FLOOR PLAN

CLUBHOUSE AND TOWN HALL
1840 STATE HIGHWAY 10, CAROGA LAKE, NY 12032

TOWN OF CAROGA — FULTON COUNTY, NY

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH: 518.786.7400
GLENS FALLS, NY • JOHNSTOWN, NY • POUGHKEEPSIE, NY • SYRACUSE, NY
www.ctmale.com

A-102
SHEET 7 OF 16
DWG. NO: 24-0633



1 A-103 **ROOF PLAN**
SCALE: 3/16" = 1'-0"

NORTH

PRELIMINARY DESIGN

DAVID ANTHONY D'AMORE
029448

DATE	NO.	REVISION RECORD/DESCRIPTION	ISSUED BY

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DESIGNER : Designer
DRAFTED : Author
CHECKED : Checker
PROJ. NO : 24.5102
SCALE : AS INDICATED
DATE : 01/15/2026

ROOF PLAN

CLUBHOUSE AND TOWN HALL
1840 STATE HIGHWAY 10, CAROGA LAKE, NY 12032

TOWN OF CAROGA — FULTON COUNTY, NY

C.T. MALE ASSOCIATES
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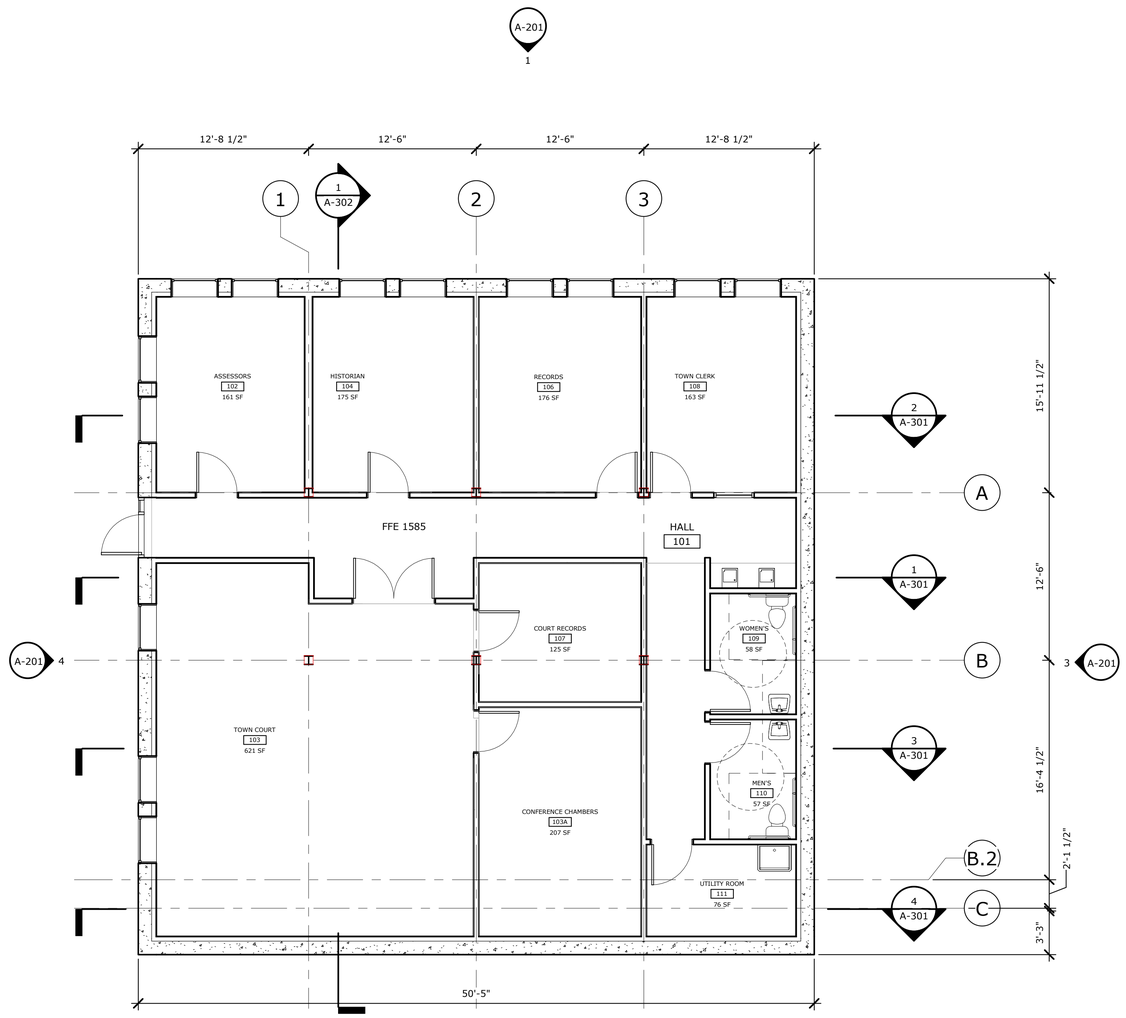
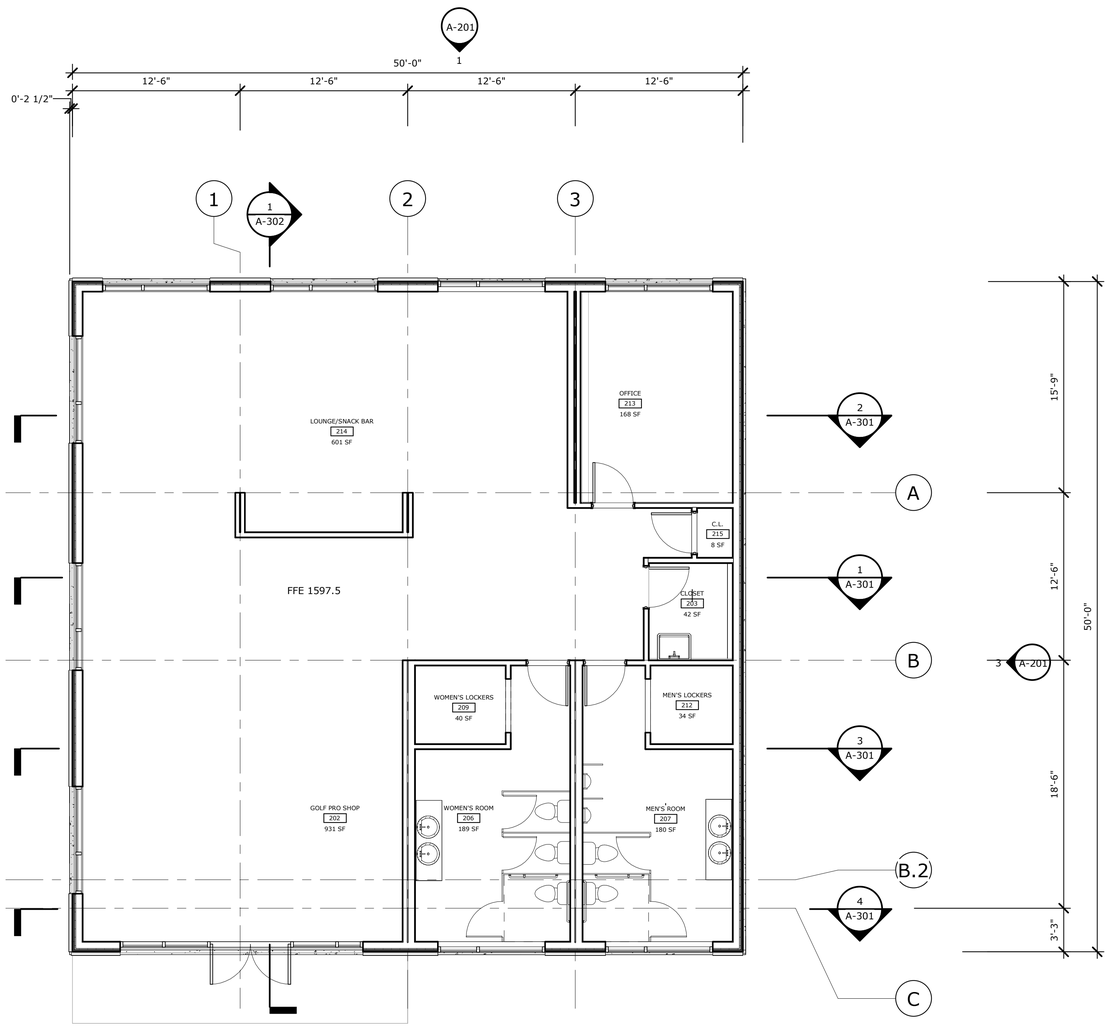
www.ctmale.com

A-103
SHEET # OF #
DWG. NO: 24-0633





1 A-101 FIRST FLOOR TOWN HALL

SCALE: 3/16" = 1'-0"

2 A-101 SECOND FLOOR CLUB HOUSE

SCALE: 3/16" = 1'-0"

ROOM BY USE GROUP

ROOM NO.	ROOM NAME	AREA
101	HALL	355 SF
102	ASSESSORS	161 SF
103	TOWN COURT	621 SF
103A	CONFERENCE CHAMBERS	207 SF
104	HISTORIAN	175 SF
106	RECORDS	176 SF
107	COURT RECORDS	125 SF
108	TOWN CLERK	163 SF
109	WOMEN'S	58 SF
110	MEN'S	57 SF
111	UTILITY ROOM	76 SF
202	GOLF PRO SHOP	931 SF
203	CLOSET	42 SF
206	WOMEN'S ROOM	189 SF
207	MEN'S ROOM	180 SF
209	WOMEN'S LOCKERS	40 SF
212	MEN'S LOCKERS	34 SF
213	OFFICE	168 SF
214	LOUNGE/SNACK BAR	601 SF
215	C.L.	8 SF
		4367 SF

NORTH

PRELIMINARY DESIGN

DAVID ANTHONY D'AMORE
029448

DATE	NO.	REVISION RECORD/DESCRIPTION	ISSUED BY

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DESIGNER : DAD
DRAFTED : DEG
CHECKED : DAD
PROJ. NO : 24.5102
SCALE : AS INDICATED
DATE : 05/06/2026

FLOOR PLANS

CLUBHOUSE AND TOWN HALL
1840 STATE HIGHWAY 10, CAROGA LAKE, NY 12032

TOWN OF CAROGA — FULTON COUNTY, NY

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
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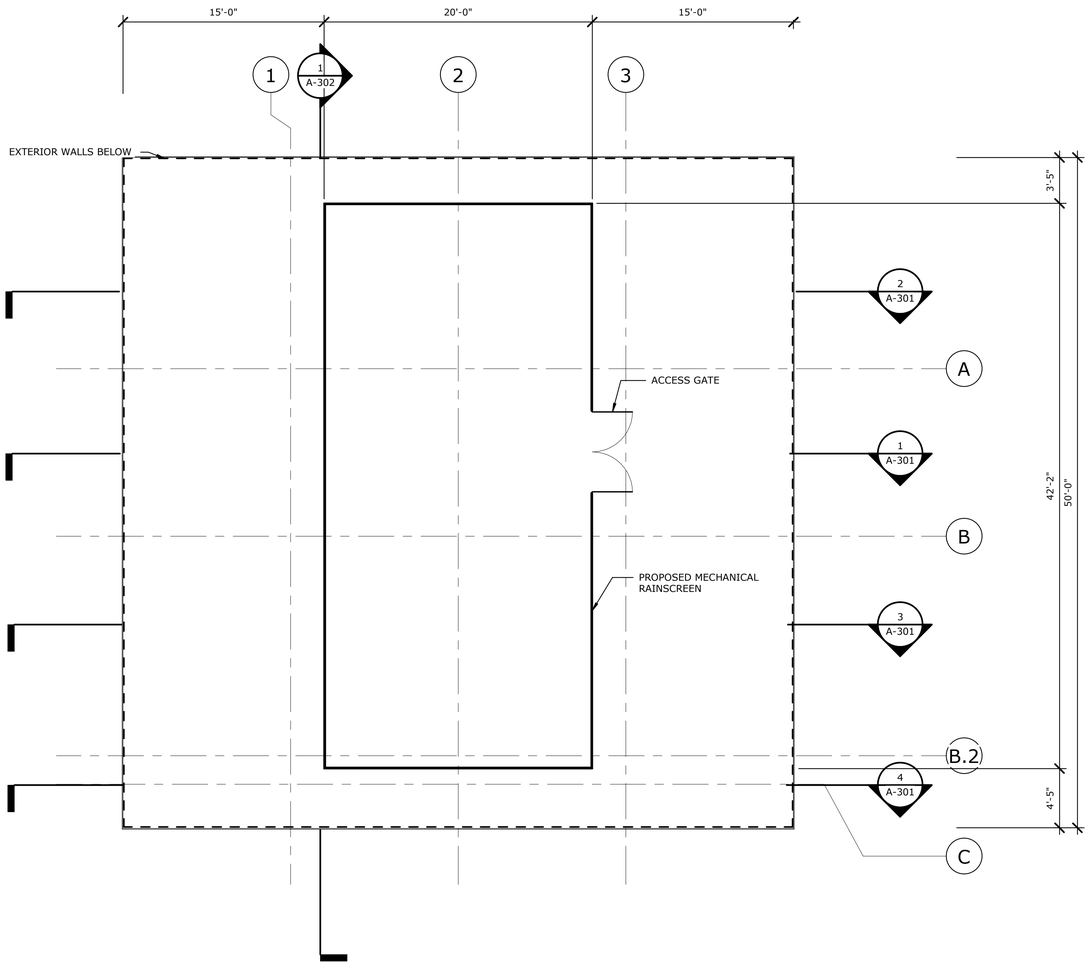
A-101
SHEET 4 OF 11
DWG. NO: 24-0633



1 A-102 **ROOF PLAN**
SCALE: 3/16" = 1'-0"

NORTH

PRELIMINARY DESIGN

DAVID ANTHONY D'AMORE
029448

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DESIGNER : Designer
DRAFTED : Author
CHECKED : Checker
PROJ. NO : 24.5102
SCALE : AS INDICATED
DATE : 05/06/2026

ROOF PLAN

CLUBHOUSE AND TOWN HALL
1840 STATE HIGHWAY 10, CAROGA LAKE, NY 12032

TOWN OF CAROGA — FULTON COUNTY, NY

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A-102
SHEET 5 OF 11
DWG. NO:24-0633

NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Acting Commissioner

Sent Via Email Only

April 4, 2025

Honorable Ralph Palcovic
Supervisor, Town of Caroga
1840 State Highway 10
P.O. Box 328
Caroga Lake, NY 12032
supervisor@caroga.town

RE: Petroleum Bulk Storage (PBS) Program Site Inspection - 6 NYCRR Part 613
PBS# 5-076333
Town of Caroga
1801 State Highway 10
Caroga (T), Fulton County

Dear Supervisor Palcovic:

Thank you for the recent submittals concerning the February 7, 2023 site inspection and resulting Notice of Violation (NOV). The items listed in the NOV have been satisfactorily addressed.

If you have any questions, please feel free to contact me by telephone at (518) 840-3004 or e-mail me at heather.barscz@dec.ny.gov.

Sincerely,

Heather Barscz
Assistant Engineer (Environmental)
Division of Environmental Remediation

HB:ja

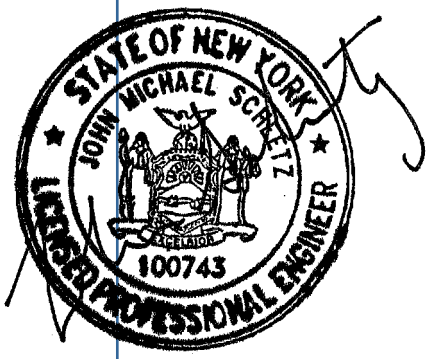
Ec: Lily Hand, CT Male: l.hand@ctmale.com
Kelly Duval, NYSDEC R5: Kelly.duval@dec.ny.gov

August 29, 2025

Geotechnical Evaluation
New Clubhouse and Town Hall
1795 NY-10
Town of Caroga
Fulton County, New York

Prepared for:

Town of Caroga
1840 State Highway 10
PO Box 328
Caroga Lake, NY 12032



Prepared by:

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C.T. Male Associates Project No: 24.5102

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GEOTECHNICAL EVALUATION
NEW CLUBHOUSE AND TOWN HALL
TOWN OF CAROGA, NEW YORK

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1.0 INTRODUCTION

This report presents the findings of a geotechnical engineering evaluation of the subsurface conditions present at the site for the proposed clubhouse and town hall structure to be located at 1795 NY-10 in Caroga, New York.

The site's subsurface conditions have been investigated through the advancement of conventional test borings and pavement cores. From our evaluation of these conditions, we have identified the Seismic Site Class applicable to the project and have developed recommendations for site preparation, earthwork, and for the design and construction of the foundations, floor slabs, and pavements on the site.

This evaluation has been performed in accordance with the scope of work presented in our revised proposal dated June 11, 2025 and Technical Services Change Order dated June 25, 2025.

2.0 PROJECT & SITE DESCRIPTION

It is our understanding that the proposed structure is intended to replace a clubhouse on the site that previously burned down. This former structure was located near the southwest property corner, within the footprint of the proposed parking lot to the west of the proposed new building. The proposed structure is to be approximately 6,000 square feet in plan. The ground floor is planned for a finished floor elevation (FFE) of 1,589 feet and to be at grade with the exterior on the north and west sides of the building. The second floor is planned for a FFE of 1,600 feet and to be at grade with the exterior on the south and east sides of the building. A retaining wall is planned to extend from the southwest corner of the building and the area surrounding the structure is to be asphalt parking.

The project site is bounded by NY-10 to the west, Town of Caroga Highway Department to the north, a golf course and Irving Pond Road to the south, and a wooded area to the east. Rock outcrops are visible at the ground surface to the immediate east of the proposed building location near the location of test boring B-3 and to the south of Irving Pond Road near the location of pavement core PC-2.

3.0 SUBSURFACE INVESTIGATION PROGRAM

Three (3) test borings were advanced within the proposed building footprint and three (3) test borings were advanced in the surrounding site areas. Their coordinates, as recorded using a cellular phone, are noted in the test boring logs. Their locations are also shown on the Subsurface Exploration Location Plan contained in Appendix A.

The test borings were advanced by a subcontractor operating a Central Mine Equipment Model 55 tracked drill rig. Test borings were advanced and cased against collapse through rotary drilling of 3¼-inch inside diameter hollow stem augers. As the augers were advanced with depth, the overburden was sampled and its penetration resistance

determined in general accordance with the procedures of ASTM D-1586, "Standard Method for Penetration Testing and Split-Barrel Sampling of Soils". The sampling and penetration resistance testing were conducted on a continuous basis until experiencing practical drilling refusal. Practical drilling refusal was experienced at depths ranging from 4.5 to 11.5 feet below existing site grades.

A representative from our firm monitored the test borings, recorded the standard penetration resistances, field classified the recovered samples, and placed representative portions of the samples in glass jars. The samples placed in jars were brought to our geotechnical laboratory, examined, and, where necessary, refinements were made to the field classifications. Test boring logs are presented in Appendix B along with a sheet and key that explains the terms symbols used in their preparation. Test boring logs note the soil descriptions in accordance with the Burmister identification system, the Unified Soil Classification System (USCS), and the records maintained in the field.

To support pavement design recommendations, two (2) pavement cores were completed to investigate the existing pavement conditions. Asphalt pavements were investigated by coring through the surface with a portable coring drill by staff from our firm. Their locations are shown on the Subsurface Exploration Location Plan contained in Appendix A. Pavement conditions and thicknesses were measured and recorded on pavement core logs, which are included in Appendix C.

4.0 SUBSURFACE CONDITIONS

4.1 Soil Mapping

The surficial soils at the site have been mapped by the United States Department of Agriculture (USDA), Natural Resource Conservation Service, to a depth of 72 inches. The Soil Survey of Fulton County, New York produced by this agency provides this mapping in some detail. For this project site, the detailed mapping is presented as a Custom Soil Resource Report in Appendix D. This mapping identifies two soils occupying the proposed work area, noted as Henniker fine sandy loam (1170) and Metacomet fine sandy loam (1171). The Henniker fine sandy loam reportedly consists of layers of moderately decomposed plant material, fine sandy loam, gravelly fine sandy loam, and gravelly loamy fine sand. The Metacomet fine sandy loam reportedly consists of layers of moderately decomposed plant material, fine sandy loam, cobbly loamy sand, gravelly loamy sand, and cobbly loamy sand

The site's surficial soils have also been identified on the Surficial Geologic Map of New York, Finger Lakes Sheet, prepared by the New York State Geologic Survey. This map identifies Kame deposits (k) occupying the project site. The Kame deposits reportedly consist of coarse to fine gravel and/or sand of variable thickness.

The site's surficial bedrock has also been identified on the Surficial Geologic Bedrock Map of New York, Hudson Mohawk Sheet, prepared by the New York State Geological Survey. This report identifies quartzite (qt) occupying the site.

4.2 Conditions Disclosed from Subsurface Explorations

Existing asphalt pavements at the site were measured to have thicknesses ranging from 1.5 to 4 inches.

Three test borings, B-1, B-2, and B-3, were advanced within the proposed building footprint. Test borings B-4, B-5, and B-6 were performed in parking areas and near the west end of the proposed retaining wall. Based on these test borings, the soil profile was found to consist of a surficial layer of fill underlain by sandy Kame deposits and possible bedrock.

Fill was encountered at all test boring locations, excluding B-6. This material consisted of fine to coarse sand with varying amounts of silt and gravel. The fill appears to be reworked native site soils. A buried layer of topsoil was encountered at four (4) of the test borings. Occasional wood debris was encountered. Standard penetration resistance values (N-values) within the fill ranged from 2 to 31, but were typically in the range of 2 to 23 blows per foot, indicating the fill is very loose to medium dense. The fill extended to elevations ranging from El. 1,577.6 to 1,593.5 feet.

Kame deposits were encountered at all test borings underlying the fill excluding B-3. This material consisted of fine to coarse sand with varying amounts of silt and gravel. N-values within this material ranged from 19 to greater than 50 blows per foot.

Practical drilling refusal, including auger and sampler refusal, was experienced at all test boring locations at elevations ranging from El. 1,572.5 and 1,593.5 feet.

Rock fragments were observed within recovered soil samples and hard drilling was experienced while advancing augers, indicating the likely frequent presence of cobbles and boulders were within overburden soils..

Standing water was observed at the completion of drilling at depths of 6 and 4 feet at the locations of test borings B-2 and B-4, respectively. Recovered soil samples at these and other test boring locations were observed to become moist or wet at similar depths directly above assumed bedrock, indicating the likely presence of perched unconfined groundwater.

5.0 GEOTECHNICAL EVALUATION

5.1 Site Evaluation

The visible presence of rock outcrops at the site along with shallow consistent drilling refusal indicates the likely presence of bedrock being present at shallow depths. Based on the proposed FFE elevation and existing site grades, rock removal should be anticipated as part of excavation into the higher grades at the east side of the proposed building. In addition, unsuitable fill material was encountered across the entire site. This fill was observed to contain deleterious components, including topsoil and wood. Where present below proposed structures, such fill should be removed in its entirety and be

replaced with well-compacted Structural Fill. Site soils are not suitable for use as Structural Fill. Site soils, culled of any oversized or deleterious components, may be used as bulk fill for regrading within landscaped areas of the site or disposed off off-site in accordance with applicable regulations.

The native soil found to underly the fill soils at the site or the prepared bedrock surface is capable of supporting the proposed structure with shallow foundations. After removal of fill and placement of well-compacted Structural Fill, the floor slab for the structure may bear on-grade. As the footing subgrade may consist of dense native soil, well-compacted Structural Fill, and/or bedrock, a modest bearing pressure is recommended to limit potential for differential settlement.

Groundwater may be encountered during excavation for foundations and during any overexcavation to remove existing building foundation elements, previously placed fill, or for placement of buried utilities. Groundwater within anticipated excavation depth may vary seasonally and based on recent weather events. Sump and pump methods should suffice for its removal during construction. The proposed building should be constructed with toe drains and waterproofing applied to foundation exteriors.

5.2 Site Class Assessment

As the site's overburden does not fit any of the soil profile characteristics which would place it into the Site Class E or F categories, it does not fit either of those site class designations. Rather, based on the standard penetration test resistance values of explored overburden and assumed underlying soils being of equal or greater compactness, the profile is judged to fit the Site Class D designation as identified in Section 1613.2.2 of the 2020 Building Code of New York State and Chapter 20 of ASCE 7-16.

6.0 GEOTECHNICAL RECOMMENDATIONS

6.1 Site Preparation

Site preparation should begin with stripping the area of pavements and topsoil. If foundation elements from the previous building or uncontrolled fill are encountered, they should be removed in their entirety within the building footprint, retaining walls, and at least 5 feet beyond. Within paved areas, any foundation elements or uncontrolled fill need only be removed to a depth of 2 feet below finished site grades to limit potential for reflective cracking. Any utilities that are present within foundation areas should be removed or rerouted around the same. Any overexcavation within building footprints should be backfilled with Structural Fill. Structural Fill should consist of an imported well-graded run-of-bank sand or sand and gravel blend. The limits of gradation for Structural Fill are shown in Table 1.

Table 1
Structural Fill Gradation

Sieve Size	Percent Finer by Weight
4 Inch	100
No. 40	0 to 70
No. 200	0 to 15

The Structural Fill should be placed in loose lift thicknesses no greater than eight (8) inches and each lift compacted to a dry density equal to at least 95 percent of the materials' maximum dry density as it is defined by ASTM D-1557, "Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort".

Excavated site soils are not suitable for use as foundation backfill. Instead, they may be used as fill within landscaped areas or disposed of offsite in accordance with all applicable regulations. Within landscaped areas, this material should be placed in loose lift thicknesses no greater than eight (8) inches and each lift compacted to a dry density equal to at least 90 percent of the materials' maximum dry density as it is defined by ASTM D-1557, "Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort".

6.2 Excavation Considerations

Within the anticipated depths of foundation excavation, the overburden fill soils may be considered "Type C" soils as defined by the Occupational Safety and Hazard Administration (OSHA) excavation standards. According to these guidelines, Type C soils require excavation slopes no steeper than 1.5 horizontal to 1 vertical (1.5H:1V). In the event groundwater is found to seep into excavations, the excavation side slopes should be laid back to inclinations flatter than what is recommended above.

Where competent bedrock is to be excavated, it may be excavated at near vertical cuts for temporary or permanent cut slopes. Competent bedrock may be excavated through mechanical methods or blasting, if required.

6.3 Foundation Design & Construction

Spread footings for the new building may be designed for a maximum net allowable bearing pressure of 3,000 pounds per square foot. This pressure is recommended to limit total and differential settlement to less than three-quarters (3/4) of an inch and one-half (1/2) inch, respectively. All exterior foundations should be at least 24 inches in width and be seated at least 4 feet below the final exterior site grades to afford their frost protection. Interior column foundations within heated areas should be at least 3 feet in width and may bear at nominal depths of 2 feet below the floor slab. Where bedrock is anticipated on the eastern side of the proposed building, rock should be overexcavated 6 inches and replaced with a mat of at least 6 inches of cushion sand between the bottom of footing

and the bedrock surface. This sand may be placed as a single lift and lightly compacted through several passes of a vibrating plate compactor. The cushion sand is recommended to promote smoother settlement transitions between foundation elements bearing on rock and those on native soil or Structural Fill. Foundation settlements should occur quickly, that is as the loads are applied to them. Accordingly, post-construction foundation settlements should be modest and roughly proportional to the live load component of the total foundation load.

Prior to placing concrete to construct the foundations, their bearing grades should be dry, stable, and free of any standing water, mud, or frost. The foundation subgrade material should consist of undisturbed native site soils, bedrock, or Structural Fill having been placed compacted to replace the overexcavation of uncontrolled fill soils. The prepared final foundation subgrade surfaces should be approved by the geotechnical engineer of record (C.T. Male) or their authorized representative before foundation placement. The foundation bearing grade should be proofrolled and compacted through several (6 or more) passes of a smooth drum vibratory roller with a static weight of at least 3 tons or other approved equipment inducing equivalent subgrade compaction. Any area of the subgrade which "pumps or weaves" under the passing roller should be considered unstable. Such unstable areas should be undercut and stabilized through backfilling the same with well-compacted Structural Fill material.

Structural Fill material should be used to backfill foundation excavations. The backfill materials should be placed in loose lift thicknesses not to exceed 8 inches and each lift compacted to a dry density equal to at least 95 percent of the materials' maximum dry density as it is defined by ASTM D-1557, "Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort".

6.4 Floor Slab Design & Construction

Floor slabs for the new building should be provided with a subbase course of crusher-run stone which conforms to the requirements for Type 2 Subbase as specified in the New York State Department of Transportation (NYSDOT) Standard Specification Article 733-04. A subbase thickness of at least six (6) inches is recommended. The gradation of the subbase, as specified by NYSDOT, should conform to that listed in Table 2.

Table 2
Type 2 Subbase

Sieve Size	Percent Finer by Weight
2 Inch	100
¼ Inch	25 to 60
No. 40	5 to 40
No. 200	0 to 10

Prior to placing the subbase, the subgrade should be proofrolled and compacted through several (6 or more) passes of a smooth drum vibratory roller with a static weight of at least 10 tons or other approved equipment inducing equivalent subgrade compaction. Any areas of the subgrade surface which "pumps or weaves" under the passing roller should be considered unstable and should be undercut and stabilized through backfilling the same with well compacted Structural Fill material. Should grade increases be required to establish the final subgrade elevation for placement of the floor slab's subbase, the grade increases should be made using Structural Fill material placed and compacted as previously recommended for this material.

The Type 2 Subbase may be placed as a single lift and should compacted to a dry density equal to at least 95 percent of the material's maximum dry density as it is defined by ASTM D-1557, "Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort".

So prepared, the floor slabs may be designed assuming a modulus of subgrade reaction of 200 pounds per cubic inch.

6.5 Retaining Walls

The parameters listed in Table 3 are recommended for use in analyzing the stability of the site retaining walls constructed of modular precast concrete blocks.

Table 3
Retaining Wall Design Parameters

Design Parameter	Value
Moist Unit Weight of Backfill	120 pcf
Friction Angle of Backfill	34°
Earth Pressure Coefficients for Backfill • Active • Passive	 0.28 2.00
Coefficient of Sliding Friction at Bottom-of-Footing (Precast Concrete on Crushed Stone)	0.40
Maximum Allowable Foundation Edge Pressure	3,000 psf
Minimum Safety Factor Against Sliding & Overturning	1.50
Uniform Surcharge Load	250 psf

The parameters listed in Table 3 assume the retaining walls are backfilled with Structural Fill material. This backfill material should be placed in maximum loose lift thicknesses of twelve (12) inches and be compacted in accordance with the 95 percent density specification. Compaction of this material within three (3) feet of the walls should be

performed by "light" equipment such as walk-behind vibratory rollers or plates. Use of rollers such as large vibratory drum rollers (greater than 1 ton static weight) should be prohibited from operating within 3 feet of the walls so as not to impart large compaction induced lateral loads onto the walls. All fill within the footprint of proposed retaining walls should be removed and replaced with Structural Fill.

If a precast modular block system is to be designed, we recommend that the bottom row of blocks bear at least one-half of the block height below the final grade established along the face of the wall. The bottom blocks should bear on a prepared grade (leveling course) consisting of crushed stone, an equal blend of NYSDOT No. 1 and No. 2 coarse aggregate at least 6 inches in depth. Prior to the placement of this material, the subgrade should be proofrolled and compacted through several (6 or more) passes of a smooth drum vibratory roller with a static weight of at least 1 ton or other approved equipment inducing equivalent subgrade compaction. Any areas of the subgrade surface which "pumps or weaves" under the passing roller should be considered unstable and should be undercut and stabilized through backfilling the same with well compacted Structural Fill material. The crushed stone leveling course may be placed as a single lift and should be compacted through several passes of a vibrating plate compactor or walk behind vibratory roller.

6.6 Asphalt Pavements

It is our understanding that pavements planned for the site will consist of parking areas and drive lanes subject to passenger vehicles and infrequent truck loading. As uncontrolled fill is present at the site, we recommend overexcavating the fill where pavements are to be constructed and replaced with a well compacted Structural Fill.

Full depth replacement of existing pavements is recommended due to the minimal thickness of existing pavement preventing pavement resurfacing (i.e. "milling" and "filling"). As such, the asphalt pavement sections listed in Table 4 are recommended for use.

Table 4
Asphalt Pavement Sections

Pavement Course	Material Type	Thickness (Inches)	NYSDOT Specification
Light and Heavy-Duty Pavement			
Top	Asphalt	1.5	404.0983
Binder	Asphalt	2.5	404.2589
Subbase	Crusher-Run Stone	8	Section 304, Type 2
Geotextile	Mirafi 600X	-	Section 207

The binder used in asphalt production should consist of a polymer-modified binder grade 64V-22.

7.0 CLOSURE

This report has been prepared to assist in the design and construction of the proposed clubhouse and town hall structure to be located at 1795 NY-10 in Caroga, New York. The recommendations have been developed from our interpretation of the project site's subsurface conditions disclosed through subsurface explorations and our understanding of the basis of design as it was described herein. No other warranties, expressed or implied, are made.

Respectfully Submitted,

C.T. MALE ASSOCIATES

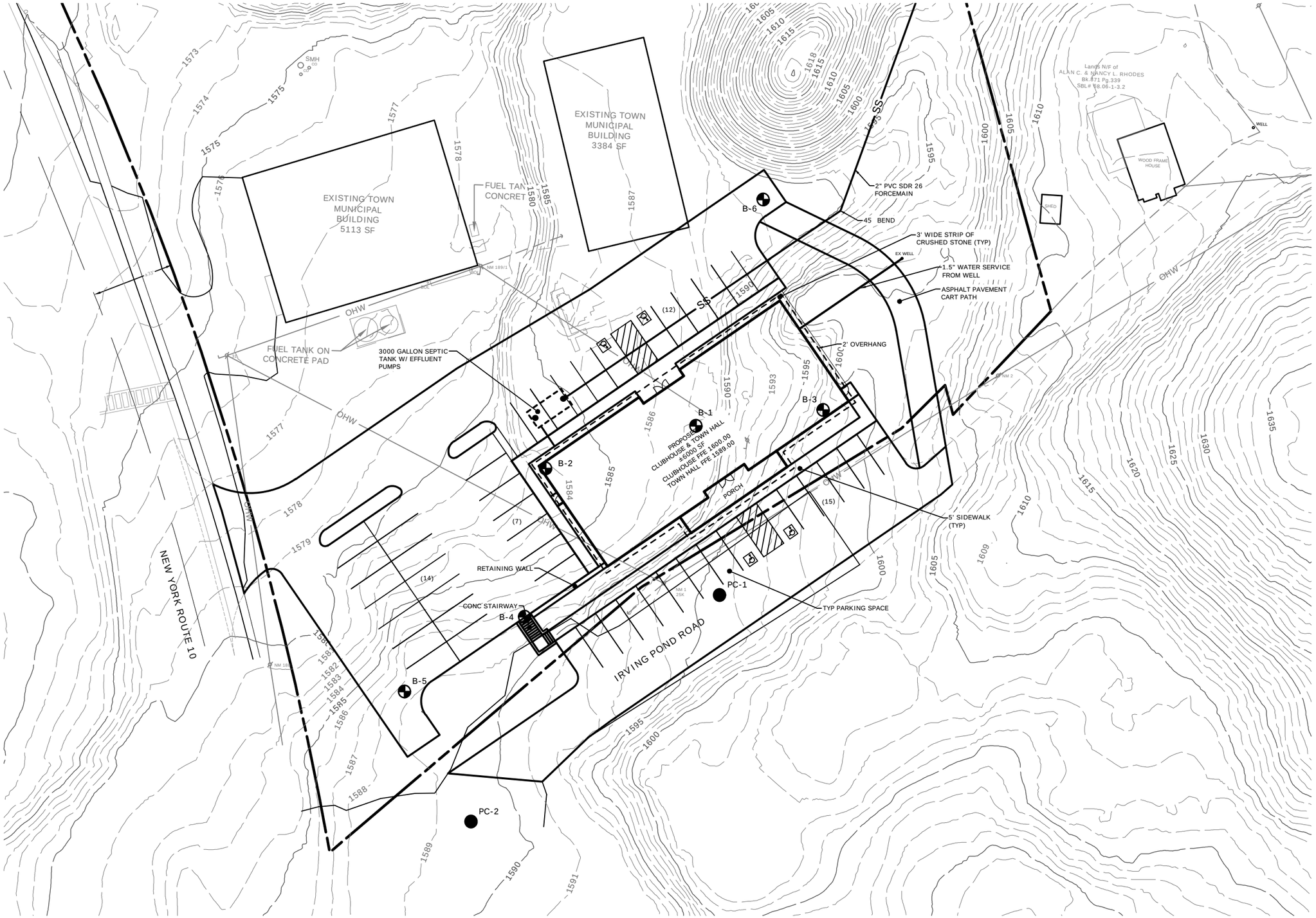
John Scheetz, P.E.
Geotechnical Engineer
j.scheetz@ctmale.com

Joshua Blake, E.I.T.
Geotechnical Engineer
j.blake@ctmale.com

APPENDIX A

Subsurface Exploration Location Plan

XREFS



LEGEND

B-1 TEST BORING LOCATION

PC-1 PAVEMENT CORE LOCATION

CAD DWG. FILE NAME: FIG1

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www.ctmale.com

SUBSURFACE EXPLORATION LOCATION PLAN

NEW CLUBHOUSE AND TOWN HALL

PROJ. NO.: 24.5102	DRAFTED: JDB	SCALE: 1" = 40'	DATE: 8/4/25	TOWN OF CAROGA FULTON COUNTY, NEW YORK

APPENDIX B

Test Boring Logs

C.T. MALE ASSOCIATES

GENERAL INFORMATION & NOTES TO SUBSURFACE EXPLORATION LOGS

The Subsurface Exploration Logs present the observations and records maintained at the site and the visual classification of the samples recovered from the test borings. The samples removed from the borings represent only a fraction of the total volume of the deposits at the site and may not necessarily be representative of the subsurface conditions between adjacent borings or between the sampled intervals. The data presented on the Subsurface Exploration Logs together with the recovered samples provide a basis of evaluating the character of the subsurface conditions. Evaluation of the information presented on the Subsurface Exploration Logs and the recovered sample classifications must be performed by qualified professionals. The information presented in the following notes defines some of the procedures and terms used in preparing the logs. Refer to the 'Key to Subsurface Exploration Logs' where the numbers for the following notes are shown below the columns of the portion of the example log illustrated.

Note 1. The figures in the Depth Column define the scale of the Subsurface Exploration Log.

Note 2. The Sample Type Column shows graphically the type and depth interval from which a sample was recovered. See Table I for a description of the symbols used to signify the various types of sampling techniques.

Note 3. The Sample No. is used for identification on sample containers and/or Laboratory Test Reports.

Note 4. Blows on Sampler – shows the results of the "Penetration Test", recording the number of blows required for each 6 inches of penetration of a split spoon sampler into the soil. The first 6 inches of penetration is considered to be a seating drive. The number of blows required for the second and third 6 inch increments of the penetration is termed the penetration resistance, N. Unless otherwise noted a standard 2" O.D./1-½" I.D. split spoon sampler was driven with a 140 lb. hammer falling 30 inches.

Note 5. Length of sample recovered in decimal feet.

Note 6. All recovered soil samples are visually classified by an engineering technician, hydrogeologist, environmental scientist, geologist or geotechnical engineer, unless noted otherwise. The method of visual classification is based primarily on the Unified Soil Classification system (ASTM D2487) with regard to the particle size and plasticity, as noted in Tables II and IX. Additionally, the relative portion, by weight, of two or more soil types is described for granular soils in accordance with "Suggested Methods of Test for Identification of Soils" by D.M. Burminster, ASTM Special Technical Publication 479, June 1970 (See Table III). The description of the relative soil density or consistency is based upon the penetration records as defined in Table IV. The description of the soil moisture is based upon the relative wetness of the soil sample recovered and is described as dry, moist, or wet as described in Table VI. Water introduced in the boring either naturally or during drilling may affect the moisture condition of the recovered sample. For granular components of samples, terms used to described the particle shape are used as described in Table VII. Special terms are used as required to describe materials in greater detail; several such terms are listed in Table V. The presence of boulders and large gravel is sometimes, but not necessarily, detected by an evaluation of sampler blows or through the "action" of the drill rig.

Note 7. The description of the rock shown is based on the recovered rock core. The terms frequently used in the description are included in Table VIII.

Note 8. The stratification lines represent the approximate boundary between soil types. Actual boundaries may vary between sampling intervals and may be gradual in nature.

Note 9. Miscellaneous observations and procedures noted during drilling are shown in this column. Water level observations are indicated at the bottom of this column. Reliability of water level observations depend on soil type, drilling methods, seasonal fluctuations, and/or perched conditions. If definite conclusions cannot be made, it is often prudent to examine the conditions more thoroughly through test pit excavations or the installation of groundwater level observation wells. Notes about other field tasting data may be included as well, such as photoionization detector, pocket penetrometer, torvane readings, etc. Notes about other observations may be listed, including the presence of cobbles/boulders, hard drilling, mottling, root zones, odors, staining, etc.

Note 10. Rock Coring: The length of core run is defined as the length of penetration of the core barrel. Core recovery is the length of core recovered divided by the core run. The RQD (Rock Quality Designation) is the total pieces of NX (2-⅛" diameter) core exceeding 4 inches in length divided by the core run. Fresh, irregular breaks distinguishable as being caused by drilling or recovery operations are ignored and the pieces counted as intact lengths. RQD values are valid only for cores obtained with NX size core barrels or larger.

KEY TO SUBSURFACE EXPLORATION LOGS

C.T. MALE ASSOCIATES

SUBSURFACE EXPLORATION LOG

BORING NO.:
ELEV.: **DATUM:**
LATITUDE: **LONGITUDE:**
START DATE: **FINISH DATE:**
SHEET __ OF __

PROJECT: _____ CTM PROJECT NO.: _____
LOCATION: _____ CTM OBSERVER: _____

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY (FT.)	SAMPLE CLASSIFICATION	NOTES
		1	15	9	11	14	20	0.9	Topsoil ±0.5'	
		2	12	11	15	20	26	1.2	Brown fine to coarse SAND, Some Silt, trace fine gravel; moist; subrounded; medium dense [SM]	
									(GLACIOLACUSTRINE FINE SAND) ±4'	
5									Gray LIMESTONE; Hard; Sound; Planar Bedded	RUN #1: 4.0' to 9.0' NX Size Rock Core 100% Recovery 60% RQD
									±9'	
									End of Exploration (9')	

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ See General Information & Notes

TABLE I - SAMPLE TYPE

	Split Spoon Sample
	Shelby Tube Sample
	Macrocore Sample
	Auger or Test Pit Sample
	Rock Core

TABLE II - SOIL TYPE & PARTICLE SIZE

Identification of soil type is made on basis of an estimate of particle sizes, and in the case of fine grained soils also on basis of plasticity.

Soil Type		Soil Particle Size	
Boulder		>12"	Coarse Grained (Granular)
Cobble		3" - 12"	
Gravel	- Coarse	3" - 3/4"	
	- Fine	3/4" - #4	
Sand	- Coarse	#4 - #10	
	- Medium	#10 - #40	
	- Fine	#40 - #200	
Silt	- Non Plastic (Granular)	See Table VIII, IX	Fine Grained
Clay	- Plastic (Cohesive)		

TABLE III - SOIL TYPE PROPORTIONS

The following terms are used in classifying soils consisting of mixture of two or more soil types.

Term	Percent of Total Sample
"and" (&)	35 - 50
"Some"	20 - 35
"little"	10 - 20
"trace"	less than 10

(When sampling gravelly soils with a standard split barrel sampler. the true percentage of gravel is often not recovered due to the relatively small sampler diameter.)

TABLE IV - RELATIVE COMPACTNESS OR SOIL CONSISTENCY

The relative compactness or consistency is described in accordance with the following terms:

Granular Soils		Cohesive Soils			
Term	**Blows per Foot, N**	**Term**	**Blows per Foot, N**	**q_u (tsf)**	**Field Test on Undisturbed Sample**
Very Loose	<5	Very Soft	<3	<0.25	Oozes between fingers when squeezed
Loose	5 - 10	Soft	3 - 4	0.25 - 0.50	Easily molded in fingers
Medium Dense	11 - 29	Medium Stiff	5 - 8	0.50 - 1.0	Molded with strong pressure by fingers
Dense	30 - 49	Stiff	9 - 15	1.0 - 2.0	Readily indented by thumb
Very Dense	>50	Very Stiff	16 - 30	2.0 - 4.0	Difficult to indent with thumb
		Hard	>30	>4.0	Cannot indent with thumb

(Large particles in the soils will often significantly influence the blows per foot recorded during the Penetration Test. The blows per foot is not always indicative of the actual consistency of cohesive soils. Approximate value for q_u, unconfined compressive strength, can be estimated using a pocket penetrometer)

TABLE V - STRATIFICATION DESCRIPTION

Varved: Horizontal uniform layers or seams of soil(s).
Layer: Soil deposit more than 6" thick.
Seam: Soil deposit less than 6" thick.
Parting: Soil deposit less than 1/8" thick.

TABLE VI - MOISTURE DESCRIPTION

Dry: Absence of moisture
Moist: Damp but no visible water
Wet: Visible free water

TABLE VII - PARTICLE SHAPE

Description	Criteria
Angular	Sharp edges and relatively plane sides with unpolished surfaces
Subangular	Similar to angular but have rounded edges
Subrounded	Nearly plane sides but well-rounded corners and edges
Rounded	Smoothly curved sides and no edges

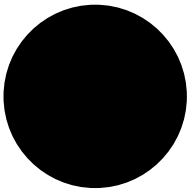
TABLE VIII - FINE GRAINED SOIL THREAD TEST

Nonplastic: Will not support >1/4" roll if held on end
Low Plasticity: 1/8" to 1/4" roll can be repeatedly rolled and supports itself
Medium Plasticity: 1/16" to 1/8" roll can be repeatedly rolled and supports itself
High Plasticity: <1/16" roll can be repeatedly rolled and supports itself

TABLE IX - FINE GRAINED SOIL CLASSIFICATION

Component	Overall Plasticity
Silt	Non-Plastic
Clayey Silt	Slight
Silt & Clay	Slight-Low
Clay & Silt	Low-Medium
Silty Clay	Medium
Clay	High

1/16" 1/8" 1/4"



Quarter Reference

SEE REVERSE →

TABLE X - ROCK CLASSIFICATION TERMS			
Term		**Meaning**	
Hardness	Soft	Scratched by fingernail	
	Medium Hard	Scratched easily by penknife	
	Hard	Scratched with difficulty by penknife	
	Very Hard	Cannot be scratched by penknife	
Weathering	Very Weathered	Judged from the relative amounts of disintegration, iron staining, core recovery, clay seams, etc.	
	Weathered		
	Sound		
Bedding	Laminated/fissile	Less than .08"	
	Thin bedded	1/2" - 2"	
	Medium bedded	2" - 2'	Natural breaks in Rock layers
	Thick bedded	2' to 4'	
	Massive	More than 6'	
(Fracturing refers to natural breaks in the rock oriented at some angle to the rock layers.)			
Rock Quality Designation (RQD): Total length of all segments >4" divided by run length, measured from center of breaks			

TABLE XI - Unified Soil Classification System (USCS)				
Major Divisions			**Group Symbol**	**Group Name**
Coarse-grained Soils: More Than 50% Retained on No. 200 Sieve	Gravel: More Than 50% of Coarse Fraction Retained on No. 4 Sieve	Clean Gravel	GW	Well-Graded Gravel, Fine to Coarse Gravel
			GP	Poorly-Graded Gravel
		Gravel with Fines	GM	Silty Gravel
			GC	Clayey Gravel
	Sand: More Than 50% of Coarse Fraction Passes No. 4 Sieve	Clean Sand	SW	Well-Graded Sand, Fine to Coarse Sand
			SP	Poorly-Graded Sand
		Sand with Fines	SM	Silty Sand
			SC	Clayey Sand
Fine-grained Soils: More Than 50% Passes No. 200 Sieve	Silt and Clay Liquid Limit Less Than 50	Inorganic	ML	Silt
			CL	Clay
		Organic	OL	Organic Silt, Organic Clay
	Silt and Clay Liquid Limit 50 or More	Inorganic	MH	Silt of High Plasticity, Elastic Silt
			CH	Clay of High Plasticity, Fat Clay
		Organic	OH	Organic Clay, Organic Silt
Highly Organic Soils			Pt	Peat

C.T. MALE ASSOCIATES

TEST BORING LOG

BORING NO.:	**B-1**		
ELEVATION:	**+/- 1,587'**	**DATUM:**	**NAVD88**
LATITUDE:	**43°09'29"N**	**LONGITUDE:**	**74°29'09"W**
START DATE:	**7/15/2025**	**FINISH DATE:**	**7/15/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall — CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga, New York — CTM OBSERVER: D. Landreville

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY	SAMPLE CLASSIFICATION	NOTES
		1	1	5	4	4	9	14"	Brown fine to coarse SAND, little silt, trace fine gravel; moist, subrounded, loose [SM]	
		2	1	1	1/12"		2	17"	Becomes wet, very loose	
									FILL +/- 4'	
5		3	3	31	33	50/3"	64	16"	Brown fine to coarse SAND, Some Silt, little fine gravel; moist, mottled, subrounded, very dense [SM]	
		4	16	50/3"			>50	5"	Cobble/Boulder Fragments	
		5	18	50/3"			>50	9"	KAME DEPOSITS	Auger Refusal @ 9'
10									End of Test Boring @ 9' on Bedrock	
15										
20										
25										
30										

N = NO. OF BLOWS TO DRIVE 2" SAMPLER 12" WITH A 140 LB. WT. FALLING 30" PER BLOW

DRILLING CONTRACTOR: Core Down Drilling

DRILL RIG TYPE: CME 55 Track Mounted

METHOD OF INVESTIGATION: 3-1/4" Inside Diameter Hollow Stem Auger

Automatic Hammer

GROUNDWATER LEVEL

DATE	LEVEL	CASING	STABILIZATION TIME

SAMPLE CLASSIFICATION BY: J. Blake

THE SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FOR C.T. MALE EVALUATION. IT IS MADE AVAILABLE TO AUTHORIZED USERS ONLY THAT THEY MAY HAVE ACCESS TO THE SAME INFORMATION AVAILABLE TO C.T. MALE. IT IS PRESENTED IN GOOD FAITH, BUT IS NOT INTENDED AS A SUBSTITUTE FOR INVESTIGATIONS, INTERPRETATION OR JUDGMENT OF SUCH AUTHORIZED USERS.

C.T. MALE ASSOCIATES

TEST BORING LOG

BORING NO.:	**B-2**		
ELEVATION:	**+/- 1,584'**	**DATUM:**	**NAVD88**
LATITUDE:	**43°09'29"N**	**LONGITUDE:**	**74°29'09"W**
START DATE:	**7/15/2025**	**FINISH DATE:**	**7/15/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall — CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga, New York — CTM OBSERVER: D. Landreville

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY	SAMPLE CLASSIFICATION	NOTES
		1	13	13	18	8	31	20"	Brown fine to coarse SAND, Some fine Gravel, trace silt; moist, subrounded dense [SP] FILL +/-2'	Burn Wood Fragments
		2	2	1	1	11	2	18"	Topsoil +/- 4.5'	
5		3	1	4	15	29	19	10"	Brown fine to coarse SAND, little silt, little fine gravel; moist, mottled, subrounded, medium dense [SM]	
		4	50/4"				-	4"	Grades Some fine Gravel, little silt; wet [SM]	
10		5	12	25	14	14	39	21"		
		6	10	16	>50		>50	18"	KAME DEPOSITS	Auger Refusal @ 11'
15									End of Test Boring @ 11.5' on Bedrock	
20										
25										
30										

N = NO. OF BLOWS TO DRIVE 2" SAMPLER 12" WITH A 140 LB. WT. FALLING 30" PER BLOW

DRILLING CONTRACTOR: Core Down Drilling

DRILL RIG TYPE: CME 55 Track Mounted

METHOD OF INVESTIGATION: 3-1/4" Inside Diameter Hollow Stem Auger

Automatic Hammer

GROUNDWATER LEVEL

DATE	LEVEL	CASING	STABILIZATION TIME
7/15	6'	11'	15-20 mins

SAMPLE CLASSIFICATION BY: J. Blake

THE SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FOR C.T. MALE EVALUATION. IT IS MADE AVAILABLE TO AUTHORIZED USERS ONLY THAT THEY MAY HAVE ACCESS TO THE SAME INFORMATION AVAILABLE TO C.T. MALE. IT IS PRESENTED IN GOOD FAITH, BUT IS NOT INTENDED AS A SUBSTITUTE FOR INVESTIGATIONS, INTERPRETATION OR JUDGMENT OF SUCH AUTHORIZED USERS.

C.T. MALE ASSOCIATES

TEST BORING LOG

BORING NO.:	**B-3**		
ELEVATION:	**+/- 1,598'**	**DATUM:**	**NAVD88**
LATITUDE:	**43°09'29"N**	**LONGITUDE:**	**74°29'09"W**
START DATE:	**7/15/2025**	**FINISH DATE:**	**7/15/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall — CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga, New York — CTM OBSERVER: D. Landreville

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY	SAMPLE CLASSIFICATION	NOTES
		1	1	9	10	7	19	10"	Topsoil / Brown fine to coarse SAND, trace silt, trace fine gravel; moist, subrounded, medium dense [SP]	
		2	2	14	2	4	16	19"	Topsoil / Fine to coarse SAND, Some fine to coarse Gravel, little silt; moist, medium dense, subrounded [SM]	
5		3	50/5"				-	4"	Topsoil / Wood Fragments / Cobble Fragments FILL End of Test Boring @ 4.5' on Bedrock	Auger Refusal @ 4.5' Offset 5', readvanced, refusal @ 4.5'
10										
15										
20										
25										
30										

N = NO. OF BLOWS TO DRIVE 2" SAMPLER 12" WITH A 140 LB. WT. FALLING 30" PER BLOW

DRILLING CONTRACTOR: Core Down Drilling

DRILL RIG TYPE: CME 55 Track Mounted

METHOD OF INVESTIGATION: 3-1/4" Inside Diameter Hollow Stem Auger

Automatic Hammer

GROUNDWATER LEVEL

DATE	LEVEL	CASING	STABILIZATION TIME

SAMPLE CLASSIFICATION BY: J. Blake

THE SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FOR C.T. MALE EVALUATION. IT IS MADE AVAILABLE TO AUTHORIZED USERS ONLY THAT THEY MAY HAVE ACCESS TO THE SAME INFORMATION AVAILABLE TO C.T. MALE. IT IS PRESENTED IN GOOD FAITH, BUT IS NOT INTENDED AS A SUBSTITUTE FOR INVESTIGATIONS, INTERPRETATION OR JUDGMENT OF SUCH AUTHORIZED USERS.

C.T. MALE ASSOCIATES

TEST BORING LOG

BORING NO.:	**B-4**		
ELEVATION:	**+/- 1,588'**	**DATUM:**	**NAVD88**
LATITUDE:	**43°09'29"N**	**LONGITUDE:**	**74°29'09"W**
START DATE:	**7/15/2025**	**FINISH DATE:**	**7/15/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall — CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga, New York — CTM OBSERVER: D. Landreville

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY	SAMPLE CLASSIFICATION	NOTES
		1	3	3	4	10	7	12"	Topsoil	
									Brown fine to medium SAND, trace silt; moist, loose [SP]	
		2	10	12	11	10	23	13"	Grades fine to coarse SAND, little silt, little fine gravel; subrounded, medium dense [SM] FILL +/- 4'	
5		3	23	50/4"			>50	10"	Topsoil	
									Brown fine to medium SAND, trace silt; moist, loose [SP]	
		4	17	13	20	20	33	11"	Grades fine to coarse SAND, Some fine Gravel, little silt; wet, subrounded, dense [SM] KAME DEPOSITS +/- 8'	Bedrock Fragments in shoe
		5	50/4"				-	13"	Bedrock Fragments	
10									End of Test Boring @ 8.3' on Bedrock	
15										
20										
25										
30										

N = NO. OF BLOWS TO DRIVE 2" SAMPLER 12" WITH A 140 LB. WT. FALLING 30" PER BLOW

DRILLING CONTRACTOR: Core Down Drilling

DRILL RIG TYPE: CME 55 Track Mounted

METHOD OF INVESTIGATION: 3-1/4" Inside Diameter Hollow Stem Auger

Automatic Hammer

GROUNDWATER LEVEL

DATE	LEVEL	CASING	STABILIZATION TIME
7/16	4'	8'	15-20 min

SAMPLE CLASSIFICATION BY: J. Blake

THE SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FOR C.T. MALE EVALUATION. IT IS MADE AVAILABLE TO AUTHORIZED USERS ONLY THAT THEY MAY HAVE ACCESS TO THE SAME INFORMATION AVAILABLE TO C.T. MALE. IT IS PRESENTED IN GOOD FAITH, BUT IS NOT INTENDED AS A SUBSTITUTE FOR INVESTIGATIONS, INTERPRETATION OR JUDGMENT OF SUCH AUTHORIZED USERS.

C.T. MALE ASSOCIATES

TEST BORING LOG

BORING NO.:	**B-5**		
ELEVATION:	**+/- 1,587'**	**DATUM:**	**NAVD88**
LATITUDE:	**43°09'29"N**	**LONGITUDE:**	**74°29'09"W**
START DATE:	**7/15/2025**	**FINISH DATE:**	**7/15/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall — CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga, New York — CTM OBSERVER: D. Landreville

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY	SAMPLE CLASSIFICATION	NOTES
		1	3	4	2	2	6	12"	Brown fine to medium SAND, trace silt; moist, loose [SP]	
		2	1	10	8		18	12"	Grades fine to coarse SAND, trace fine gravel; medium dense [SP]	Spoon deflecting on obstruction. Sampling stopped
5		3	22	15	6	4	21	9"	Topsoil / Brown fine to coarse SAND, trace silt, trace fine gravel; moist, subrounded, medium dense [SP] +/- 6'	
		4	WH	5	3	4	8	12"	Topsoil FILL	
									Brown SILT, trace fine sand; wet, loose [ML]	
		5	50/5"	-	-	-	-	5"	Bedrock Fragments	Auger Refusal @ 8.5'
10									End of Test Boring @ 8.5' on Bedrock	
15										
20										
25										
30										

N = NO. OF BLOWS TO DRIVE 2" SAMPLER 12" WITH A 140 LB. WT. FALLING 30" PER BLOW

DRILLING CONTRACTOR: Core Down Drilling

DRILL RIG TYPE: CME 55 Track Mounted

METHOD OF INVESTIGATION: 3-1/4" Inside Diameter Hollow Stem Auger

Automatic Hammer

GROUNDWATER LEVEL

DATE	LEVEL	CASING	STABILIZATION TIME

THE SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FOR C.T. MALE EVALUATION. IT IS MADE AVAILABLE TO AUTHORIZED USERS ONLY THAT THEY MAY HAVE ACCESS TO THE SAME INFORMATION AVAILABLE TO C.T. MALE. IT IS PRESENTED IN GOOD FAITH, BUT IS NOT INTENDED AS A SUBSTITUTE FOR INVESTIGATIONS, INTERPRETATION OR JUDGMENT OF SUCH AUTHORIZED USERS.

SAMPLE CLASSIFICATION BY:

J. Blake

C.T. MALE ASSOCIATES

TEST BORING LOG

BORING NO.:	**B-6**		
ELEVATION:	**+/- 1,589'**	**DATUM:**	**NAVD88**
LATITUDE:	**43°09'29"N**	**LONGITUDE:**	**74°29'09"W**
START DATE:	**7/15/2025**	**FINISH DATE:**	**7/15/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall — CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga, New York — CTM OBSERVER: D. Landreville

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY	SAMPLE CLASSIFICATION	NOTES
		1	2	12	19	22	31	16	Brown fine to coarse SAND, little silt, trace fine gravel; moist, subrounded, dense [SM]	
		2	20	27	38	36	65	19		Cobble/Boulder Fragments in shoe
5		3	20	43	>50	-	>50	20	Grades Some Silt, little fine gravel; mottled, very dense [SM]	Auger Refusal @ 5.5', offset 5' and readvanced
		4	>50	-	-	-	-	11	Cobble Fragments	Cobble/Boulder Fragments in shoe
		5	26	21	44	20	65	14	Becomes very dense	Hard Augering @ 7'
10										Auger Refusal @ 8.5'
		6	20	19	50/5"	-	>50	24		
									KAME DEPOSITS	
									End of Test Boring @ 11.4' on Bedrock	
15										
20										
25										
30										

N = NO. OF BLOWS TO DRIVE 2" SAMPLER 12" WITH A 140 LB. WT. FALLING 30" PER BLOW

DRILLING CONTRACTOR: Core Down Drilling

DRILL RIG TYPE: CME 55 Track Mounted

METHOD OF INVESTIGATION: 3-1/4" Inside Diameter Hollow Stem Auger

Automatic Hammer

GROUNDWATER LEVEL

DATE	LEVEL	CASING	STABILIZATION TIME

THE SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FOR C.T. MALE EVALUATION. IT IS MADE AVAILABLE TO AUTHORIZED USERS ONLY THAT THEY MAY HAVE ACCESS TO THE SAME INFORMATION AVAILABLE TO C.T. MALE. IT IS PRESENTED IN GOOD FAITH, BUT IS NOT INTENDED AS A SUBSTITUTE FOR INVESTIGATIONS, INTERPRETATION OR JUDGMENT OF SUCH AUTHORIZED USERS.

SAMPLE CLASSIFICATION BY:

J. Blake

APPENDIX C

Pavement Core Logs

CT MALE ASSOCIATES

PAVEMENT CORE LOG

CORE NO.:	**P-1**		
ELEVATION:		**DATUM:**	
LATITUDE:	**43.157942**	**LONGITUDE:**	**74.485833**
START DATE:	**7/16/2025**	**FINISH DATE:**	**7/16/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall

CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga Lake, New York

CTM OBSERVER: D. Landreville

TYPICAL PAVEMENT CORE SECTION	DESCRIPTION
0"	
	1.5" Asphalt Top Course
5"	End of Pavement Core @ 1.5"
10"	
15"	
20"	

General Notes:

CT MALE ASSOCIATES

PAVEMENT CORE LOG

CORE NO.:	**P-2**		
ELEVATION:		**DATUM:**	
LATITUDE:	**43.157658**	**LONGITUDE:**	**74.483783**
START DATE:	**7/16/2025**	**FINISH DATE:**	**7/16/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall

CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga Lake, New York

CTM OBSERVER: D. Landreville

TYPICAL PAVEMENT CORE SECTION	DESCRIPTION
0"	
	1.25" Asphalt Top Course
	2.75" Asphalt Base Course
5"	End of Pavement Core @ 4"
10"	
15"	
20"	

General Notes:

APPENDIX D

Websoil Survey Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Fulton County, New York

August 6, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,440 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fulton County, New York
Survey Area Data: Version 24, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2022—Oct 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1170B	Henniker fine sandy loam, 3 to 8 percent slopes	3.5	55.1%
1171B	Metacomet fine sandy loam, 3 to 8 percent slopes	2.9	44.9%
Totals for Area of Interest		**6.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Planning Initiatives

OPRHP EPF | ESD RCCF

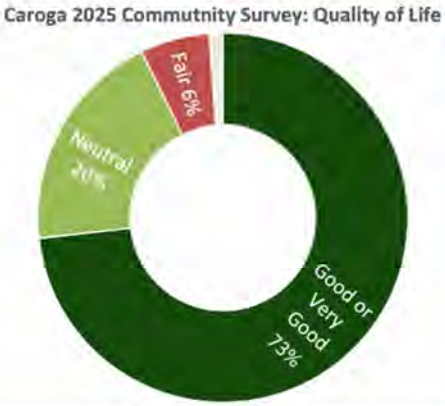
Town of Caroga / Fulton County / Mohawk Valley Region

THE CAROGA PROCESS
PLANNING FOR THE FUTURE

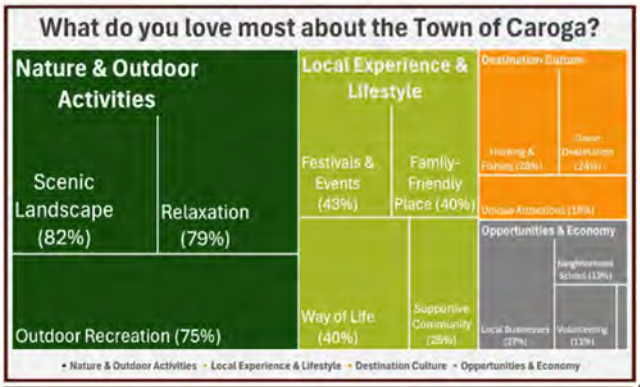
TOWN OF CAROGA
Fulton County, New York

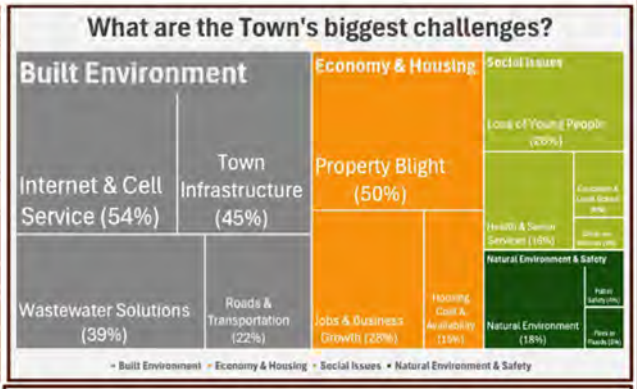
2025 Community Survey Overview

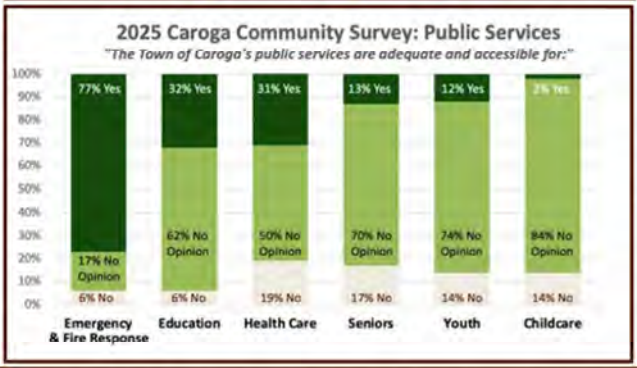
565 people shared input about Caroga's strengths, weaknesses, services, and priorities.



Essentially, Caroga's *2025 Community Survey* showed that people see Caroga as a vibrant Town, deeply connected to nature and rich with opportunities to be part of family-friendly experiences. Residents and visitors alike appreciate Caroga's scenic beauty, outdoor recreation, and local charms. A variety of local community events and gathering places bring people together, offering an engaging yet laid-back way of life for all to enjoy.







Themes & Priorities for Caroga's Future

Built Environment Infrastructure (14%)
- Wastewater Solutions[8] (#1, 21%)
- Internet & Cell Service[9] (#2, 15%)
- Town Buildings (#5, 10%)
- Town Center (#6, 10%)

Natural Environment (11%)
- Environmental Protection (#3, 11%) (Stewardship, Conservation, Protection, Sustainability)

Economy (9%)
- Economic Development (#4, 11%)
- Tourism (#10, 8%)
- Housing Development (#11, 8%)

Community Experience (9%)
- Public Spaces (#7, 10%)
- Emergency Services (#8, 9%)
- Recreation (#9, 8%)
- Arts & History (#12, 8%)

As we look ahead together, we are committed to redeveloping the *Town of Caroga Comprehensive Plan* — grounded in community input and Smart Growth strategic principles — to help revitalize the heart of Caroga. Our shared goal is to create vibrant, welcoming spaces that attract sustainable investments and growth while honoring the Town's unique natural character and identity. Please join us as we continue to hold public meetings and gather more input to plan Caroga's future.

Currently adopted 2011 *Town of Caroga Comprehensive Plan*

...Where we want to be in 2025

In 2025, the Town of Caroga will continue to be a small, rural town where everyone knows everyone. Residents and visitors will have available various year round outdoor recreational opportunities, year round hotel accommodations, diverse restaurants and a strong commercial center featuring unique shops and boutiques, arts and crafts stores and related retail and commercial businesses. This commercial center will be known as Town Center. Town Center will be located near and around the former Sherman's Amusement Park. Town Center will be a walkable, integrated open-air, multiuse development where residents and visitors will be able to gather, socialize, eat, live, drink, recreate, shop, visit, exercise and enjoy its attractive streetscapes and landscapes. It will be anchored by retail, dining, and leisure uses, as well as by recreational and residential uses and be the most diverse area of the Town.

The Town will be recognized for its natural beauty, rich history and heritage and year round outdoor recreational opportunities which will have restored the Town of Caroga's attractiveness as a place to live and raise a family. The variety of housing types available, including housing in Town Center, will be an attraction. The Town's strong and aggressive water quality program will have created excellent water quality in all of the Town's lakes. The Town's tax base will have stabilized by the development in Town Center, new housing developments and the increase in sales tax revenues coming from a strong tourism-based economy.

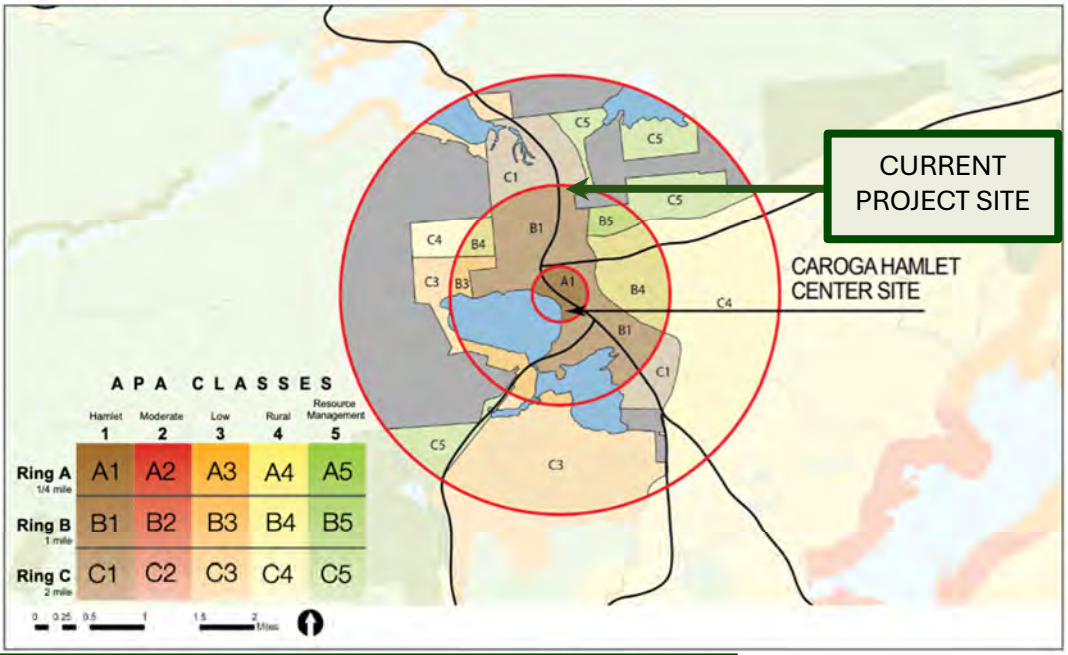
CAROGA LAKE NEW HAMLET CENTER

CAROGA LAKE NEW HAMLET CENTER SITE

In 2011, Caroga Lake's Planning Board completed an update of its Comprehensive Plan. In introducing the Vision Statement for the plan, the Planning Board writes that through, "…the closing of Sherman's Amusement Park...the Town has lost its Town Center, a place that served as the magnet to both people and business." The Vision Statement goes on to outline a diverse new revitalized town center where residents and visitors will be able to gather, eat, shop and enjoy both the "streetscapes and landscapes."

The H3P2 public training meeting held at the Caroga Lake Town Hall in April 2013 affirmed the issues and opportunities contained in the Town Center portion of the Comprehensive Plan. With the former Sherman Amusement Park parcel serving as ground-zero for the new town center, the site is anchored by the historic carousel and dance hall presenting interesting historic reuse opportunities.

GROWTH RING ANALYSIS



The Hamlets 3 expansion model is organized around three concentric rings centered around the core of the hamlet. These rings represent approximate travel time to the hamlet center and when overlayed with the APA Land Use and Development Map, outline potential areas of prioritized smart growth development (40). Caroga's site falls under **A1 Suitability: greatest inward potential for mixed-use development, reuse of vacant buildings and land and infrastructure improvements.**

Rooted in the Mohawk Valley.

Transformation is more than a goal. It's our way of doing business. In the Mohawk Valley, transformation means renewing what's historic, reimagining what's possible, and rebuilding communities with care and intention. It's about creating a closed-loop economy where agriculture, manufacturing, tourism, and workforce development reinforce one another to create long-term prosperity.

Over the past decade, the Mohawk Valley has transformed into a model for rural regeneration, where innovation meets inclusion and growth comes from the ground up. Our people, institutions, and businesses have proven that economic resilience can be both local and global, rooted in stewardship and pride of place.

This year's ACHIEVE proposal advances that legacy. From the Empire State Greenhouses in Schoharie County to the Hoshino Mineral Spa Resort in Sharon Springs to the Nexus Neighborhood in Utica, each anchor demonstrates how transformation radiates outward. These projects are turning investment into opportunity, and opportunity into shared success.

Rooted in transformation, we continue to build an ecosystem that nourishes our land, strengthens our workforce, and celebrates our communities. The Mohawk Valley stands as proof that when innovation grows from local soil, it can change the world.

Looking forward, we embrace innovation while staying rooted in the people, places, and collaboration that defines the Mohawk Valley.

We have come so far in such a short period of time. When the Mohawk Valley REDC was just beginning about 15 years ago, project ideas were sparse. Now, with one open call for projects, we sparked excitement and enthusiasm and 57 project submissions totaling more than $1 billion in investments. Our region's intentional collaboration and commitment to our people continue to drive our success and vision.

This proposal is more than the ACHIEVE Competition. The following table highlights a regional pipeline of 34 agribusiness and tourism projects, representing significant ongoing and future investment opportunities. **Combined, the anchor, supporting, and pipeline projects presented in this proposal chart a strategic path of regenerative growth for the Mohawk Valley — one that fosters innovation, celebrates and preserves our resources, and builds community pride and prosperity.**

Proposed Caroga Arts Center Amphitheater

Housing Affordability

Housing in the Mohawk Valley remains less expensive than in many other parts of New York State. In 2024, the statewide median home price was $331,500 and the median home price in Mohawk Valley was $172,500, while most counties in the region reported significantly lower values. Between 2022 and 2024, home prices rose modestly in Oneida (+13%), Herkimer (+9%) and Otsego (+11%) counties, and more sharply in Fulton (+17%), Montgomery (+18%), and Schoharie (+23%).

Oneida County drives much of the regional housing market. With the largest population base and more urban communities like Utica and Rome, it records the highest number of annual sales and has a relatively low vacancy rate of about 10%, compared to 20% or more in several surrounding counties. This tighter supply has created what local reports describe as a "hot" market, with rising prices and very limited inventory.

Relative price alone does not tell the full story of affordability. **Median household incomes in the Mohawk Valley are lower than the statewide average, which means many households spend a larger share of their income on housing.** According to the New York State Comptroller, **24% of households in the Mohawk Valley are cost-burdened,** paying more than 30% of their income on housing. Median household incomes in Schoharie and Montgomery Counties in particular have not kept pace with the 18–23% home price growth since 2022, underscoring rising affordability pressure for local workers.

The Mohawk Valley's relatively low home prices remain a competitive advantage, but **affordability pressures will continue to increase as job growth accelerates in advanced manufacturing, healthcare, and tourism.** Ensuring that workers can access quality, attainable housing near employment centers is essential to retaining talent and supporting economic growth.

Recently, several counties proactively conducted housing studies. **Herkimer County's Housing Assessment** focused on evaluating sites for manufactured, modular, and tiny homes to increase housing supply for their rural population while keeping costs manageable. **Oneida County's Housing Market Inventory, Assessment, and Strategy** indicated the housing market will need to accommodate 6,070 new housing units by 2040, with the majority (5,620 units) needed by 2030. **Schoharie County's Housing Study** highlighted a shortage of quality affordable housing, especially for low- and middle-income households, and recommendations focused on producing new housing in village centers, offering smaller lots, and promoting modular/manufactured homes.

Tourism Industry

Tourism is once again a cornerstone of the Mohawk Valley economy, drawing on the region's many cultural, natural, and recreational assets to generate significant visitor spending. **In 2022, the region generated $4.3 billion in visitor spending—the second-highest level of direct tourism revenue in New York State, behind only New York City.**

In 2024, **Oneida County alone accounted for $2.1 billion in direct visitor spending—60% of the region's total tourism sales**. Tourism in the county also generated nearly $200 million in local and state taxes, saving the average household over $2,000 annually in additional taxes.

Despite these successes, challenges remain. Tourism employment has not fully returned to pre-pandemic levels, in part due to broader population decline and workforce constraints. This gap highlights the importance of ongoing efforts to link tourism growth to workforce development, downtown revitalization, and regional equity.

Tourism Highlight:
Come for a Day, Stay for a Week

The Mohawk Valley offers a robust network of interconnected tourism destinations, making it easy for visitors to plan multi-stop trips that generate benefits for the whole region. The region features long-established tourism anchors with international draw — like the National Baseball Hall of Fame, Munson, Herkimer Diamond Mines, Turning Stone, and the Glimmerglass Festival — as well as unparalleled access to outdoor recreation and nature in the Adirondacks, along the Erie Canal, and many scenic lakes.

The Mohawk Valley continues to invest in new tourism attractions. The Utica University Nexus Center opened in 2022; it now **draws over 320,000 annual visitors** and generates more than **$26 million in direct visitor spending** each year. Turning Stone Enterprises, a major driver of tourism in the region, recently announced **a historic $370 million expansion with a new conference center, Turning Stone Evolution.** When complete in 2027, Turning Stone will be the largest conference destination in Upstate New York. The Evolution will create 3,500 construction and related jobs and generate $22 million in state and local tax revenue.

Adirondack Park Action Workgroup

The six million acre Adirondack Park is a shared protected natural resource and an economic engine across three different economic regions of NYS. The Park's communities face unique challenges related to community and economic growth, including low population density, growing presence from high income seasonal residents, higher percentage of Short-Term Rentals and Park-wide land use regulations. In 2024, the NCREDC, in conjunction with the Mohawk Valley and Capital Region REDCs. The Adirondack Park Action work group to focus on economic development and placemaking related priorities specific to communities within the "Blue Line" of the Adirondack Park.

Goal: Prioritize the opportunities for all Adirondack communities within the six-million-acre Adirondack Park, impacting its economy, communities, environment, and people.

Progress: The Adirondack Park Action work group held several meetings to refine its goal and strategies and reaffirmed that housing and placemaking are the key ingredients for economic growth. In addition, members outlined their focus for the year-ahead.

Members:

Andrea Grout
Heaven Hill Farm
Anne Boles
St. Mary's Healthcare
James McKenna
Uihlein Foundation
John Piseck
Herkimer County IDA
Kathyn Muncil
Fort William Henry Corporation

ESD Staff

Allison Madmoune
Michael Yevoli
Joseph Landy

Strategies:

1. **Energize the development of creative right-sized solutions for workforce housing in small Park towns**. Implement the Accelerate Workforce Housing Program and secure the low interest Revolving Loan Fund for up to 200% AMI available for non-profits and for profits within the Blue Line.
2. **Elevate the importance of child care within local economic development strategies,** including support for communities that are piloting successful rural child care models and the shared services alliance.
3. **Focus on population retention and attracting new residents, small business retention and the unique workforce development needs** of a region with few large businesses and seasonality. Develop and encourage engagement of Next Move NY within the Blue Line.
4. **Repurpose decommissioned correctional facilities** within the Blue Line, that have unique regulations in the state constitution, including considering support of a community redevelopment and funding plan when facilities are identified for closure.
5. **Harness federal and state funding to support the Park's small town and village infrastructure needs** to ensure clean water, clean air and climate resiliency.
6. **Encourage and support I Love NY, the Adirondack Regional Tourism Council and county Tourism Promotion Agencies** to continue to brand the Adirondacks as a travel destination for Canadians.

CHAPTER 6 – GOALS AND RECOMMENDATIONS

2025 and Beyond

As the COVID-19 pandemic disrupted daily life, Americans discovered a renewed appreciation for the outdoors. The pandemic was a reminder "of the vital role that accessible green spaces play in our collective health and overall quality of life."[115] Travel restrictions and recommendations to stay close to home meant that local parks and green spaces became increasingly important to physical, mental, and community well-being. This shift toward increased use and appreciation for parks and open spaces has required a new look at how outdoor recreation facilities are designed and operated.

2025 SCORP GOALS OVERVIEW

1. Provide equitable access to outdoor recreation facilities for people of all backgrounds.
2. Ensure physical and programmatic access for visitors with a broad spectrum of needs and abilities.
3. Diversify channels of communication with the public about outdoor recreation opportunities.
4. Engage the public through interpretive programming to cultivate pride of place.
5. Employ comprehensive planning for the future of the NYS outdoor recreation system.
6. Promote energy-efficient operations and renewable energy sources.
7. Build, operate, and retrofit outdoor recreation facilities for climate resiliency.
8. Develop and operate outdoor recreation resources in a manner that is environmentally, socially, and economically sustainable.
9. Expand and protect natural connections between parks and open space.
10. Protect, conserve, and restore biodiversity in NYS.

Parks around the country have adapted to changes in use patterns by installing green infrastructure and shade structures, embracing technology, and centering access as a critical issue to ensure all visitors feel safe and welcome.[116] Crucially, in NYS and across the United States, "expanding access to water-based activities in communities traditionally less engaged with them is another more recent stride toward inclusivity in the park and recreation arena," and an essential tool in the face of extreme heat.[117]

For outdoor recreation providers in NYS, the challenge of the coming years will be planning, building, and operating resilient and equitably distributed parks and open spaces that meet the needs of a diverse population. Scaling facilities appropriately to meet demand, adjustments to meet the needs and preferences of the public, and updating programming to appeal to a diverse audience, are all important steps to meeting this goal. Ultimately, embracing innovative park features and designs will make for a greener and more inclusive New York, better prepared to withstand future public health and climate events.

System-Wide Goals

To create clear pathways toward sustainable innovation in park design and programming, OPRHP sets goals that align with State and Federal priorities for outdoor recreation and environmental stewardship. These goals are intended to support the future care and development of the State's outdoor recreation system. The SCORP goals have been established through public input, knowledge and information from interested parties, and recommendations from other state agencies. This non-exhaustive list reflects OPRHP's mission and priorities.

New York State Department of State *Smart Growth Community Planning Framework*

NEW YORK STATE

Department of State
Planning, Development & Community Infrastructure

SMART GROWTH COMMUNITY PLANNING PROGRAM

Program Overview

The NYS Department of State (DOS) Smart Growth Community Planning Program is administered by the Office of Planning, Development & Community Infrastructure (OPDCI). The program awards funding to eligible communities for the development or update of local and countywide comprehensive plans, area plans or zoning codes that emphasize and integrate Smart Growth principles.

What is Smart Growth?

Smart Growth is a forward-thinking approach to planning and development that supports and integrates four key themes: Equity, Economy, Environment and Energy/Climate.

- **Equity:** Smart Growth champions inclusivity, equity and diversity by encouraging a variety of housing types and employment opportunities for people of all incomes, backgrounds, ages and abilities.
- **Economy:** Smart Growth enhances community quality of life, creates livable, sustainable communities and revitalizes downtowns, which is proven to help attract and retain businesses and workers.
- **Environment:** Environmental stewardship is woven into the fabric of Smart Growth, with green spaces and parks seamlessly integrated into community design.
- **Energy & Climate:** Smart Growth promotes walkable, bikeable, transit-accessible neighborhoods with a compact mix of land uses, which minimizes reliance on cars and thus reduces energy use and greenhouse gas emissions. Smart Growth also encourages clean energy and climate resiliency.

These themes form the foundation for all OPDCI programs and policies.

SMART GROWTH PRINCIPLES

- Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.
- Enable a diverse mix of housing types that provide for opportunity and choice for all.
- Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.
- Provide well-planned, equitable, and accessible public spaces.
- Encourage compact neighborhood design and concentrated development around existing infrastructure.
- Preserve open space, agricultural resources, and natural resources.
- Prioritize transportation options such as walking, cycling, and public transportation.
- Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.
- Build on unique traits to create an attractive and welcoming community with a strong sense of place.
- Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.

A recipient of the Smart Growth Community Planning program, Jamestown, NY has made a more welcoming downtown with improvements to lighting, landscaping, and widening the sidewalk to create a public space that encourages vibrancy within the city's core.

Fulton County, New York

1170B—Henniker fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: bqnq
Elevation: 1,000 to 2,820 feet
Mean annual precipitation: 35 to 50 inches
Mean annual air temperature: 37 to 43 degrees F
Frost-free period: 90 to 130 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Henniker and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Henniker

Setting

Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Friable loamy till underlain by firm sandy lodgment till derived from igneous and metamorphic rock

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
Ap - 2 to 8 inches: fine sandy loam
Bw1 - 8 to 20 inches: gravelly fine sandy loam
Bw2 - 20 to 31 inches: gravelly fine sandy loam
Cd1 - 31 to 52 inches: gravelly loamy fine sand
Cd2 - 52 to 72 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 20 to 40 inches to densic material
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 28 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F143XY501ME - Loamy Slope
Hydric soil rating: No

Minor Components

Metacomet
Percent of map unit: 9 percent
Hydric soil rating: No

Skerry
Percent of map unit: 6 percent
Hydric soil rating: No

Becket
Percent of map unit: 5 percent
Hydric soil rating: No

Monadnock
Percent of map unit: 2 percent
Hydric soil rating: No

Pillsbury
Percent of map unit: 2 percent
Hydric soil rating: No

Unnamed, stony
Percent of map unit: 1 percent
Hydric soil rating: No

1171B—Metacomet fine sandy loam, 3 to 8 percent slopes

Map Unit Setting
National map unit symbol: bqnm
Elevation: 1,000 to 2,820 feet
Mean annual precipitation: 35 to 50 inches
Mean annual air temperature: 37 to 43 degrees F
Frost-free period: 90 to 130 days
Farmland classification: All areas are prime farmland

Map Unit Composition
Metacomet and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Metacomet

Setting
Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Head slope
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Friable loamy till underlain by firm sandy lodgment till derived from igneous and metamorphic rock

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
Ap - 2 to 8 inches: fine sandy loam
Bw - 8 to 20 inches: fine sandy loam
BC - 20 to 27 inches: fine sandy loam
C - 27 to 31 inches: cobbly loamy sand
Cd - 31 to 45 inches: gravelly loamy sand
C' - 45 to 72 inches: cobbly loamy sand

Properties and qualities

Slope: 3 to 8 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 20 to 38 inches to densic material
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F143XY501ME - Loamy Slope
Hydric soil rating: No

Minor Components

Pillsbury

Percent of map unit: 8 percent
Landform: Ground moraines
Hydric soil rating: No

Skerry

Percent of map unit: 5 percent
Hydric soil rating: No

Henniker

Percent of map unit: 3 percent
Hydric soil rating: No

Adirondack

Percent of map unit: 2 percent
Hydric soil rating: No

Unnamed

Percent of map unit: 2 percent
Hydric soil rating: No

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Caroga Lake Recreation & Redevelopment Project

CFA 161036

Consistency with
State / Regional / Community Planning

OPRHP EPF | ESD RCCF

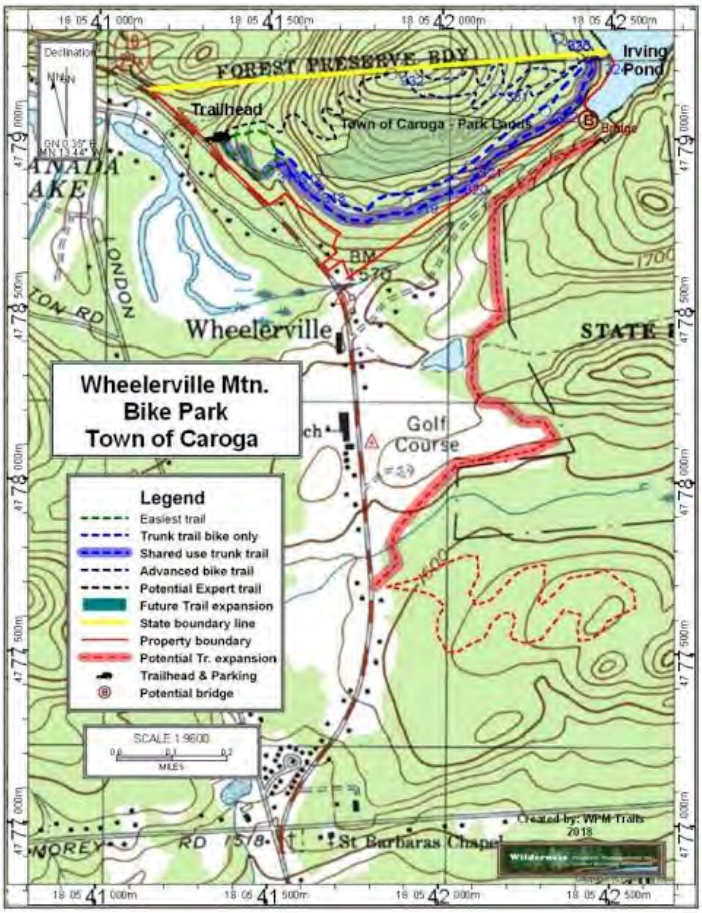
Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

State/Regional/Community Plans

Constructing a new two-story municipal building for recreational operations, community space, and tourist development will advance the Mohawk Valley region and local community planning initiatives including:



1) Town of Caroga 2025 Community Survey Report (p. 1),

2) 2011 Town of Caroga Comprehensive Plan (pp. 3, 4, 7, 35, 43, 66 73),

3) 2013 Hamlets of the Adirondacks Smart Growth Planning Initiative (p. 13),

4) 2025 MVREDC Annual Report & ACHIEVE Proposal (pp. 11, 23, 53),

5) Fulton County 2026-2030 Development Strategy (pp. 2, 26),

6) New York State Comprehensive Outdoor Recreation Plan (pp. 4, 119, 120), &

7) New York State Smart Growth Community Planning Framework (p.1).

The near-shovel-ready project will redevelop and modernize a century-old New York State downtown tourism destination, and leverage recreation as a catalyst for broader economic development in the Southern Adirondacks and Northern Mohawk Valley.

The Recreation & Redevelopment Project advances municipal, regional, county, and state planning initiatives that are up-to-date and address current needs.

Current Plan	Quoted Needs & Goals	Project Connections
Town of Caroga 2025 *Community Survey Report*	Outdoor Recreation & Great Public Spaces "Residents and visitors alike appreciate Caroga's scenic beauty [and]... outdoor recreation ... Our shared goal is to create vibrant, welcoming spaces that attract sustainable investments and growth while honoring the Town's unique natural character" (p. 1).	The project draws on Caroga's historic Adirondack outdoor recreational assets to address current needs for modern, efficient, and welcoming public building infrastructure that helps to drive the local and regional tourism economy in New York State.
Currently adopted 2011 *Town of Caroga Comprehensive Plan* TOWN OF CAROGA TOWN CENTER AREA	Town Vision Rooted in History "The Town will be recognized for its natural beauty, rich history and heritage and year-round outdoor recreational opportunities" (preface & p.3). Town history features the 1920s-era golf course (p. 35).	The project advances the Town's character and history that celebrate the 1920s transformation of the Wheelerville Tannery site into the historic Nick Stoner Municipal Golf Course and Caroga Recreation Park.
	Community Anchors Caroga's vision emphasizes that "Town Center will be a walkable ... multiuse development where residents and visitors will be able to gather ... It will be anchored by ... recreational and residential uses" (p. 4). "Other 'Centers' of importance ... include: Nick Stoner Golf Course 0.9 miles north" (p. 7).	The project creates a four-season park amenity destination aligned with the Town's vision for the public space to be a welcoming recreation anchor and central gathering place, rooted in a century of experience with the clubhouse as a community asset, recreation hub, and parkland visitor attraction.
	Recreational Tourism Economy Caroga's vision features a "strong tourism-based economy" (p. 3), rooted in "excellent existing recreation resources including: lakes, streams, snowmobile trails, Nick Stoner Golf Course, Pine Lake Park, Royal Mountain [etc.]" (p. 58). "Nick Stoner Golf Course ... represents a major recreational asset" (p. 63).	This Town-led recreational tourism capital building investment will generate construction jobs, economic development, visitor event spending, and business growth as a downtown Caroga asset, Adirondack recreation hub, and distinctive Mohawk Valley park destination.
Current Plan	Quoted Needs & Goals	Project Connections

Currently adopted 2011 *Town of Caroga Comprehensive Plan* (continued)	Goals & Implementation "Develop … new recreational facilities [including a] Town of Caroga Visitor Center" (p. 66). "Develop … self-guided trails of Wheelerville Tannery Site" (p. 43) and add "recreational trails on Town-owned properties surrounding the Nick Stoner Golf Course" (p. 66).	As the oldest municipal golf course in the Adirondacks, the project aligns with needs for integrated public facilities including a restored Recreation Community Redevelopment with capacities to serve as a visitor welcome center that connects golf with trails, walking, biking, skiing, and other four-season outdoor recreation activities.
2013 Hamlets of the Adirondacks Smart Growth Planning Initiative: Caroga Lake New Hamlet Center 	Central Growth Ring Analysis "The Hamlets 3 expansion model is organized around three concentric rings centered around the core of the hamlet… [and] outline potential areas of prioritized Smart Growth development" (p. 13).	The project is part of growing momentum in Caroga for downtown revitalization of public spaces within a walkable downtown area prioritized for centralized Smart Growth development.
MVREDC 2025 Annual Report & ACHIEVE Competition Proposal 	Transformative Momentum "In the Mohawk Valley, transformation means renewing what's historic, reimagining what's possible, and rebuilding communities with care and intention" (p. 53).	The project broadens the transformative momentum of Caroga's other locally-led, state-sponsored projects at Sherman's Park and Wheelerville Trails.
	Strong Tourism & Downtowns "Tourism is once again a cornerstone of the Mohawk Valley economy, drawing on the region's many cultural, natural, and recreational assets to generate significant visitor spending … The Mohawk Valley offers a robust network of interconnected tourism destinations, making it easy for visitors to plan multi-stop trips that generate benefits for the whole region" (p. 11).	The project adds to the growing network of interconnected community attractions and tourism destinations for the arts and outdoor adventure in the Town of Caroga and across the Mohawk Valley and Southern Adirondack Park.
	Adirondack Park Action "Goal: Prioritize the opportunities for all Adirondack communities within the six-million-acre Adirondack Park, impacting its economy, communities, environment, and people" (p. 23).	The project supports year-round adventure tourism in the Adirondack Park and Mohawk Valley, adding synergy with other recent arts and trails projects that enhance Caroga's Adirondack Experience.

Current Plan	Quoted Needs & Goals	Project Connections
Building Fulton County's Future: Housing, Tourism & Economic Growth (2026-2030 Development Strategy)	Tourism Infrastructure "Goal: Develop new tourist destinations to attract more tourism into the County" (p. 26) and "create healthy communities connected to nature" (p. 2).	The project redevelops a historic recreation asset into a modern, accessible, and attractive year-round adventure tourism destination that is connected to nature and within a 15-minute drive to major population areas in Gloversville and Johnstown.
New York *State Comprehensive Outdoor Recreation Plan* (SCORP)	Invest in Recreation Infrastructure "Restore, enhance, & transform facilities with an emphasis on conservation, restoration, and resiliency of natural and historic resources" (p.4), and "Address existing gaps in planning and infrastructure" (p. 120).	The project advances SCORP priorities by restoring a public recreation facility, improving accessibility & sustainability, strengthening recreation-based tourism, and enhancing community connections in the Southern Adirondack region.
	Access "Provide equitable access to outdoor recreation facilities for people of all backgrounds," and "Ensure physical and programmatic access for visitors with a broad spectrum of needs and abilities" (p. 119).	As the public access point for the affordable municipal golf course and other recreation, the project's user-friendly improvements enhance resources for people of all ages and abilities. Beyond golf, the project provides space for senior programs, youth programs, public meetings, community events, and visitor services, expanding recreational opportunities for diverse users across all seasons.
	Communication "Diversify channels of communication with the public about outdoor recreation opportunities," and "Engage the public through interpretive programming to cultivate pride of place" (p. 119).	Golf, walking, biking, skiing, and other programming encourage lifelong physical activity, social interactions, and personal well-being, which are core to SCORP. Plus, dedicated visitor services, interpretive programs, and tourism information will help connect and host a broad range of people to be part of meaningful and engaging year-round outdoor recreational opportunities.

New York *State Comprehensive Outdoor Recreation Plan* (SCORP), continued	Resiliency & Efficiency "Promote energy-efficient operations and renewable energy sources," and "Build, operate, and retrofit outdoor recreation facilities for climate resilience" (p. 119).	The project replaces outdated infrastructure with efficient systems to improve long-term sustainability and resiliency while reducing operating costs. Plus, it engages people in nature-based stewardship.
	Sustainability "Develop and operate outdoor recreation resources in a manner that is environmentally, socially, and economically sustainable" (p. 119).	Located both within the Mohawk Valley and Adirondack Park, the project enhances an established recreation destination, attracts visitors, increases overnight stays and spending, and strengthens the outdoor recreation economy without overburdening nature.
	Natural Connections "Expand and protect natural connections between parks and open space" (p. 119).	The project reinforces connections to nearby walkable recreation assets in the heart of Caroga (including neighboring "Forever Wild" Adirondack Forest Preserve, extensive trail networks, arts venues, local businesses, etc.) to encourage integrated public outdoor recreation experiences for everyone.
	Comprehensive Planning "Employ comprehensive planning for the future of the NYS outdoor recreation system" (p. 119).	The project is advancing current local Smart Growth comprehensive planning, and it aligns with local, regional, and state planning frameworks.
2026 NYS DOS EPF *Smart Growth Community Planning Framework* 	Smart Growth "Smart Growth is a forward-thinking approach to planning & development that supports and integrates four key themes: Equity, Economy, Environment, & Energy/Climate" (p.1).	The Recreation Community Redevelopment project will help deliver Caroga's Smart Growth quadruple aim: a strong outdoor recreation economy, more energy-efficient built environment, protected natural environment, and thriving Adirondack Experience.

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Cost Share Summary

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Cost Share Summary

The Town has actively advanced the project through preliminary architectural and engineering (A/E) services, working closely with its A/E consultants to refine project programming, evaluate site considerations, and develop the conceptual building design. As a result, the costs identified in the Cost Share Summary reflect the remaining professional services required to complete final design and bidding rather than the full cost of project design.

The total project cost is estimated at approximately $5-million, based on preliminary architectural and engineering design and construction cost estimates. Remaining A/E services are estimated at $160,500 and include final architectural/engineering, MEP engineering design, preparation of construction documents, and bid-phase services necessary to advance the project through procurement.

Construction costs were established using a 2026 Rough Order of Magnitude (ROM) estimate provided by Triumph Modular based on approximately 40% of design documents prepared by the project architect and engineering design consultants. Building construction costs, including site work, foundations, modular building fabrication, installation, and mechanical, electrical, and plumbing systems, are estimated at $4,672,380, with project administration, coordination, and construction oversight projected at $165,120.

The Town has secured $1.7 million in committed local funding through fire insurance proceeds following the 2020 Golf Clubhouse fire. This significant local investment demonstrates the Town's commitment to project implementation and provides a substantial contribution toward required matching funds.

To further advance implementation of the Caroga Lake Recreation & Redevelopment Project, the Town is requesting $675,000 through the OPRHP Environmental Protection

Fund (EPF) Parks Program and $670,000 through Empire State Development Regional Council Capital Funds.

The Town continues to pursue additional funding opportunities necessary to complete the project. Future grant awards, including the Northern Border Regional Commission Catalyst Program, combined with collaborative support from private/public partnerships, legislative representatives, and regional partners throughout the Mohawk Valley, will help close the remaining funding gap.

COST SHARE SUMMARY
PARKS, PRESERVATION AND HERITAGE GRANT PROGRAM (EPF)

Project Title: Caroga Lake Recreation & Redevelopment Project, CFA161036

A. Planning: Structural Assessment, Environmental Assessment, Cultural Landscape Report, Feasibility Study, etc.			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
			$
			$
			$
			$
Subtotal			$ 0.00
B. Pre-Development: Architect, Engineer, Landscape Architect, Archaeology, Asbestos Abatement, Permits, etc.			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
Contractual	A/E Final Design	Local	$ 85,300.00
Contractual	MEP Engineering Final Design	Local	$ 66,700.00
Contractual	Bidding	Local	$ 8,500.00
			$
			$
Subtotal			$ 160,500.00
C. Construction: Contracted, Force Account, Materials, Donations, etc.			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
Construction	Site Work	Local	$ 1,610,500.00
	Foundations	Local/Other	$ 391,880.00
	Modular Building	EPF/ESD/Local	$ 1,500,000.00
	Installation	Other	$ 830,000.00
	Building MEPs	Other	$ 340,000.00
			$
Subtotal			$ 4,672,380.00
D. Administration: Site Supervision, Grant Administration, Audit, Procurement Costs, Project Sign, etc.			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
Project Sign	Project Sign	Local	$ 120.00
Contractual Site Admin.	Construction Supervision, Project Coordination	Local	$ 165,000.00
			$
Subtotal			$ 165,120.00
E. Acquisition: Property (Fee Simple), Lease, Easement, etc.			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
			$
			$
			$
			$
Subtotal			$ 0.00
F. Associated Acquisition Expenses: Appraisal(s), Legal Fees, Survey, Abstract, Title Insurance, etc.			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
			$
			$
			$
Subtotal			$ 0.00
G. Other			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
			$
			$
			$
Subtotal			$ 0.00

BUDGET SUMMARY

Budget Category	**State Funds Requested**	**Applicant Share**	**Total**
A. Planning Grant	$	$	$ 0.00
B. Pre-Development	$	$ 160,500.00	$ 160,500.00
C. Construction	$ 675,000.00	$ 3,997,380.00	$ 4,672,380.00
D. Administration	$	$ 165,120.00	$ 165,120.00
E. Acquisition	$	$	$ 0.00
F. Associated Acquisition	$	$	$ 0.00
G. Other	$	$	$ 0.00
PROJECT TOTAL	$ 675,000.00	$ 4,323,000.00	$ 4,998,000.00

APPLICANT SHARE SUMMARY

Funding Source	**Status of Funds**	**Type of Funds**	**Restrictions**	**Date**	**Total Amount**
ESD RCCF Grant	Requested	State	Capital Funds		$ 670,000.00
Fire Recovery Insurance	Committed	Local	None		$ 1,700,000.00
Grants and Partnerships	Anticipated	Other	Fed/State/Private/Public Stakeholders		$ 1,627,380.00
Local Reserves	Committed	Local	None		$ 325,620.00
					$
					$
Total Applicant Share					$ 4,323,000.00

C.T. Male Associates
A DESIGN PROFESSIONAL CORPORATION
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 Century Hill Drive, Latham, New York 12110 Tel. 518.786.7400 Fax 518.786.7299

Invoice

Terms subject to interest after 30 days, 1.25% Interest compounded monthly. Invoices paid by credit card will be charged a 3.5% service fee.

Town of Caroga
1840 State Highway 10
Caroga Lake, NY 12032

May 21, 2026
Project No: 24.5102
Invoice No: 116268

Project 24.5102 Town Hall and Golf Course Club House

For engineering services for the New Clubhouse at the Nick Stoner Golf Course per Contract dated October 15, 2024 and subsequent change orders. Services through May 16, 2026.

Hourly NTE Services: $25,000.00 - Task Complete

Topographic Survey: $14,000.00 - Task Complete

Geotechnical Investigation and Report: $27,000.00 - Task Complete

Architectural Programming: $4,500.00 - Task Complete

Preliminary OWWTS Investigation: $6,400.00 - Task Complete

Site Civil and Structural
Total LS Cost: $99,400.00
Total Completed: $70,175.00
Previously Invoiced: $70,175.00
Amount Due: $0.00

Architecture Services
Total LS Cost: $105,000.00
Total Completed: $47,910.00
Previously Invoiced: $42,885.00
Amount Due: $5,025.00

Mechanical, Electrical and Plumbing Engineering
Total LS Cost: $73,200.00
Total Completed: $6,610.00
Previously Invoiced: $6,610.00
Amount Due: $0.00

Bidding Services
Total LS Cost: $8,500.00
Total Completed: $0.00
Previously Invoiced: $0.00
Amount Due: $0.00

5,025.00

Total this Invoice **$5,025.00**

Prepared by:
Jake Gordon, P.E.
Project Manager

Caroga Lake Municipal Building & Golf Club House Modular ROM Proposal

TRIUMPH MODULAR

Awarding Authority:

CT Male Associates

Project:
Caroga Lake Municipal Building & Golf Club House

1840 NY-10
Caroga Lake, NY 12032

Cole Tobin
Senior Estimating Manager
ctobin@triumphmodular.com
603-370-2028

02/06/26

TRIUMPH MODULAR
A TECNOFAST COMPANY®

2/6/2026

Dayna Goodell
C.T. Male Associates
50 Century Hill Drive
Latham, NY 12110

Dear Dayna,

Thank you for the opportunity to provide a modular municipal facility and golf clubhouse with Triumph Modular. The modular construction method enables a significant amount of construction, in some cases up to 80%, to be completed off-site concurrently with permitting and preparation of the site to accept your new building.

The result is less disruption to your campus and personnel, more assurance of schedule and cost, and greater speed to occupancy.

Please find attached Rough Order of Magnitude pricing on the options detailed.

Please do not hesitate to reach out if you have any questions.

Best,

Dylan Abbott
Estimator
dabbott@triumphmodular.com
508-259-0726

Cole Tobin
Senior Estimating Manager
ctobin@triumphmodular.com
603-370-2028

TRIUMPH MODULAR
A TECNOFAST COMPANY®

Building Information:

- (10) Modular Units
- Approximately 6000 SF

Associated Costs:

• Site Work:	$1,610,150
• Foundations:	$391,650
• Modular Building:	$1,496,850
• Installation:	$826,750
• Building MEPs:	$340,000
• **Total Building Cost:**	**$4,665,400**
• Truss Roof Option:	$ TBD
• Structural Steel:	$ TBD

- Building drawings – Architectural, Structural, MEP for modular building components only
- Transport units from factory partner to Caroga Lake, NY
- Foundation system – Full concrete basement with poured concrete slab
- Set modular units via crane
- Install interior and exterior seaming at mate lines
- Hardie Smart Panel Siding
- LVT Flooring in Lounge/Snack bar/Hallways and open flex areas
- Carpet Tile in Golf Shop/Offices
- VCT Flooring in Bathroom spaces
- Painted Drywall Walls
- 9’ x 6’ Aluminum Windows
- Storefront type Glass Doors
- Imperial Oak Solid-core Interior Doors
- Exposed Rafters painted White
- 7 ton Rooftop HVAC unit W/ ERV
- Exposed Galvanized Supply/Return duct painted black

Please understand that providing Rough Order of Magnitude pricing is a challenge as specifications, design, site conditions, and scopes of work are all loosely defined at best.

The risk therefore providing a budget that is too low, resulting in disappointment with the results of a formal bidding process, or one too high that might cast doubt about the viability of a project.

Code Classification:

- Number of Stories: One
- Occupancy: B
- Construction: VB

Triumph will provide the following:

Division 1 – General Conditions, Building Code and Permitting Clarifications

- Structural foundation design engineering services for construction and building department submission
- Design engineering services for electrical extension and connection to existing electrical service
- Design engineering services for water/sewer extension and connection to existing water/sewer
- Client to provide civil design plan with proposed building layout
- All required staffing and general requirements to responsibly manage and facilitate turnkey construction project
- Submission to local building department for building permit and certificate of occupancy following installation

Division 2 – Site Work, 3 – Concrete, 4 – Masonry, 5 – Metals, 6 – Wood & Plastic, 7 – Thermal Moisture Protection, including Delivery, Set Up and Construction Services, at installation

- Building foundation will be per approved PE drawings provided by Triumph and approved by local authorities.
- Transport the modular units to the site, including road transportation permits and route survey (if required), escort cars and local police escort if required.
- Removal and disposal of shipping walls and materials from modular units, preparation for set up on foundation, furnish of rigging equipment to set modular units on foundation specified, level and bolt buildings together and make weather tight.
- Placement of modules is assumed to be by track machines
- Anchoring of the building according to licensed engineer stamped tie down plan (provided by Triumph)
- Furnishing and installation of skirting materials around building perimeter with appropriate access and ventilation as required.

Division 15 – Mechanical/ Plumbing

- Rooftop electric HVAC unit for heating and cooling
- Men's and Women's gang bathroom facilities
- Sprinkler system included in proposal
- Water and sewer connections (Assumed to municipal utilities)
- HVAC crossover connections

Division 16 – Electrical

- Assumed electrical service is adequate size to accommodate new load requirements
- Outlets, switches, interior and exterior lights to code
- Security systems, card access, cameras, card access equipment, wiring and programing are provided by others
- TM has carried an allowance of $36,000 for low voltage/data equipment and wiring.
- TM has carried an allowance of $48,000 for an addressable fire alarm system within the modular building. Programming and integration with existing systems is by others.
- Electrical connections (Assumed to municipal utilities)

Division 17 – Miscellaneous

- Proposal is based on prevailing wage rates unless specified otherwise
- Assumes all existing utilities are adequately sized to support additional load with no modifications or improvements required
- Furniture (desk, chairs, tables, etc.) for these units have NOT been included in the above pricing
- Marker boards and smart boards for these units have NOT been included in the above pricing
- Shut down of any existing systems or any associated fee(s) if applicable, by others
- Upon completion of construction, TM will provide professional level cleaning of installed buildings.
- Pricing does NOT include sales, use, personal or real property taxes if applicable
- Police site details for traffic management during installation are NOT included

Caroga Town Hall- Deliniation of Responsibilities			
Description	**Customer**	**Triumph**	**Notes**
DIVISION 0 MODULAR CONSTRUCTION			
BUILDING			
Modular Building		X	New Units/ Building
Transportation to the Site		X	
INSTALLATION			
Building Setup		X	Assumed placement by crane
Staging Area to Strip & Prep Modules		X	
Interior/Exterior Mate Line Seams		X	
Install HVAC Mate line connections		X	
Install Crawl Space Vents (Static)		X	
Remove Tires		X	
Remove Hitches		X	
DIVISION 1 GENERAL REQUIREMENTS			
Architecture/Engineering & Testing	X		
Architectural Drawings		X	3rd Party Stamped and P.E. Sealed Building Drawings by Triumph.
Civil Engineering Drawings	X		Civil Design if required, by Customer
Structural Engineering Drawings		X	Modular Building Structural Foundation
Geotechnical Investigation	X		
MEP Engineering Drawings		X	
Surveying		X	
SWPPP Planning/Design	X		
Soil Testing	X		
Concrete Testing		X	
Electrical Testing		X	
HVAC Testing and Balancing		X	HVAC test and balance by Triumph. Commisioning if required by customer.
Plumbing Testing		X	
Fire Suppression Testing		X	
Third Party State Sealed Approved Shop Drawings for Permit Package		X	
Product Literature Submittals		X	
Review Product Literature	X		Customer/ AOR to review/ approve submittals
PERMITS, FEES, BONDS			
Bid Bond	X		
Performance Bond	X		
Building Permits		X	Prepared and submitted by Triumph.
Site Permit		X	Prepared and submitted by Triumph.
Foundation Permit		X	Prepared and submitted by Triumph.
Electrical Permit		X	Prepared and submitted by Triumph.
Plumbing Permit		X	Prepared and submitted by Triumph.
Fire Suppression Permit		X	Prepared and submitted by Triumph.
Sales Tax	X		
Transport Permits		X	
Road Closing Permits		X	
Modular Crane Permits for Installation		X	
Crane lift and Pick Plan		X	
TEMPORARY LABOR AND FACILITIES			
Site Clean Up Labor		X	
Building Clean Up Labor during set up		X	
Final Building Cleaning & Polish		X	
Modular company Construction Offices		X	If applicable
Construction Toilets		X	
Dumpsters		X	
Flag men as necessary for Modular movement		X	
EQUIPMENT			
Lull Rental w/ Fuel		X	If applicable

Bobcat Rental w/Fuel		X	If applicable
Crane for Modular Installation Rental		X	If applicable
SAFETY AND PPE			
Fire Extinguishers for Construction		X	
Safety Signage		X	
Safety PPE Modular set up crew		X	
First Aid Kits		X	
Project Drinking Water		X	
Eye Wash Kits		X	
SITE CONTROLS AND UTILITIES			
Construction Fencing		X	
Construction Entrance		X	
Soil Erosion & Storm Water Control		X	
Temporary Heat or Cooling for Modular Building during construction		X	If applicable
Temporary Lighting		X	If applicable
FIELD PROJECT MANAGEMENT			
Project Manager for Modular Scope of work		X	
Superintendents for modular scope of work		X	
QA/QC Manager		X	
Modular Factory Inspections		X	
Site Security at site & Staging Area		X	Provided within normal working hours
SUBMITTALS AND PLANS			
O&M Submittals Modular scope of work		X	
Closeout Submittals modular scope of work		X	
Warranty		X	
DIVISION 2 SITE CONSTRUCTION			
Site Clearing		X	
Site Demolition		X	
Tree Removal		X	
Removal Topsoil		X	
Dispose of Topsoil		X	Assumes majority of spoils to be re-used on site
Utility Trenching & Backfill		X	
Site Preparation for Asphalt		X	
Storm Drainage		X	
Rough Grading		X	
Final Grading		X	
Topsoil		X	
Seeding		X	
Sod	X		
Lawn Maintenance	X		
DIVISION 3 CONCRETE			
Complete Modular Foundation System		X	
Concrete Walks, Pads, Drives		X	
Concrete Pad for Generator		X	
DIVISION 5 METALS			
Steel Bearing Plates		X	
Misc. Flashing		X	
Decks/ramps/stairs		X	
DIVISION 7 THERMAL AND MOISTURE PROTECTION			
EPDM Roofing - NEW		X	
DIVISION 8 WINDOWS AND DOORS			
Exterior Steel Doors and Frames with hardware		X	
Interior Solid Core Doors w/ vision Lights		X	
Interior metal Frames, HM frame for solid core		X	
Exterior Panic Hardware		X	
Interior Lever Locksets		X	

Door Closures		X	
Construction Cores		X	
Master Key System		X	
Mag lock systems and hardware for card access doors		X	
Crawl space access doors	X		
DIVISION 9 FINISHES			
LVT Flooring		X	
Vinyl Covered Gypsum Walls		X	
Suspended Ceiling grid		X	
Vinyl Cove Base		X	
Paint Door Frames		X	
Paint Windows	X		Storefront type Windows
Exterior Siding		X	
DIVISION 10 SPECIALITIES			
Marker Boards	X		
Tack Boards	X		
Skirting Vents	X		
Exterior Signage		X	Signange on building only
Interior Signage		X	Room Identification Signage
Fire Extinguishers		X	Two Fire Extinguishers one at each end of corridor
DIVISION 12 FURNISHINGS			
Shades	X		
Office Furniture	X		
DIVISION 13 MODULAR BUILDING			
Exterior Walls		X	
Exterior Finishes		X	
Interior Walls		X	
Interior Finishes		X	
HVAC		X	Roof mounted type HVAC
Fire Sprinkler		X	
Electrical		X	
Plumbing		X	
Windows		X	
Doors		X	
DIVISION 15 MECHANICAL			
Fire Sprinkler branch line and heads		X	
Sprinkler trunk or lines		X	
Fire Sprinkler Main Service in riser room		X	
Fire Riser		X	
Fire Pump		X	
Fire Backflow Preventer Modular Building		X	
Plumbing System rough-in		X	
Water Closets		X	
Lavatories		X	
Hot Water Heater - Domestic Service		X	
Final Domestic Plumbing Connections to Modular Building		X	
Crawl Space Plumbing Manifolding		X	
Plumbing at Mate-line		X	
HVAC Ducts, Diffusers		X	
Mate line Work for mechanical Ducts		X	
Change HVAC Filters for Turnover		X	
Test HVAC Units		X	
DIVISION 16 ELECTRICAL			
Transformer		X	
Power Wire from Transformer though meter(s) to MDP		X	
Conduit Path and infrastructure to a point outside the building		X	

Lighting controls, lightings - conduit and wiring		X	
Voltage magnetic starter, VFD, Central metering	X		
MDP Panel		X	
Power Wire from MDP to Circuit Breaker Panels		X	
Circuit Breaker panels		X	
Power wire all 120v Duplex Convenience Power		X	
2 x 4 drop-in Lights in ceiling grid		X	
Electrical Crossover @ Mateline		X	
Wire Crawl Space Vents	X		
Telephone/Data- Conduits stubbed from wall box to accessible ceiling.		X	
Telephone/Data Cabling		X	
Conduits for flushed Fire Alarm devices		X	
Fire Alarm wiring		X	By Allowance
Flow Alarm for Fire Sprinkler		X	
All conduit for the flushed devices to the corridor locations		X	
Key Card Access System wiring and card reader	X		
AV Cabling		X	By Allowance
AV Conduit and back boxes		X	
PA System (equipment and cabling system)	X		
Security System (Empty conduit and back boxes)	X		
Emergency Generator with Transfer switch	X		If Applicable by owner

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Project Personnel

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Project Personnel

The Town of Caroga has assembled an experienced project team with the administrative, technical, and operational capacity necessary to successfully implement the proposed project. The Town is currently working with its architectural and engineering consultants to advance project design and prepare the project for final design, bidding, and construction.

The Town Supervisor, as the duly authorized representative identified in the project Resolution, will serve as the primary municipal contact and will be responsible for executing grant-related agreements and program documents. The Town Clerk and Deputy Supervisor will assist with project administration, including recordkeeping, procurement coordination, program compliance, reporting requirements, and reimbursement request preparation.

The Town will also draw upon the experiences of Anita McMartin Long, PhD and Jeremy Manning. Anita is the Town's Comprehensive Plan Committee Secretary and Grant Contact while Jeremy services as the Wheelerville Bike Trails Manager and currently assists with administration and implementation of multiple grant-funded projects in Caroga, including initiatives supported through Mohawk Valley funding programs. The combined experiences of coordinating grant activities, project documentation, and funding requirements will provide additional administrative support and build on stakeholder partnerships throughout project implementation.

Operational oversight and coordination will also be supported by the Golf Course Superintendent, who will assist with project planning, site coordination, and implementation activities as construction advances. Together, Town staff, project consultants, and supporting personnel provide the expertise and organizational capacity necessary to manage project administration, maintain compliance with program requirements, oversee construction activities, and successfully deliver the project on schedule and within budget.

Krause, Melanie

From: Jeremy Manning <jeremym.manning@gmail.com>
Sent: Saturday, July 25, 2026 9:34 AM
To: Krause, Melanie
Subject: Wheelerville Documents/Information
Attachments: CAROGA TRAILS PLAN 2023.pdf; WT_BIKEFEST2026_poster_F2.pdf; WHEELERVILLETRAILSMAP V5-MAY2025.pdf

External: Please confirm the sender is legitimate before interacting with links or attachments.

Hi Melanie,

Here's a list of notable grant funding secured for the Wheelerville Trails project. There has been considerable public and private funding as well, in addition to support from Fulton County.

2023 Federal DOT Recreational Trails Program Grant for Wheelerville-Caroga Connector Trail Project- $88,600
2026 DEC Adirondack Communities Smart Growth Grant- $125,000 (Adaptive Trail Construction)- parcels 68.-1-26 and 68.-1-27
2024 DEC Adirondack Communities Smart Growth Grant-$99,000- Phase Two Trail Construction.
2019 DEC Adirondack Communities Smart Growth Grant-$66,500- Phase One Trail Construction
2017-DEC Adirondack Communities Smart Growth Grant- $6,000- Feasibility Study

I have several SEQR forms, not sure if you want all of those though. Here is a map of the current Local Trails Plan as adopted in 2023, which shows the location of the (yellow) connector trail project and its connection between the current trail system and the downtown area. This will connect the main trail system, golf course, additional trail expansion area, the CAC MyHil project and Sherman's Park with a 3 mile non-motorized trail for bicyclists and pedestrians. The trail is set to be built in August 2026 and listed as a Priority Project for Tourism by the Mohawk Valley Regional Economic Development Council. Please let me know if you'd like to discuss the project and how it would buttress the application for clubhouse project. I am also working with DEC for adoption of an amendment to the Shaker Mountain Wild Forest Unit Management Plan for additional trail expansion on adjacent Wild Forest lands.

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Gender Based Violence and the Workplace

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

KATHY MOSER
ACTING COMMISSIONER

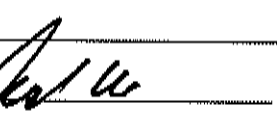
Statement in Lieu of Gender-Based Violence and the Workplace Certification

New York State Finance Law §139-M requires bidders on competitive state procurements to certify that they have a written policy addressing gender-based violence and the workplace and that such policy meets the following minimum requirements:

- Share Information: Employers must provide information regarding gender-based violence where employees can see and access it, including displaying the NYS Domestic and Sexual Violence Hotline information and a gender-based violence and the workplace poster.
- Refer Employee-Survivors to Services: The policy must require that the employer refer employees who disclose current or past victim status to the NYS Domestic and Sexual Violence Hotline and/or a local service provider. For bidders outside of New York State, referrals should be made to a local provider or statewide hotline. While referrals are required to be provided by the employer, it is not required for the employee to access services.
- Prohibit Retaliation: The policy must clearly state that discrimination or retaliation against employees who identify as victims or survivors of gender-based violence is prohibited.
- Comply with Laws: Ensure your policy follows State law. For employers based in New York State, this means that the policy must follow the SAFE Leave Act, New York State Human Rights Law, and any other relevant laws and regulations.
- Offer Implementation Support: OPDV is able to assist employers in developing and implementing this policy. Employers must provide information to supervisors and human resources, where available, about this technical assistance from OPDV. OPDV can be contacted at workplace@opdv.ny.gov.

By submission of this statement, each person signing on behalf of any organization certifies, and in the case of a joint submission each party thereto certifies its own organization, under penalty of perjury, that if awarded, prior to execution of the grant contract, they **will implement** a written policy addressing gender-based violence and the workplace that complies with State Finance Law §139-M. **This form must be signed by an authorized executive or legal representative.**

Organization: Town of Caroga

By (signature): 

Name (Please Print): John Glenn

Title: Town Supervisor

Date: 7/24/2026

NEW YORK STATE | Office for the Prevention of Domestic Violence

Gender-Based Violence and the Workplace Certification

New York State Finance Law §139-M requires bidders on competitive state procurements to certify that they have a written policy addressing gender-based violence and the workplace and that such policy meets the following minimum requirements:

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- **Refer Employee-Survivors to Services:** The policy must require that the employer refer employees who disclose current or past victim status to the NYS Domestic and Sexual Violence Hotline and/or a local service provider. For bidders outside of New York State, referrals should be made to a local provider or statewide hotline. While referrals are required to be provided by the employer, it is not required for the employee to access services.
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- **Comply with Laws:** Ensure your policy follows State law. For employers based in New York State, this means that the policy must follow the SAFE Leave Act, New York State Human Rights Law, and any other relevant laws and regulations.
- **Offer Implementation Support:** OPDV is able to assist employers in developing and implementing this policy. Employers must provide information to supervisors and human resources, where available, about this technical assistance from OPDV. OPDV can be contacted at workplace@opdv.ny.gov.

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that the bidder has and has implemented a written policy addressing gender-based violence and the workplace and has provided such policy to all of its employees, directors and board members. Such policy shall, at a minimum, meet the requirements of subdivision 11 of section five hundred seventy-five of the executive law.

Organization's signature below certifies its compliance with State Finance Law §139-M.

Organization: Town of Caroga

By (signature): _____

Name (Please Print): John Glenn

Title: Town Supervisor

Date: 7/24/2026

This form must be signed by an authorized executive or legal representative.

If the organization cannot make the above certification, they must provide an attached statement with their bid detailing the reasons therefor.

Caroga Lake Recreation & Redevelopment Project

CFA 161036

2026 Town Interim Financial Documents

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Balance Sheet

Town of Caroga
As of 05/31/2026

ACCOUNT NUMBER / DESCRIPTION	CURRENT YEAR DEBIT	CURRENT YEAR CREDIT	PREVIOUS YEAR DEBIT	PREVIOUS YEAR CREDIT
Fund A0 (GENERAL FUND)				
Cash				
A0-0200-00				
CASH	699,887.96		577,976.77	
A0-0200-30				
NBT BANK - GOLF COURSE CHECKING	44,194.98		34,408.64	
A0-0201-00				
WALL STREET ACCOUNT	1,214,495.50		1,249,363.03	
A0-0201-20				
WEED HARVESTER RESERVE	60,165.87		59,708.95	
A0-0201-30				
CAPITAL RESERVE FUND	157,107.71		133,590.26	
A0-0201-40				
GARBAGE TRUCK RESERVE	72,678.02		100,708.12	
A0-0201-50				
Golf Course Reserve CD (Community Bank)	1,115,661.87		1,089,797.43	
A0-0201-60				
Golf Course Reserve (Community Bank)	639,754.57		629,886.38	
A0-0201-70				
GC Equipment Reserve	1,191.68		50,824.86	
A0-0201-80				
GC Improvements Reserve	71,390.12		25,606.41	
A0-0210-00				
PETTY CASH	900.00		900.00	
Totals for Cash	4,077,428.28		3,952,770.85	
Total Cash	**$4,077,428.28**		**$3,952,770.85**	
Liabilities				
A0-0600-00				
ACCOUNTS PAYABLE	13,068.50			718.19
Totals for Current Liabilities	13,068.50			718.19
Total Liabilities	**$13,068.50**			**$718.19-**
Fund Balances				
A0-0909-00				
FUND BALANCE		3,629,530.49		3,506,059.64
Totals for Fund Balances		3,629,530.49		3,506,059.64
Total Fund Balances		**$3,629,530.49-**		**$3,506,059.64-**
Excess of Revenue over Expenditure		**460,966.29**		**445,993.02**
Total Liabilities and Fund Balance		**4,077,428.28**		**3,952,770.85**

Balance Sheet

Town of Caroga
As of 05/31/2026

ACCOUNT NUMBER / DESCRIPTION	CURRENT YEAR DEBIT	CURRENT YEAR CREDIT	PREVIOUS YEAR DEBIT	PREVIOUS YEAR CREDIT
Fund DA (HIGHWAY FUND)				
Cash				
DA-0200-10				
New Highway CASH	892,414.68		132,592.29	
DA-0201-00				
HWY WALL STREET ACCT	148,199.62		764,781.38	
DA-0201-20				
EQUIPMENT RESERVE	69,439.81		43,101.57	
Totals for Cash	1,110,054.11		940,475.24	
Total Cash	**$1,110,054.11**		**$940,475.24**	
Liabilities				
DA-0600-00				
ACCOUNTS PAYABLE				11,722.18
Totals for Current Liabilities				11,722.18
Total Liabilities	**$0.00**	**$0.00**		**$11,722.18-**
Fund Balances				
DA-0909-00				
FUND BALANCE		503,380.19		359,006.69
Totals for Fund Balances		503,380.19		359,006.69
Total Fund Balances		**$503,380.19-**		**$359,006.69-**
Excess of Revenue over Expenditure		**606,673.92**		**569,746.37**
Total Liabilities and Fund Balance		**1,110,054.11**		**940,475.24**

Balance Sheet

Town of Caroga
As of 05/31/2026

ACCOUNT NUMBER / DESCRIPTION	CURRENT YEAR DEBIT	CURRENT YEAR CREDIT	PREVIOUS YEAR DEBIT	PREVIOUS YEAR CREDIT
Fund SF (FIRE PROTECTION FUND)				
Cash				
SF-0200-00				
CASH	53.10		768.65	
Totals for Cash	53.10		768.65	
Total Cash	**$53.10**		**$768.65**	
Fund Balances				
SF-0909-00				
FUND BALANCE		59,101.98		1,826.99
Totals for Fund Balances		59,101.98		1,826.99
Total Fund Balances		**$59,101.98-**		**$1,826.99-**
Excess of Revenue over Expenditure		**59,048.88-**		**1,058.34-**
Total Liabilities and Fund Balance		**53.10**		**768.65**

Balance Sheet

Town of Caroga
As of 05/31/2026

ACCOUNT NUMBER / DESCRIPTION	CURRENT YEAR DEBIT	CURRENT YEAR CREDIT	PREVIOUS YEAR DEBIT	PREVIOUS YEAR CREDIT
Fund TA (TRUST AND AGENCY)				
Cash				
TA-0200-00				
CASH	2,017.17		2,838.58	
Totals for Cash	2,017.17		2,838.58	
Total Cash	**$2,017.17**		**$2,838.58**	
Liabilities				
TA-0018-00				
NYS RETIREMENT		62.82		
TA-0021-00				
STATE WITHHOLDING	1,271.36			
TA-0600-00				
ACCOUNTS PAYABLE		1,321.68		817.67
Totals for Current Liabilities	1,271.36	1,384.50		817.67
Total Liabilities		**$113.14-**		**$817.67-**
Fund Balances				
TA-0909-00				
FUND BALANCE		1,902.64		2,362.35
Totals for Fund Balances		1,902.64		2,362.35
Total Fund Balances		**$1,902.64-**		**$2,362.35-**
Excess of Revenue over Expenditure		**1.39**		**341.44-**
Total Liabilities and Fund Balance		**2,017.17**		**2,838.58**

Statement of Revenues & Expenditures

Town of Caroga

For Period Ending 05/31/2026

ACCOUNT	CURRENT PERIOD		CURRENT YEAR YEAR-TO-DATE		PRIOR YEAR YEAR-TO-DATE	
DESCRIPTION	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL
A0-1001-00						
REAL PROPERTY TAXES			241,601.00	241,700.98	249,247.00	249,342.71
A0-1090-00						
INT & PEN REAL PROP TAX			5,000.00	5,122.26	5,000.00	4,911.08
A0-1110-00						
Sales Tax		109.48		129.05		48.46
A0-1120-00						
NON PROPERTY TAX DISTR BY COUNT		247,145.84	825,000.00	494,139.02	825,000.00	433,462.96
A0-1170-00						
CABLE FRANCHISE FEES			25,000.00	21,078.88	28,000.00	24,404.12
A0-1255-00						
CLERK FEES		49.41	800.00	337.22	800.00	197.45
A0-2025-00						
GC Fees		49,080.00	240,000.00	93,613.00	225,000.00	90,925.64
A0-2025-10						
Golf Course Rentals		7,549.00	88,000.00	23,755.00	80,000.00	8,668.00
A0-2025-20						
GC merchandise		2,205.77	20,000.00	2,485.20	20,000.00	1,497.70
A0-2025-30						
Golf Ads		525.00		1,750.00		1,350.00
A0-2025-40						
Trails Merchandise		796.77	5,000.00	796.77	5,000.00	938.66
A0-2025-50						
Credit Card fees		333.63-		1,005.87-		730.00-
A0-2110-00						
ZONING FEES			1,250.00	250.00	1,250.00	250.00
A0-2115-00						
PLANNING BOARD FEES			1,250.00		1,250.00	500.00
A0-2130-00						
GARBAGE REMOVAL/DISPOSAL CHAR		6,650.00	21,000.00	8,602.50	18,000.00	8,645.00
A0-2401-00						
INTEREST & EARNINGS		3,092.21	95,000.00	20,676.06	95,000.00	51,138.28
A0-2410-00						
RENTAL OF REAL PROPERTY			12,000.00	8,000.00	12,000.00	5,000.00
A0-2416-00						
RENTAL OF EQUIPMENT					21,000.00	
A0-2450-00						
BUILDING PERMITS		2,475.00	35,000.00	5,725.00	33,000.00	5,612.00
A0-2501-00						
BUSINESS/OCCUPATIONAL LICENSES		700.00	2,500.00	910.00	2,500.00	1,010.00
A0-2544-00						

Statement of Revenues & Expenditures

Town of Caroga

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ACCOUNT / DESCRIPTION	CURRENT PERIOD BUDGET	CURRENT PERIOD ACTUAL	CURRENT YEAR YEAR-TO-DATE BUDGET	CURRENT YEAR YEAR-TO-DATE ACTUAL	PRIOR YEAR YEAR-TO-DATE BUDGET	PRIOR YEAR YEAR-TO-DATE ACTUAL
DOG LICENSES		128.00	1,250.00	390.00	1,250.00	443.00
A0-2590-00						
PERMITS OTHER			200.00		200.00	
A0-2610-00						
FINES AND FORFEITED BAIL			8,000.00	1,305.00-	8,000.00	2,218.50
A0-2655-10						
BID SPECIFICATIONS				60.00		
A0-2680-00						
INSURANCE RECOVERIES				1,435.00		
A0-2701-00						
REFUNDS OF PRIOR YEARS EXPENDI			500.00	78.75	500.00	4,386.00
A0-2705-00						
GIFTS AND DONATIONS						140.00
A0-2705-10						
CAROGA BOOK DONATIONS						20.00
A0-2705-20						
Recreation Trail Donations			5,000.00	1,000.00	5,000.00	1,540.00
A0-2750-00						
AIM payment			5,369.00		5,369.00	
A0-2770-00						
UNCLASSIFIED REVENUE		40.00	50.00	58.00	50.00	57.31
A0-3005-00						
MORTGAGE TAX			20,000.00		20,000.00	
A0-3060-00						
STEWARD GRANT			33,000.00	31,636.83	33,000.00	22,269.90
A0-3060-20						
Comprehensive Plan Grant			130,500.00			
A0-3789-00						
TRAILS GRANT			130,300.00		130,300.00	61,417.88
A0-3820-00						
YOUTH PROGRAMS			12,000.00		12,000.00	
A0-3820-10						
Youth Program Grant- ACF			5,000.00	5,000.00		
A0-3989-00						
Home and Community-Lighting			17,100.00		17,100.00	
Totals for Fund: A0 (GENERAL FUND)		**320,212.85**	**1,986,670.00**	**966,418.65**	**1,854,816.00**	**979,664.65**
DA-1001-00						
REAL PROPERTY TAXES			923,674.00	923,674.00	882,956.00	882,956.04
DA-1120-00						
Sales Tax			50,000.00			
DA-2300-00						

Statement of Revenues & Expenditures

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ACCOUNT / DESCRIPTION	CURRENT PERIOD BUDGET	CURRENT PERIOD ACTUAL	CURRENT YEAR YEAR-TO-DATE BUDGET	CURRENT YEAR YEAR-TO-DATE ACTUAL	PRIOR YEAR YEAR-TO-DATE BUDGET	PRIOR YEAR YEAR-TO-DATE ACTUAL
SERVICES FOR OTHER GOVT'S			28,500.00	28,415.00	28,500.00	
DA-2401-00						
INTEREST & EARNINGS		458.55	18,000.00	2,225.79	18,000.00	8,528.66
DA-2650-00						
SALES OF SCRAP & EXCESS MATERIA		280.50		280.50	774.75-	1,023.00
DA-2770-00						
UNCLASSIFIED			2,000.00		2,000.00	3,250.00
DA-3501-00						
CONSOLIDATED HIGHWAY AID			170,000.00		170,000.00	
Totals for Fund: DA (HIGHWAY FUND)		**739.05**	**1,192,174.00**	**954,595.29**	**1,100,681.25**	**895,757.70**
H0-2680-01						
Fire Recovery			250,000.00		250,000.00	
Totals for Fund: H0 (Fund - H0)			**250,000.00**		**250,000.00**	
SF-1001-00						
REAL PROPERTY TAXES			170,383.00	170,384.12	162,155.00	162,155.66
Totals for Fund: SF (FIRE DISTRICT)			**170,383.00**	**170,384.12**	**162,155.00**	**162,155.66**
TA-2401-00						
INTEREST & EARINGS		0.29		1.39		1.20
Totals for Fund: TA (TRUST AND AGENCY)		**0.29**		**1.39**		**1.20**
Total Revenues		**320,952.19**	**3,599,227.00**	**2,091,399.45**	**3,367,652.25**	**2,037,579.21**
A0-1010-10						
TOWN BOARD P. S.		1,200.00	14,400.00	6,000.00	14,400.00	6,000.00
A0-1010-40						
TOWN BOARD C. E.			500.00	94.47	500.00	
A0-1010-41						
GRANT WRITING			10,000.00		10,000.00	
A0-1110-10						
JUSTICE COURT P.S.		1,906.67	22,000.00	9,533.35	22,000.00	9,166.65
A0-1110-11						
COURT CLERK P.S.		780.00	9,000.00	3,900.00	9,000.00	3,750.00
A0-1110-40						
JUSTICE C. E.		150.00	2,000.00	762.96	1,500.00	1,302.28
A0-1220-10						
SUPERVISOR P.S.		1,500.00	18,000.00	7,500.00	18,000.00	7,500.00
A0-1220-11						
Deputy Supervisor		125.00		625.00		
A0-1220-12						

Statement of Revenues & Expenditures

Town of Caroga

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ACCOUNT	CURRENT PERIOD		CURRENT YEAR YEAR-TO-DATE		PRIOR YEAR YEAR-TO-DATE	
DESCRIPTION	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL
Secretary to Supervisor		180.00	1,500.00	1,773.00	1,000.00	
A0-1220-13						
Human Resources Rep			500.00			
A0-1220-20						
SUPERVISOR E.Q.			100.00		100.00	
A0-1220-21						
SOFTWARE C.E.			4,000.00	8,910.08	3,750.00	3,620.44
A0-1220-40						
SUPERVISOR C.E.		687.65	2,500.00	1,059.69	2,500.00	718.07
A0-1320-10						
BOOKKEEPER TO SUPERVISOR		2,296.54	29,855.00	12,630.97	28,706.00	12,144.88
A0-1340-10						
BUDGET P.S.		263.24	3,422.00	1,447.82	3,290.00	1,391.94
A0-1355-10						
ASSESSOR P. S.		2,400.00	31,200.00	13,200.00	30,000.00	12,806.07
A0-1355-11						
ASSESSMENT REVIEW BOARD P.S.			1,000.00		1,000.00	
A0-1355-20						
ASSESSOR E.Q.			1,500.00		1,500.00	1,449.97
A0-1355-40						
ASSESSOR C.E.		245.00	3,000.00	295.53	3,000.00	1,351.58
A0-1410-10						
TOWN CLERK P. S.		3,955.16	51,417.00	21,753.38	49,440.00	20,916.94
A0-1410-11						
DEPUTY TOWN CLERK		730.80	10,000.00	4,520.81	9,750.00	5,559.30
A0-1410-12						
Substance Compliance Officer			1,000.00		1,000.00	
A0-1410-20						
CLERK E.Q.			250.00		250.00	
A0-1410-40						
TOWN CLERK C.E.		464.57	8,000.00	5,837.74	7,500.00	5,402.11
A0-1420-40						
ATTORNEY C.E.			25,000.00	4,707.00	25,000.00	6,410.50
A0-1440-40						
ENGINEER C.E.			100,000.00	27,995.00	100,000.00	30,847.94
A0-1450-40						
ELECTIONS C.E.			4,500.00		4,500.00	
A0-1610-10						
Webmaster Personal			750.00		720.00	
A0-1620-10						
BUILDING P. S.		801.00	19,000.00	4,869.00	19,000.00	6,548.13

Statement of Revenues & Expenditures

Town of Caroga

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ACCOUNT / DESCRIPTION	CURRENT PERIOD BUDGET	CURRENT PERIOD ACTUAL	CURRENT YEAR YEAR-TO-DATE BUDGET	CURRENT YEAR YEAR-TO-DATE ACTUAL	PRIOR YEAR YEAR-TO-DATE BUDGET	PRIOR YEAR YEAR-TO-DATE ACTUAL
A0-1620-40						
BUILDINGS C.E.		2,351.80	60,000.00	29,068.19	60,000.00	28,838.95
A0-1620-42						
GOLF COURSE BLDG. C.E.		1,113.19	42,000.00	5,420.39	40,000.00	14,770.86
A0-1620-43						
Building IT/Support			5,000.00	1,506.00	5,000.00	1,526.50
A0-1670-40						
CENTRAL PRINTING/MAIL C.E.		26.52	5,000.00	906.59	5,000.00	2,928.74
A0-1670-41						
GOLF COURSE PRINT/MAIL			1,000.00		1,000.00	
A0-1910-40						
UNALLOCATED INSURANCE C.E.			75,000.00	131.00	68,000.00	100.00
A0-1910-41						
GOLF COURSE UNALLOCATED INS.			4,000.00		3,000.00	
A0-1920-40						
MUNICIPAL ASSOCIATION DUES C.E.			2,900.00	2,043.00	2,750.00	2,593.00
A0-1930-40						
JUDGEMENTS AND CLAIMS			1,250.00			1,241.48
A0-1950-40						
TAXES/ASSESSEMNT MUNICIPAL PRO			300.00	160.04	300.00	155.33
A0-1990-40						
CONTINGENT			15.00		30,000.00	
A0-3310-40						
TRAFFIC CONTROL			10,000.00		2,500.00	1,949.08
A0-3510-10						
DOG CONTROL P.S.		489.08	5,869.00	2,445.40	5,869.00	2,445.40
A0-3510-40						
DOG CONTROL C.E.			500.00		500.00	
A0-3520-40						
HUMANE CONTRACT C.E.			750.00		750.00	
A0-3620-10						
CODE ENFORCEMENT P.S.		4,752.84	61,787.00	26,140.62	59,410.00	25,135.00
A0-3620-20						
SAFETY INSPECTION E.Q.			1,200.00		700.00	
A0-3620-40						
CODE ENFORCEMENT C.E.		201.94	6,500.00	1,908.71	7,000.00	3,923.20
A0-4010-40						
BOARD OF HEALTH C.E.			500.00		500.00	
A0-4020-10						
REGISTRAR OF VITAL STATS.		68.08	885.00	374.44	885.00	374.44
A0-4020-41						

Statement of Revenues & Expenditures

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RECORDS MANAGEMENT C.E.			50.00		50.00	
A0-4050-10 BTI P.S.		1,344.62	17,480.00	7,395.41	17,480.00	7,395.41
A0-4050-11 BTI TECH'S P.S.		3,077.00	14,560.00	6,893.50	14,000.00	7,392.75
A0-4050-40 BTI C.E.		1,011.58	8,500.00	3,094.28	6,500.00	1,871.51
A0-5010-10 HIGHWAY SUPERINTENDENT P. S.		5,400.00	70,200.00	29,700.00	51,500.00	25,302.90
A0-5010-11 DEPUTY HWY. SUPT. P. S.			2,510.00		2,318.00	
A0-5010-12 HIGHWAY SECRETARY		209.17	2,510.00	1,045.85	2,412.00	1,005.00
A0-5010-40 HIGHWAY & ST ADMINISTRATION C.E.		90.18	3,000.00	851.07	2,500.00	1,523.15
A0-5132-40 GARAGE C.E.		1,111.53	50,000.00	22,877.81	50,000.00	31,894.92
A0-5182-40 STREET LIGHTING C.E.		312.51	3,500.00	1,919.02	3,500.00	1,745.83
A0-6410-40 PUBLICITY C.E.			1,000.00		1,000.00	
A0-6410-41 GOLF COURSE PUBLICITY			4,000.00	130.00	4,000.00	995.00
A0-6410-42 ADS/TOURISM			750.00		750.00	
A0-6772-40 PROGRAMS FOR THE AGING		350.00	3,500.00	350.00	3,500.00	350.00
A0-7145-10 Recreation Trail P/S			60,000.00		89,000.00	5,969.00
A0-7145-12 Recreation trail manager		2,000.00	24,000.00	10,000.00	24,000.00	10,000.00
A0-7145-40 Recreation Trail C/E		97.62	20,000.00	2,378.61	36,000.00	136.00
A0-7145-41 Recreation Trails Merchandise			5,000.00		3,500.00	
A0-7180-10 GC Superintendent		5,570.76	72,420.00	30,639.18	71,000.00	30,038.47
A0-7180-11 GC Club House Manager		2,373.50	26,000.00	2,763.00	26,000.00	567.00
A0-7180-12 GC P/S		6,903.75	70,000.00	9,738.75	63,000.00	9,623.65

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DESCRIPTION	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL
A0-7180-13						
Club House P/S		3,011.25	30,000.00	3,011.25	27,000.00	3,830.75
A0-7180-20						
SPECIAL RECREATION FACILITIES E.Q			12,500.00		16,600.00	909.98
A0-7180-21						
Golf carts		4,260.00	34,000.00	4,260.00	31,000.00	6,983.12
A0-7180-22						
GC clubhouse -Equip			2,000.00			
A0-7180-40						
Golf Course C/E		12,483.82	54,780.00	23,636.03	44,000.00	25,485.47
A0-7180-41						
PORT-A-JOHN			2,000.00		2,000.00	
A0-7180-42						
GC merchandise		64.58	12,000.00	1,174.13	15,000.00	1,431.74
A0-7310-10						
YOUTH PROGRAMS P.S.			25,000.00		24,000.00	
A0-7310-41						
YOUTH RECREATION C.E.			8,600.00		3,600.00	
A0-7450-40						
MUSEUM C.E.			4,000.00	4,000.00	4,000.00	4,000.00
A0-7510-10						
HISTORIAN P.S.			800.00		800.00	
A0-7510-40						
HISTORIAN C.E.			100.00		100.00	
A0-7550-40						
CTC C/E			5,000.00		5,000.00	60.97
A0-8010-10						
ZONING CLERK		30.00	1,400.00	110.00	1,400.00	150.00
A0-8010-40						
ZONING C.E.			1,000.00	128.28	1,000.00	125.26
A0-8020-10						
PLANNING CLERK			2,000.00	490.00	2,000.00	400.00
A0-8020-40						
PLANNING C.E.			1,500.00	93.00	1,500.00	337.00
A0-8020-41						
COMPREHENSIVE PLAN			145,500.00	478.53	15,000.00	468.00
A0-8090-10						
BOAT WASH P.S.			35,800.00		27,800.00	
A0-8090-11						
STEWARDS P.S.					10,000.00	
A0-8090-12						

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BW/Stewards Director			2,370.00		2,370.00	
A0-8090-13 WEED Diver/Tender P.S			8,000.00		34,000.00	
A0-8090-14 WEED Director P.S			16,000.00		16,000.00	
A0-8090-20 WEED Equipment			6,000.00		18,000.00	
A0-8090-40 BW/Stewards C.E.		99.00	1,000.00	99.00	1,000.00	
A0-8090-41 WEED C.E.			66,400.00	241.00	36,000.00	130.00
A0-8090-42 WEED clothing allowance			400.00		1,200.00	
A0-8160-10 GARBAGE REMOVAL P. S.		2,111.16	53,000.00	12,563.86	53,000.00	18,945.82
A0-8160-40 REFUSE & GARBAGE C.E.		2,614.08	45,000.00	9,758.70	45,000.00	10,398.75
A0-8160-41 LANDFILL TESTING C.E.			6,000.00	1,139.00	6,000.00	1,072.73
A0-8720-40 PLRT- fish stocking			3,000.00	1,500.00	3,000.00	1,000.00
A0-8810-40 CEMETERIES C.E.			300.00		300.00	
A0-8989-41 NICK STONER TRAILS MAINTENANCE			2,500.00	2,500.00	2,500.00	2,500.00
A0-9010-80 STATE RETIREMENT			45,000.00		44,000.00	
A0-9030-80 SOCIAL SECURITY		4,263.59	63,000.00	20,385.78	62,000.00	19,582.35
A0-9040-80 WORKER'S COMPENSATION			5,000.00	5,000.00	4,900.00	4,900.00
A0-9040-81 Worker's Comp- Golf Course			1,500.00	1,500.00	1,400.00	1,413.52
A0-9050-80 UNEMPLOYMENT INSURANCE			2,000.00		2,000.00	10.24
A0-9050-81 GOLF COURSE UNEMPLOYM'T			24,000.00	9,144.44	20,000.00	11,825.00
A0-9055-80 DISABILITY INSURANCE			600.00	523.10	600.00	596.80
A0-9060-80 HEALTH INSURANCE		9,128.62	165,000.00	62,198.10	165,000.00	54,501.04

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A0-9060-81						
GOLF COURSE HEALTH INS.		844.30	13,000.00	4,221.50	12,900.00	3,933.72
A0-9785-61						
Installment Purchase-Lighting			17,100.00		17,100.00	
A0-9950-90						
CAPITAL PROJECT FUND			20,000.00		20,000.00	
A0-9950-92						
GARBAGE TRUCK			20,000.00		20,000.00	
A0-9950-93						
Golf Course Equipment Reserve (over $10			25,000.00		25,000.00	
A0-9950-94						
Golf Course Improvements (over $10,000)			20,000.00		20,000.00	
Totals for Fund: A0 (GENERAL FUND)		**95,451.70**	**2,126,980.00**	**505,452.36**	**1,997,650.00**	**533,671.63**
DA-5110-10						
GENERAL REPAIRS P.S		24,079.46	200,000.00	36,841.08	172,000.00	52,812.03
DA-5110-40						
GENERAL REPAIRS C.E.		9,909.44	105,000.00	17,083.74	105,000.00	26,622.74
DA-5112-20						
CHIPS			170,000.00		170,000.00	
DA-5120-40						
BRIDGES C.E.			87,500.00			
DA-5130-20						
MACHINERY E.Q.			90,000.00		90,000.00	
DA-5130-40						
MACHINERY C.E.		6,575.59	85,000.00	30,889.89	85,774.75	37,634.65
DA-5142-10						
SNOW REMOVAL P. S.			205,000.00	107,225.61	185,000.00	89,828.07
DA-5142-40						
SNOW REMOVAL C.E.			120,000.00	47,333.75	104,000.00	39,757.75
DA-5148-40						
SERVICES FOR OTHER GOVT'S C.E.			500.00		500.00	
DA-9010-80						
STATE RETIREMENT			34,000.00		34,000.00	
DA-9030-80						
SOCIAL SECURITY		1,842.10	26,000.00	11,403.69	26,000.00	11,103.12
DA-9040-80						
WORKER'S COMPENSATION			30,000.00	28,882.85	21,000.00	21,000.00
DA-9050-80						
UNEMPLOYMENT INSURANCE			7,000.00		7,000.00	
DA-9055-80						
DISABILITY INSURANCE			300.00	137.90	300.00	157.60

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ACCOUNT	CURRENT PERIOD		CURRENT YEAR YEAR-TO-DATE		PRIOR YEAR YEAR-TO-DATE	
DESCRIPTION	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL
DA-9060-80						
HEALTH INSURANCE		8,424.56	125,000.00	47,377.04	125,000.00	45,987.11
DA-9060-81						
DRUG TESTING			600.00	210.25	600.00	110.16
DA-9089-80						
UNIFORMS		381.39	6,500.00	2,396.06	6,500.00	998.10
DA-9720-60						
STATUTORY BOND PRINCIPAL			45,000.00			
DA-9720-70						
STATUTORY BOND INTEREST			5,000.00			
DA-9785-60						
Installment Principle- Excavator			15,000.00	14,961.30	15,000.00	
DA-9785-70						
Installment purchase-interest			3,200.00	3,178.21	3,200.00	
DA-9901-90						
TRANSFER TO EQ RESERVE			90,000.00		90,000.00	
Totals for Fund: DA (HIGHWAY FUND)		**51,212.54**	**1,450,600.00**	**347,921.37**	**1,240,874.75**	**326,011.33**
H0-1620-10						
BUILDING P. S.			15,000.00		15,000.00	
H0-1620-20						
BUILDINGS E.Q.			35,000.00		35,000.00	
H0-1620-21						
Engineering Fees			35,000.00		35,000.00	
H0-1620-22						
Inspection			5,000.00		5,000.00	
H0-1620-24						
Building Construction			110,000.00		110,000.00	
H0-1620-40						
BUILDINGS C.E.			50,000.00		50,000.00	
Totals for Fund: H0 (Fund - H0)			**250,000.00**		**250,000.00**	
SF-3410-40						
FIRE PROTECTION C.E.			229,433.00	229,433.00	163,214.00	163,214.00
Totals for Fund: SF (FIRE DISTRICT)			**229,433.00**	**229,433.00**	**163,214.00**	**163,214.00**
TA-0020-30						
AFLAC VISION & DENTAL						84.68
TA-0023-10						
Union dues						257.96
Totals for Fund: TA (TRUST AND AGENCY)						**342.64**

Statement of Revenues & Expenditures

Town of Caroga

For Period Ending 05/31/2026

ACCOUNT	CURRENT PERIOD		CURRENT YEAR YEAR-TO-DATE		PRIOR YEAR YEAR-TO-DATE	
DESCRIPTION	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL
Total Expenditures		**146,664.24**	**4,057,013.00**	**1,082,806.73**	**3,651,738.75**	**1,023,239.60**
Excess of Revenues over Expenditures for Report		**174,287.95**	**457,786.00-**	**1,008,592.72**	**284,086.50-**	**1,014,339.61**

Caroga Lake Recreation & Redevelopment Project

CFA 161036

2025 Town
Financial Documents

ESD RCCF | OPRHP EPF

Town of Caroga / Fulton County / Mohawk Valley Region

Town of Caroga
Annual Financial Report
For the Fiscal Period 01/01/2025 - 12/31/2025

Town of Caroga

Annual Financial Report

For the Fiscal Period 01/01/2025 - 12/31/2025

Authorization

Article 3, Section 30 of the General Municipal Law

1. ***Every Municipal Corporation*** shall annually make a report of its financial condition to the Comptroller. Such report shall be made by the Chief Fiscal Officer of such Municipal Corporation***
5. All reports shall be certified by the officer making the same and shall be filed with the Comptroller*** it shall be the duty of the incumbent officer at the time such reports are required to be filed with the Comptroller to file such report***

Certification Statement

I, Joanne Young (24912017), hereby certify that I am the Chief Financial Officer of the Town of Caroga, and that the information provided in the Annual Financial Report of the Town of Caroga for the fiscal year ended 12/31/2025, is true and correct to the best of my knowledge and belief.

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Town of Caroga

Annual Financial Report

For the Fiscal Period 01/01/2025 - 12/31/2025

Financial Statements

Financial information for the following funds and accounts groups are included in the Annual Financial Report filed by your government for the fiscal year ended 2025 and has been used by the OSC as the basis for preparing this Annual Financial Report for the fiscal year ended 2025:

List of funds being used

- A - General
- DA - Highway Town-wide
- H - Capital Projects
- SF - Special District(s) Fire Protection
- K - Schedule of Non-Current Government Assets
- W - Schedule of Non-Current Government Liabilities

All amounts included in this Annual Financial Report for 2025 represent data filed by your government with OSC as reviewed and adjusted where necessary.

A - General
Balance Sheet

	12/31/2025	12/31/2024	12/31/2023
Assets and Deferred Outflows			
Assets			
Cash and Cash Equivalents			
200 - Cash	$306,928.55	$245,141.80	$226,250.92
201 - Cash In Time Deposits	$1,202,508.57	$1,236,521.37	$1,137,789.04
210 - Petty Cash	$1,200.00	$1,200.00	$1,200.00
Total for Cash and Cash Equivalents	**$1,510,637.12**	**$1,482,863.17**	**$1,365,239.96**
Restricted Cash and Cash Equivalents			
230 - Cash Special Reserves	$2,111,061.44	$2,031,865.63	$1,885,396.04
Total for Restricted Cash and Cash Equivalents	**$2,111,061.44**	**$2,031,865.63**	**$1,885,396.04**
Total for Assets	**$3,621,698.56**	**$3,514,728.80**	**$3,250,636.00**
Total for Assets and Deferred Outflows	**$3,621,698.56**	**$3,514,728.80**	**$3,250,636.00**

A - General
Balance Sheet

	12/31/2025	12/31/2024	12/31/2023
Liabilities, Deferred Inflows and Fund Balances			
Liabilities			
Payables			
600 - Accounts Payable	$91,130.06	$14,388.78	$19,585.68
Total for Payables	**$91,130.06**	**$14,388.78**	**$19,585.68**
Payroll Liabilities			
710 - Consolidated Payroll	$26,648.05	$880.67	$169.36
721 - NYS Income Tax	$1,280.56	-	-
722 - Federal Income Tax	$5,835.47	-	-
Total for Payroll Liabilities	**$33,764.08**	**$880.67**	**$169.36**
Due to			
630 - Due To Other Funds	$129,332.04	-	-
637 - Due to Employees Retirement System	$745.75	-	-
718 - State Retirement	-	-	$1,410.62
Total for Due to	**$130,077.79**	**$0.00**	**$1,410.62**
Total for Liabilities	**$254,971.93**	**$15,269.45**	**$21,165.66**
Fund Balance			
Restricted Fund Balance			
863 - Insurance Reserve	$1,115,661.87	$1,059,587.50	$1,000,000.00
878 - Capital Reserve	$995,399.57	$972,278.13	$885,396.04

A - General
Balance Sheet

	12/31/2025	12/31/2024	12/31/2023
Total for Restricted Fund Balance	**$2,111,061.44**	**$2,031,865.63**	**$1,885,396.04**
Assigned Fund Balance			
914 - Assigned Appropriated Fund Balance	$167,385.00	$142,834.00	$334,315.00
Total for Assigned Fund Balance	**$167,385.00**	**$142,834.00**	**$334,315.00**
Unassigned Fund Balance			
917 - Unassigned Fund Balance	$1,088,280.19	$1,324,759.72	$1,009,759.30
Total for Unassigned Fund Balance	**$1,088,280.19**	**$1,324,759.72**	**$1,009,759.30**
Total for Fund Balance	**$3,366,726.63**	**$3,499,459.35**	**$3,229,470.34**
Total for Liabilities, Deferred Inflows and Fund Balances	**$3,621,698.56**	**$3,514,728.80**	**$3,250,636.00**

A - General
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
Revenues and Other Sources			
Revenues			
Property Taxes			
1001 - Real Property Taxes	$249,342.71	$202,098.00	$177,887.87
Total for Property Taxes	**$249,342.71**	**$202,098.00**	**$177,887.87**
Property Tax Items			
1089 - Other Tax Items	-	-	$1,270.23
1090 - Interest and Penalties on Real Prop Taxes	$4,911.08	$4,633.25	$5,204.83
Total for Property Tax Items	**$4,911.08**	**$4,633.25**	**$6,475.06**
Non-Property Tax Items			
1120 - Non Property Tax Distribution by County	$928,604.01	$857,562.73	$865,549.12
1170 - Franchise Tax	$24,404.12	$27,688.01	$29,571.38
Total for Non-Property Tax Items	**$953,008.13**	**$885,250.74**	**$895,120.50**
Departmental Income			
1255 - Clerk Fees	$899.53	$635.80	$909.19
2012 - Recreational Concessions	$17,057.93	$18,135.52	$22,703.54
2025 - Special Recreational Facility Charges	$368,246.25	$351,609.74	$293,009.28
2089 - Other Culture and Recreation Income	$9,627.90	$6,360.34	$5,543.64
2110 - Zoning Fees	$250.00	$1,008.00	$250.00
2115 - Planning Board Fees	$1,000.00	$1,650.00	$2,000.00
2130 - Refuse and Garbage Charges	$19,137.00	$18,632.50	$18,457.50

A - General
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
Total for Departmental Income	**$416,218.61**	**$398,031.90**	**$342,873.15**
Intergovernmental Charges			
2350 - Youth Recreation Services Other Governments *1/2 payment from school for summer program*	$12,123.44	$11,684.00	$10,894.42
2376 - Refuse and Garbage Services Other Governments *contract with Bleecker*	$21,000.00	$21,000.00	$21,000.00
Total for Intergovernmental Charges	**$33,123.44**	**$32,684.00**	**$31,894.42**
Use of Money and Property			
2401 - Interest and Earnings	$106,299.58	$115,282.74	$53,091.51
2410 - Rental of Real Property	$10,000.00	$13,000.00	$9,000.00
Total for Use of Money and Property	**$116,299.58**	**$128,282.74**	**$62,091.51**
Licenses and Permits			
2501 - Business and Occupational License	$2,675.00	$2,675.00	$2,610.00
2544 - Dog Licenses	$1,157.00	$1,362.00	$1,356.00
2555 - Building and Alteration Permits	$30,054.00	$39,875.00	$39,942.89
Total for Licenses and Permits	**$33,886.00**	**$43,912.00**	**$43,908.89**
Fines and Forfeitures			
2610 - Fines and Forfeited Bail	$5,027.00	$5,486.00	$7,717.50
Total for Fines and Forfeitures	**$5,027.00**	**$5,486.00**	**$7,717.50**
Sales of Property and Compensation for Loss			
2655 - Sales Other	-	$30.00	-
2680 - Insurance Recoveries	-	$228.00	$11,065.00

A - General
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
Total for Sales of Property and Compensation for Loss	**$0.00**	**$258.00**	**$11,065.00**
Other Revenues			
2701 - Refunds of Prior Year Expenditures	$4,386.00	-	$34,528.52
2705 - Gifts and Donations	$5,222.00	$21,472.00	$24,302.00
2770 - Unclassified *copies*	$67.81	$437.36	$5,493.34
Total for Other Revenues	**$9,675.81**	**$21,909.36**	**$64,323.86**
State Aid			
3001 - State Aid Revenue Sharing	$5,369.00	$5,369.00	$5,369.00
3005 - State Aid Mortgage Tax	$22,513.60	$38,785.72	$28,201.17
3089 - State Aid Other *Temporary Municipal Assistance*	$376.00	$376.00	-
3889 - State Aid Other Culture and Recreation	$93,680.43	$15,000.00	$8,063.00
3910 - State Aid Conservation Programs	$68,919.90	-	-
Total for State Aid	**$190,858.93**	**$59,530.72**	**$41,633.17**
Total for Revenues	**$2,012,351.29**	**$1,782,076.71**	**$1,684,990.93**
Total for Revenues and Other Sources	**$2,012,351.29**	**$1,782,076.71**	**$1,684,990.93**

A - General
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
Expenditures and Other Uses			
Expenditures			
General Government Support			
Legislative Board			
10101 - Legislative Board - Personal Services	$14,400.00	$14,400.00	$14,400.00
10104 - Legislative Board - Contractual	-	$922.98	$1,081.59
Total for Legislative Board	**$14,400.00**	**$15,322.98**	**$15,481.59**
Judicial			
11101 - Municipal Court - Personal Services	$310,000.00	$31,000.00	$23,470.08
11104 - Municipal Court - Contractual	$1,978.66	$1,561.59	$1,401.78
Total for Judicial	**$311,978.66**	**$32,561.59**	**$24,871.86**
Executive			
12201 - Supervisor - Personal Services	$18,738.00	$18,000.00	$19,071.02
12204 - Supervisor - Contractual	$4,928.91	$4,606.89	$7,449.67
Total for Executive	**$23,666.91**	**$22,606.89**	**$26,520.69**
Finance			
13201 - Auditor - Personal Services	$28,706.00	$27,869.92	$27,060.02
13401 - Budget - Personal Services	$3,290.00	$3,194.88	$3,099.98
13551 - Assessment - Personal Services	$31,000.00	$30,060.30	$28,124.78
13552 - Assessment - Equipment and Capital Outlay	$1,449.97	-	-

A - General
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
13554 - Assessment - Contractual	$1,820.57	$2,101.32	$2,000.76
13754 - Credit Card Fees - Contractual	$3,301.82	-	-
Total for Finance	**$69,568.36**	**$63,226.42**	**$60,285.54**
Municipal Staff			
14101 - Clerk - Personal Services	$60,560.35	$57,185.05	$47,653.84
14102 - Clerk - Equipment and Capital Outlay	-	-	$38.69
14104 - Clerk - Contractual	$6,786.65	$6,078.15	$6,476.49
14204 - Law - Contractual	$21,332.67	$17,887.50	$23,149.65
14404 - Engineer - Contractual	$181,516.94	$11,311.19	$11,467.12
14504 - Elections - Contractual	$4,634.32	$3,432.81	$5,496.75
Total for Municipal Staff	**$274,830.93**	**$95,894.70**	**$94,282.54**
Shared Services			
16201 - Operation of Plant - Personal Services	$16,388.13	$15,382.75	$16,567.58
16204 - Operation of Plant - Contractual	$237,673.15	$108,169.29	$120,543.07
16704 - Central Printing and Mailing - Contractual	$4,892.34	$4,099.55	$4,334.59
Total for Shared Services	**$258,953.62**	**$127,651.59**	**$141,445.24**
Special Items			
19104 - Unallocated Insurance - Contractual	$72,521.70	$66,777.91	$58,774.68
19204 - Municipal Association Dues - Contractual	$2,593.00	$2,592.00	$1,931.00
19304 - Judgements and Claims - Contractual	$1,241.48	$90.00	-
19504 - Taxes and Assessments on Municipal Property - Contractual	$250.75	$254.73	$257.03

A - General
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
Total for Special Items	**$76,606.93**	**$69,714.64**	**$60,962.71**
Total for General Government Support	**$1,030,005.41**	**$426,978.81**	**$423,850.17**
Public Safety			
Traffic Control			
33104 - Traffic Control - Contractual	$2,825.56	$1,536.77	$1,946.58
Total for Traffic Control	**$2,825.56**	**$1,536.77**	**$1,946.58**
Animal Control			
35101 - Dog Control - Personal Services	$5,868.96	$5,868.96	$5,868.96
35204 - Other Animal Controls - Contractual	$750.00	$750.00	$750.00
Total for Animal Control	**$6,618.96**	**$6,618.96**	**$6,618.96**
Other Public Safety			
36201 - Safety Inspection - Personal Services	$59,410.00	$57,679.96	$57,636.65
36204 - Safety Inspection - Contractual	$6,367.51	$4,886.42	$6,015.87
Total for Other Public Safety	**$65,777.51**	**$62,566.38**	**$63,652.52**
Total for Public Safety	**$75,222.03**	**$70,722.11**	**$72,218.06**
Health			
Public Health Program			
40104 - Public Health - Contractual	$185.00	-	$185.00
40201 - Registrar of Vital Statistics - Personal Services	$885.00	$860.08	$835.90

A - General
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
40204 - Registrar of Vital Statistics - Contractual	$50.00	-	$43.86
40501 - Public Health, Other - Personal Services *BTI program*	$30,625.75	$27,041.07	$25,372.93
40504 - Public Health, Other - Contractual *BTI program*	$6,457.91	$5,995.80	$6,325.41
Total for Public Health Program	**$38,203.66**	**$33,896.95**	**$32,763.10**
Total for Health	**$38,203.66**	**$33,896.95**	**$32,763.10**
Transportation			
Highway			
50101 - Highway and Street Administration - Personal Services	$56,230.00	$64,729.58	$55,966.89
50104 - Highway and Street Administration - Contractual	$1,991.13	$1,353.66	$2,043.16
51324 - Garage - Contractual	$51,567.50	$34,979.14	$31,043.26
51824 - Street Lighting - Contractual	$6,399.68	$3,231.19	$22,373.19
Total for Highway	**$116,188.31**	**$104,293.57**	**$111,426.50**
Total for Transportation	**$116,188.31**	**$104,293.57**	**$111,426.50**
Economic Assistance and Opportunity			
Economic Opportunity and Development			
64104 - Publicity - Contractual	$2,572.00	$4,173.00	$1,758.00
67724 - Programs for the Aging - Contractual	$3,550.00	$2,970.00	$3,500.00
Total for Economic Opportunity and Development	**$6,122.00**	**$7,143.00**	**$5,258.00**
Total for Economic Assistance and Opportunity	**$6,122.00**	**$7,143.00**	**$5,258.00**

A - General
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
Culture and Recreation			
Recreation			
71451 - Joint Recreation Projects - Personal Services	$44,721.00	$65,255.00	$62,934.00
71454 - Joint Recreation Projects - Contractual	$11,636.68	$21,572.95	$20,675.31
71801 - Special Recreation Facilities - Personal Services	$158,590.99	$187,347.12	$185,229.71
71802 - Special Recreation Facilities - Equipment and Capital Outlay	$70,531.24	$607.99	$36,599.00
71804 - Special Recreation Facilities - Contractual	$87,717.84	$78,460.15	$84,008.38
73101 - Youth Programs - Personal Services	$21,017.64	$20,587.02	$19,564.84
73104 - Youth Programs - Contractual	$3,229.24	$2,782.16	$2,224.00
Total for Recreation	**$397,444.63**	**$376,612.39**	**$411,235.24**
Culture			
74504 - Museum/Art Gallery - Contractual	$4,000.00	$4,000.00	$4,000.00
75101 - Historian - Personal Services	-	-	$700.00
75104 - Historian - Contractual	-	-	$40.00
75504 - Celebrations - Contractual	$3,513.97	$788.04	$948.13
Total for Culture	**$7,513.97**	**$4,788.04**	**$5,688.13**
Total for Culture and Recreation	**$404,958.60**	**$381,400.43**	**$416,923.37**
Home and Community Services			
General Environment			
80101 - Zoning - Personal Services	$486.00	$500.00	$600.00
80104 - Zoning - Contractual	$449.04	$130.26	$146.56

A - General
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
80201 - Planning and Surveys - Personal Services	$1,364.00	$1,255.00	$1,400.00
80204 - Planning and Surveys - Contractual	$11,416.89	$884.51	$461.30
80901 - Environmental Control - Personal Services	$53,923.40	$63,867.70	$92,502.30
80902 - Environmental Control - Equipment and Capital Outlay	$10,869.89	-	$44,738.00
80904 - Environmental Control - Contractual	$11,775.00	$75,059.38	$21,392.04
Total for General Environment	**$90,284.22**	**$141,696.85**	**$161,240.20**
Sanitation			
81601 - Refuse and Garbage - Personal Services	$47,574.96	$44,917.25	$50,563.82
81602 - Refuse and Garbage - Equipment and Capital Outlay	-	-	$20,000.00
81604 - Refuse and Garbage - Contractual	$64,103.15	$38,705.95	$39,502.24
81614 - Landfill Closure and Post Closure - Contractual	$4,306.48	$2,372.56	$4,738.15
Total for Sanitation	**$115,984.59**	**$85,995.76**	**$114,804.21**
Special Services			
89894 - Home and Community Services, Other - Contractual *fish stocking, snowmobile trails -tourism*	$5,500.00	$5,500.00	$5,000.00
Total for Special Services	**$5,500.00**	**$5,500.00**	**$5,000.00**
Total for Home and Community Services	**$211,768.81**	**$233,192.61**	**$281,044.41**
Employee Benefits			
Employee Benefits			
90108 - State Retirement System - Employee Benefits	$46,373.95	$40,963.00	$39,530.00
90308 - Social Security - Employee Benefits	$53,987.12	$57,707.18	$58,028.20
90408 - Workers' Compensation - Employee Benefits	$6,313.52	$5,780.00	$5,780.00

A - General
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
90508 - Unemployment Insurance - Employee Benefits	$19,345.41	$18,384.69	$10,248.21
90558 - Disability Insurance - Employee Benefits	$596.80	$478.60	$300.00
90608 - Hospital, Medical and Dental Insurance - Employee Benefits	$118,925.25	$103,996.81	$141,171.70
Total for Employee Benefits	**$245,542.05**	**$227,310.28**	**$255,058.11**
Total for Employee Benefits	**$245,542.05**	**$227,310.28**	**$255,058.11**
Debt Service			
Debt Service			
97856 - Installment Purchase Debt - Debt Principal	$17,073.14	$24,250.60	$24,250.60
97857 - Installment Purchase Debt - Debt Interest	-	$2,899.34	$2,899.34
Total for Debt Service	**$17,073.14**	**$27,149.94**	**$27,149.94**
Total for Debt Service	**$17,073.14**	**$27,149.94**	**$27,149.94**
Total for Expenditures	**$2,145,084.01**	**$1,512,087.70**	**$1,625,691.66**
Total for Expenditures and Other Uses	**$2,145,084.01**	**$1,512,087.70**	**$1,625,691.66**

A - General
Changes in Fund Balance

	12/31/2025	12/31/2024	12/31/2023
Analysis of Changes in Fund Balance			
8021 - Fund Balance - Beginning of Year	$3,499,459.35	$3,229,470.34	$3,170,171.07
8022 - Restated Fund Balance - Beginning of Year	$3,499,459.35	$3,229,470.34	$3,170,171.07
Add Revenues and Other Sources	$2,012,351.29	$1,782,076.71	$1,684,990.93
Deduct Expenditures and Other Uses	$2,145,084.01	$1,512,087.70	$1,625,691.66
8029 - Fund Balance - End of Year	$3,366,726.63	$3,499,459.35	$3,229,470.34

A - General
Adopted Budget Summary

	12/31/2026	12/31/2025	12/31/2024
Estimated Revenues and Other Sources			
Estimated Revenue			
1049 - Est Rev - Property Taxes	$241,601.00	$249,247.00	$201,090.00
1099 - Est Rev - Property Tax Items	$5,000.00	$5,000.00	$5,000.00
1199 - Est Rev - Non-Property Tax Items	$850,000.00	$853,000.00	$779,500.00
2199 - Est Rev - Departmental Income	$800.00	$800.00	$800.00
2399 - Est Rev - Intergovernmental Charges	$376,500.00	$350,500.00	$314,500.00
2499 - Est Rev - Use of Money and Property	$107,000.00	$128,000.00	$63,000.00
2599 - Est Rev - Licenses and Permits	$38,750.00	$36,950.00	$28,950.00
2649 - Est Rev - Fines and Forfeitures	$8,000.00	$8,000.00	$10,000.00
2799 - Est Rev - Other Revenues	$169,950.00	$164,950.00	$114,100.00
3099 - Est Rev - State Aid	$188,869.00	$58,369.00	$25,369.00
Total for Estimated Revenue	**$1,986,470.00**	**$1,854,816.00**	**$1,542,309.00**
Estimated Other Sources			
599 - Appropriated Fund Balance	$167,385.00	$142,834.00	$334,315.00
Total for Estimated Other Sources	**$167,385.00**	**$142,834.00**	**$334,315.00**
Total for Estimated Revenues and Other Sources	**$2,153,855.00**	**$1,997,650.00**	**$1,876,624.00**

A - General
Adopted Budget Summary

	12/31/2026	12/31/2025	12/31/2024
Estimated Appropriations and Other Uses			
Estimated Appropriations			
1999 - App - General Government Support	$600,834.00	$582,456.00	$471,545.00
3999 - App - Public Safety	$86,606.00	$76,729.00	$74,799.00
4999 - App - Health	$42,175.00	$39,415.00	$36,280.00
5999 - App - Transportation	$131,720.00	$112,230.00	$110,730.00
6999 - App - Economic Assistance and Opportunity	$9,250.00	$9,250.00	$9,250.00
7999 - App - Culture and Recreation	$463,200.00	$485,600.00	$397,960.00
8999 - App - Home and Community Services	$399,170.00	$277,070.00	$299,780.00
9199 - App - Employee Benefits	$318,800.00	$312,800.00	$314,080.00
Total for Estimated Appropriations	**$2,051,755.00**	**$1,895,550.00**	**$1,714,424.00**
Estimated Other Uses			
9999 - App - Interfund Transfers	$102,100.00	$102,100.00	$162,200.00
Total for Estimated Other Uses	**$102,100.00**	**$102,100.00**	**$162,200.00**
Total for Estimated Appropriations and Other Uses	**$2,153,855.00**	**$1,997,650.00**	**$1,876,624.00**

DA - Highway Town-wide
Balance Sheet

	12/31/2025	12/31/2024	12/31/2023
Assets and Deferred Outflows			
Assets			
Cash and Cash Equivalents			
200 - Cash	$306,191.58	$260,994.67	$71,388.44
201 - Cash In Time Deposits	$146,736.91	$73,300.57	$337,450.50
Total for Cash and Cash Equivalents	**$452,928.49**	**$334,295.24**	**$408,838.94**
Restricted Cash and Cash Equivalents			
231 - Cash In Time Deposits Special Reserves	$68,754.44	$42,658.55	$163,307.98
Total for Restricted Cash and Cash Equivalents	**$68,754.44**	**$42,658.55**	**$163,307.98**
Total for Assets	**$521,682.93**	**$376,953.79**	**$572,146.92**
Total for Assets and Deferred Outflows	**$521,682.93**	**$376,953.79**	**$572,146.92**

DA - Highway Town-wide
Balance Sheet

	12/31/2025	12/31/2024	12/31/2023
Liabilities, Deferred Inflows and Fund Balances			
Liabilities			
Payables			
600 - Accounts Payable	$14,243.28	$11,786.19	$37,265.52
Total for Payables	**$14,243.28**	**$11,786.19**	**$37,265.52**
Total for Liabilities	**$14,243.28**	**$11,786.19**	**$37,265.52**
Fund Balance			
Restricted Fund Balance			
878 - Capital Reserve	$68,754.44	$42,658.55	$163,307.98
Total for Restricted Fund Balance	**$68,754.44**	**$42,658.55**	**$163,307.98**
Assigned Fund Balance			
914 - Assigned Appropriated Fund Balance	$257,926.00	$138,644.00	$176,671.00
915 - Assigned Unappropriated Fund Balance	$180,759.21	$183,865.05	$194,902.42
Total for Assigned Fund Balance	**$438,685.21**	**$322,509.05**	**$371,573.42**
Total for Fund Balance	**$507,439.65**	**$365,167.60**	**$534,881.40**
Total for Liabilities, Deferred Inflows and Fund Balances	**$521,682.93**	**$376,953.79**	**$572,146.92**

DA - Highway Town-wide
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
Revenues and Other Sources			
Revenues			
Property Taxes			
1001 - Real Property Taxes	$882,956.04	$835,494.00	$823,936.00
Total for Property Taxes	**$882,956.04**	**$835,494.00**	**$823,936.00**
Intergovernmental Charges			
2302 - Snow Removal Services Other Governments *snow removal for county*	$31,309.00	$31,309.00	$31,629.00
Total for Intergovernmental Charges	**$31,309.00**	**$31,309.00**	**$31,629.00**
Use of Money and Property			
2401 - Interest and Earnings	$16,157.61	$18,106.29	$15,323.25
Total for Use of Money and Property	**$16,157.61**	**$18,106.29**	**$15,323.25**
Sales of Property and Compensation for Loss			
2650 - Sales of Scrap and Excess Materials	$2,502.30	-	$4,667.51
2665 - Sales of Equipment	-	$13,970.00	$15,370.00
Total for Sales of Property and Compensation for Loss	**$2,502.30**	**$13,970.00**	**$20,037.51**
Other Revenues			
2701 - Refunds of Prior Year Expenditures	-	$964.47	-
2770 - Unclassified *replacing culverts*	$6,957.00	-	-

DA - Highway Town-wide
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
Total for Other Revenues	**$6,957.00**	**$964.47**	**$0.00**
State Aid			
3501 - State Aid Consolidated Highway Aid	$193,704.00	$210,920.41	$140,463.86
Total for State Aid	**$193,704.00**	**$210,920.41**	**$140,463.86**
Federal Aid			
4960 - Federal Aid Emergency Disaster Assistance	$1,624.50	-	-
Total for Federal Aid	**$1,624.50**	**$0.00**	**$0.00**
Total for Revenues	**$1,135,210.45**	**$1,110,764.17**	**$1,031,389.62**
Total for Revenues and Other Sources	**$1,135,210.45**	**$1,110,764.17**	**$1,031,389.62**

DA - Highway Town-wide
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
Expenditures and Other Uses			
Expenditures			
Transportation			
Highway			
51101 - Maintenance of Roads - Personal Services	$173,147.87	$127,410.23	$95,358.54
51104 - Maintenance of Roads - Contractual	$67,342.03	$143,910.37	$92,028.03
51122 - Permanent Improvements Highway - Equipment and Capital Outlay	$193,704.00	$241,594.90	$195,735.44
51204 - Maintenance of Bridges - Contractual	$7,500.00	-	-
51302 - Machinery - Equipment and Capital Outlay	$2,500.00	$160,574.29	$25,694.77
51304 - Machinery - Contractual	$107,106.66	$179,663.98	$83,987.98
51421 - Snow Removal - Personal Services	$134,814.78	$137,989.26	$152,120.45
51424 - Snow Removal - Contractual	$103,881.06	$90,110.73	$102,428.60
Total for Highway	**$789,996.40**	**$1,081,253.76**	**$747,353.81**
Total for Transportation	**$789,996.40**	**$1,081,253.76**	**$747,353.81**
Employee Benefits			
Employee Benefits			
90108 - State Retirement System - Employee Benefits	$41,333.05	$29,025.00	$33,650.00
90308 - Social Security - Employee Benefits	$23,778.88	$20,302.89	$18,932.15
90408 - Workers' Compensation - Employee Benefits	$21,000.00	$13,105.10	$10,925.94
90508 - Unemployment Insurance - Employee Benefits	-	-	$17,421.22

DA - Highway Town-wide
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
90558 - Disability Insurance - Employee Benefits	$157.60	$137.90	$212.90
90608 - Hospital, Medical and Dental Insurance - Employee Benefits	$108,409.37	$131,729.81	$119,777.90
90898 - Employee Benefits, Other (Specify) - Employee Benefits *clothing*	$6,384.65	$4,923.21	$7,221.28
Total for Employee Benefits	**$201,063.55**	**$199,223.91**	**$208,141.39**
Total for Employee Benefits	**$201,063.55**	**$199,223.91**	**$208,141.39**
Total for Expenditures	**$991,059.95**	**$1,280,477.67**	**$955,495.20**
Total for Expenditures and Other Uses	**$991,059.95**	**$1,280,477.67**	**$955,495.20**

DA - Highway Town-wide
Changes in Fund Balance

	12/31/2025	12/31/2024	12/31/2023
Analysis of Changes in Fund Balance			
8021 - Fund Balance - Beginning of Year	$365,167.60	$534,881.10	$458,986.68
8015 - Prior Period Adjustment OR Change in Accounting Principle - Decrease in Fund Balance *correction from an outstanding expense*	$1,878.45	-	-
8022 - Restated Fund Balance - Beginning of Year	$363,289.15	$534,881.10	$458,986.68
Add Revenues and Other Sources	$1,135,210.45	$1,110,764.17	$1,031,389.62
Deduct Expenditures and Other Uses	$991,059.95	$1,280,477.67	$955,495.20
8029 - Fund Balance - End of Year	$507,439.65	$365,167.60	$534,881.10

DA - Highway Town-wide
Adopted Budget Summary

	12/31/2026	12/31/2025	12/31/2024
Estimated Revenues and Other Sources			
Estimated Revenue			
1049 - Est Rev - Property Taxes	$923,674.00	$882,956.00	$834,929.00
1199 - Est Rev - Non-Property Tax Items	$50,000.00	-	-
2399 - Est Rev - Intergovernmental Charges	$28,500.00	$28,500.00	$28,500.00
2499 - Est Rev - Use of Money and Property	$18,000.00	$18,000.00	$10,000.00
2699 - Est Rev - Sales of Property and Compensation for Loss	$2,000.00	$2,000.00	$2,000.00
3099 - Est Rev - State Aid	$170,000.00	$170,000.00	$215,000.00
Total for Estimated Revenue	**$1,192,174.00**	**$1,101,456.00**	**$1,090,429.00**
Estimated Other Sources			
599 - Appropriated Fund Balance	$257,926.00	$138,644.00	$176,671.00
Total for Estimated Other Sources	**$257,926.00**	**$138,644.00**	**$176,671.00**
Total for Estimated Revenues and Other Sources	**$1,450,100.00**	**$1,240,100.00**	**$1,267,100.00**

DA - Highway Town-wide
Adopted Budget Summary

	12/31/2026	12/31/2025	12/31/2024
Estimated Appropriations and Other Uses			
Estimated Appropriations			
5999 - App - Transportation	$1,062,500.00	$911,500.00	$947,500.00
9199 - App - Employee Benefits	$229,400.00	$220,400.00	$211,400.00
9899 - App - Debt Service	$68,200.00	$18,200.00	$18,200.00
Total for Estimated Appropriations	**$1,360,100.00**	**$1,150,100.00**	**$1,177,100.00**
Estimated Other Uses			
9999 - App - Interfund Transfers	$90,000.00	$90,000.00	$90,000.00
Total for Estimated Other Uses	**$90,000.00**	**$90,000.00**	**$90,000.00**
Total for Estimated Appropriations and Other Uses	**$1,450,100.00**	**$1,240,100.00**	**$1,267,100.00**

H - Capital Projects
Balance Sheet

	12/31/2025	12/31/2024	12/31/2023
Assets and Deferred Outflows			
Assets			
Due From			
391 - Due From Other Funds	$129,332.04	-	-
Total for Due From	**$129,332.04**		**$0.00**
Total for Assets	**$129,332.04**		**$0.00**
Total for Assets and Deferred Outflows	**$129,332.04**		**$0.00**

H - Capital Projects
Balance Sheet

	12/31/2025	12/31/2024	12/31/2023
Liabilities, Deferred Inflows and Fund Balances			
Liabilities			
Payables			
600 - Accounts Payable	$129,332.04	-	-
Total for Payables	**$129,332.04**		**$0.00**
Total for Liabilities	**$129,332.04**		**$0.00**
Total for Liabilities, Deferred Inflows and Fund Balances	**$129,332.04**		**$0.00**

H - Capital Projects
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
Revenues and Other Sources			
Revenues			
Sales of Property and Compensation for Loss			
2680 - Insurance Recoveries	$129,332.04	-	-
Total for Sales of Property and Compensation for Loss	**$129,332.04**		**$0.00**
Total for Revenues	**$129,332.04**		**$0.00**
Total for Revenues and Other Sources	**$129,332.04**		**$0.00**

H - Capital Projects
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
Expenditures and Other Uses			
Expenditures			
General Government Support			
Shared Services			
16202 - Operation of Plant - Equipment and Capital Outlay	$129,332.04	-	-
Total for Shared Services	**$129,332.04**		**$0.00**
Total for General Government Support	**$129,332.04**		**$0.00**
Total for Expenditures	**$129,332.04**		**$0.00**
Total for Expenditures and Other Uses	**$129,332.04**		**$0.00**

H - Capital Projects
Changes in Fund Balance

	12/31/2025	12/31/2024	12/31/2023
Analysis of Changes in Fund Balance			
8021 - Fund Balance - Beginning of Year	$0.00	-	$0.00
8022 - Restated Fund Balance - Beginning of Year	$0.00	-	$0.00
Add Revenues and Other Sources	$129,332.04	-	$0.00
Deduct Expenditures and Other Uses	$129,332.04	-	$0.00
8029 - Fund Balance - End of Year	$0.00	-	$0.00

SF - Special District(s) Fire Protection
Balance Sheet

	12/31/2025	12/31/2024	12/31/2023
Assets and Deferred Outflows			
Assets			
Cash and Cash Equivalents			
200 - Cash	$59,101.98	$1,826.99	$388.30
Total for Cash and Cash Equivalents	**$59,101.98**	**$1,826.99**	**$388.30**
Total for Assets	**$59,101.98**	**$1,826.99**	**$388.30**
Total for Assets and Deferred Outflows	**$59,101.98**	**$1,826.99**	**$388.30**

SF - Special District(s) Fire Protection
Balance Sheet

	12/31/2025	12/31/2024	12/31/2023
Liabilities, Deferred Inflows and Fund Balances			
Fund Balance			
Assigned Fund Balance			
915 - Assigned Unappropriated Fund Balance	$59,101.98	$1,826.99	$388.30
Total for Assigned Fund Balance	**$59,101.98**	**$1,826.99**	**$388.30**
Total for Fund Balance	**$59,101.98**	**$1,826.99**	**$388.30**
Total for Liabilities, Deferred Inflows and Fund Balances	**$59,101.98**	**$1,826.99**	**$388.30**

SF - Special District(s) Fire Protection
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
Revenues and Other Sources			
Revenues			
Property Taxes			
1001 - Real Property Taxes	$162,155.66	$241,580.69	$146,642.94
Total for Property Taxes	**$162,155.66**	**$241,580.69**	**$146,642.94**
Other Revenues			
2706 - Grants From Local Governments	$58,333.33	-	-
Total for Other Revenues	**$58,333.33**	**$0.00**	**$0.00**
Total for Revenues	**$220,488.99**	**$241,580.69**	**$146,642.94**
Total for Revenues and Other Sources	**$220,488.99**	**$241,580.69**	**$146,642.94**

SF - Special District(s) Fire Protection
Results of Operations

	12/31/2025	12/31/2024	12/31/2023
Expenditures and Other Uses			
Expenditures			
Public Safety			
Fire Protection			
34104 - Fire Protection - Contractual	$163,214.00	$240,142.00	$148,040.00
Total for Fire Protection	**$163,214.00**	**$240,142.00**	**$148,040.00**
Total for Public Safety	**$163,214.00**	**$240,142.00**	**$148,040.00**
Total for Expenditures	**$163,214.00**	**$240,142.00**	**$148,040.00**
Total for Expenditures and Other Uses	**$163,214.00**	**$240,142.00**	**$148,040.00**

SF - Special District(s) Fire Protection
Changes in Fund Balance

	12/31/2025	12/31/2024	12/31/2023
Analysis of Changes in Fund Balance			
8021 - Fund Balance - Beginning of Year	$1,826.99	$388.30	$1,785.36
8022 - Restated Fund Balance - Beginning of Year	$1,826.99	$388.30	$1,785.36
Add Revenues and Other Sources	$220,488.99	$241,580.69	$146,642.94
Deduct Expenditures and Other Uses	$163,214.00	$240,142.00	$148,040.00
8029 - Fund Balance - End of Year	$59,101.98	$1,826.99	$388.30

K - Schedule of Non-Current Government Assets
Schedule of Non-Current Government Assets

	12/31/2025	12/31/2024	12/31/2023
Non-Current Assets			
Depreciable Capital Assets			
102 - Buildings	$3,150,000.00	$3,000,000.00	$3,000,950.00
104 - Machinery and Equipment	$2,089,000.00	$2,190,250.00	$2,175,100.00
Total for Depreciable Capital Assets	**$5,239,000.00**	**$5,190,250.00**	**$5,176,050.00**
Total for Non-Current Assets	**$5,239,000.00**	**$5,190,250.00**	**$5,176,050.00**

W - Schedule of Non-Current Government Liabilities
Schedule of Non-Current Government Liabilities

	12/31/2025	12/31/2024	12/31/2023
Long-Term Obligations			
Debt Obligations			
685 - Installment Purchase Contract Debt	$42,926.26	$59,999.40	$84,250.00
Total for Debt Obligations	**$42,926.26**	**$59,999.40**	**$84,250.00**
Other Long-Term Obligations			
638 - Net Pension Liability Proportionate Share	$282,498.00	$314,655.00	$430,056.00
Total for Other Long-Term Obligations	**$282,498.00**	**$314,655.00**	**$430,056.00**
Total for Long-Term Obligations	**$325,424.26**	**$374,654.40**	**$514,306.00**

Supplemental Schedules

The Supplemental Schedules includes the following schedules:

- Statement of Indebtedness
- Bond Repayment
- Bank Reconciliation
- Employee and Retiree Benefits

Statement of Indebtedness
Debt Summary

Debt Type	Beginning Balance	Debt Issued	Principal Paid	Paid From debt Proceeds	Accreted Interest	Prior Year Adjustment	Ending Balance
Installment Purchase Contract	$59,999.40	$0.00	$17,073.14	$0.00	$0.00	$0.00	$42,926.26
Total	$59,999.40	$0.00	$17,073.14	$0.00	$0.00	$0.00	$42,926.26

Statement of Indebtedness
Debt Records

Debt Type/ Purpose	Lender Name	Issue Date	Maturity Date	Beginning Balance	Debt Issued	Principal Paid	Paid From Debt Proceeds	Prior Year Adjustment	Accreted Interest	Ending Balance
Installment Purchase Contract lighting project		1/1/20	1/1/29	$59,999.40	$0.00	$17,073.14	$0.00	$0.00	$0.00	$42,926.26

Bond Repayment

Fiscal Year Ending	Bond Principal Due	Bond Interest Due	Total Due	Remaining Principal Balance
2026	$0.00	$0.00	$0.00	$0.00
Total	$0.00	$0.00	$0.00	
$0.00 Total Bond Ending Balance for Statement of Indebtedness.				

Bank Reconciliation

Accounts

Account No.	Account Type	Associated Fund(s)	Bank Balance	Deposits In Transit	Outstanding Checks	Adjustments	Total
2065	Savings	A	$155,557.08	$0.00	$0.00	$0.00	$155,557.08
2942	Savings	A	$1,202,508.57	$0.00	$0.00	$0.00	$1,202,508.57
2049	Savings	A	$59,572.04	$0.00	$0.00	$0.00	$59,572.04
2955	Savings	DA	$146,736.91	$0.00	$0.00	$0.00	$146,736.91
9640	Savings	A	$70,934.26	$0.00	$0.00	$0.00	$70,934.26
7656	Checking	SF	$59,101.98	$0.00	$0.00	$0.00	$59,101.98
7206	Savings	A	$636,191.42	$0.00	$0.00	$0.00	$636,191.42
1200	Certificate of Deposit (CD)	A	$1,115,661.87	$0.00	$0.00	$0.00	$1,115,661.87
5920	Checking	A	$18,396.46	$0.00	($8,869.00)	$0.00	$9,527.46
5904	Checking	A	$378,765.21	$0.00	($90,965.40)	($2,495.32)	$285,304.49
4758	Checking	DA	$293,811.36	$9,884.90	$0.00	$2,495.32	$306,191.58
2073	Savings	A	$71,960.70	$0.00	$0.00	$0.00	$71,960.70

Accounts

Account No.	Account Type	Associated Fund(s)	Bank Balance	Deposits In Transit	Outstanding Checks	Adjustments	Total
2057	Savings	DA	$68,754.44	$0.00	$0.00	$0.00	$68,754.44
8047	Checking	A	$12,096.60	$0.00	$0.00	$0.00	$12,096.60
9657	Savings	A	$1,184.07	$0.00	$0.00	$0.00	$1,184.07
		Total	$4,291,232.97	$9,884.90	($99,834.40)	$0.00	$4,201,283.47
						Total Cash From Financials	$4,201,283.47

Bank Reconciliation

Collateralization of Cash

Total Bank Balance	$4,291,232.97
FDIC Insurance	$471,376.27
Collateralized with Securities held in possession of the municipality or its agent or otherwise secured	$3,819,856.70
Total of FDIC Insurance and Collateralized with securities held in possession of the municipality or its agent or otherwise secured	$4,291,232.97

Investments and Collateralization of Investments

Investments From Financials	$0.00
Market Value as of Fiscal Year End Date	$0.00
Collateralized with Securities held in possession of the municipality or its agent or otherwise secured	$0.00

Employee and Retiree Benefits

Total Number

Full Time Employees	Part Time Employees	Volunteers with Paid Benefits	Retirees with Paid Benefits
10	60	0	11

Number Receving Benefits

Benefit	Amount	Full Time	Part Time	Volunteer	Retiree
State Retirement System	$87,707.00	6	7		
Police Retirement					
Fire Retirement					
Local Pension Fund					
Social Security	$77,766.00	10	12		
Worker's Compensation	$27,313.52	10	12		
Life Insurance					
Unemployment Insurance	$19,345.41		5		
Disability Insurance	$754.40	10	12		
Hospital, Medical and Dental Insurance	$227,334.62	5	5		11
Union Welfare Benefits					
Supplemental Benefit Payments to Disabled Firefighters					
Employee Benefits,Other	$6,384.65	8			
Total Employee Benefits Paid	$446,605.60				

Caroga Lake Recreation & Redevelopment Project

CFA 161036

2024 Town
Financial Documents

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Town of Caroga
Annual Financial Report
For the Fiscal Period 01/01/2024 - 12/31/2024

Town of Caroga

Annual Financial Report

For the Fiscal Period 01/01/2024 - 12/31/2024

Authorization

Article 3, Section 30 of the General Municipal Law

1. ***Every Municipal Corporation*** shall annually make a report of its financial condition to the Comptroller. Such report shall be made by the Chief Fiscal Officer of such Municipal Corporation***
5. All reports shall be certified by the officer making the same and shall be filed with the Comptroller*** it shall be the duty of the incumbent officer at the time such reports are required to be filed with the Comptroller to file such report***

Certification Statement

I, Joanne Young (24912017), hereby certify that I am the Chief Financial Officer of the Town of Caroga, and that the information provided in the Annual Financial Report of the Town of Caroga for the fiscal year ended 12/31/2024, is true and correct to the best of my knowledge and belief.

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Town of Caroga

Annual Financial Report

For the Fiscal Period 01/01/2024 - 12/31/2024

Financial Statements

Financial information for the following funds and accounts groups are included in the Annual Financial Report filed by your government for the fiscal year ended 2024 and has been used by the OSC as the basis for preparing this Annual Financial Report for the fiscal year ended 2024:

List of funds being used

- A - General
- DA - Highway Town-wide
- SF - Special District(s) Fire Protection
- K - Schedule of Non-Current Government Assets
- W - Schedule of Non-Current Government Liabilities

All amounts included in this Annual Financial Report for 2024 represent data filed by your government with OSC as reviewed and adjusted where necessary.

Town of Caroga

Annual Financial Report

For the Fiscal Period 01/01/2024 - 12/31/2024

A - General
Balance Sheet

	12/31/2024	12/31/2023	12/31/2022
Assets and Deferred Outflows			
Assets			
Cash and Cash Equivalents			
200 - Cash	$245,141.80	$226,250.92	$127,560.17
201 - Cash In Time Deposits	$1,236,521.37	$1,137,789.04	$1,772,566.54
210 - Petty Cash	$1,200.00	$1,200.00	$1,100.00
Total for Cash and Cash Equivalents	**$1,482,863.17**	**$1,365,239.96**	**$1,901,226.71**
Restricted Cash and Cash Equivalents			
230 - Cash Special Reserves	$2,031,865.63	$1,885,396.04	$1,237,605.70
Total for Restricted Cash and Cash Equivalents	**$2,031,865.63**	**$1,885,396.04**	**$1,237,605.70**
Due From			
440 - Due from Other Governments	-	-	$111,199.32
Total for Due From	**$0.00**	**$0.00**	**$111,199.32**
Total for Assets	**$3,514,728.80**	**$3,250,636.00**	**$3,250,031.73**
Total for Assets and Deferred Outflows	**$3,514,728.80**	**$3,250,636.00**	**$3,250,031.73**

A - General
Balance Sheet

	12/31/2024	12/31/2023	12/31/2022
Liabilities, Deferred Inflows and Fund Balances			
Liabilities			
Payables			
600 - Accounts Payable	$14,388.78	$19,585.68	$77,465.43
Total for Payables	**$14,388.78**	**$19,585.68**	**$77,465.43**
Payroll Liabilities			
710 - Consolidated Payroll	$880.67	$169.36	$791.85
Total for Payroll Liabilities	**$880.67**	**$169.36**	**$791.85**
Due to			
718 - State Retirement	-	$1,410.62	$637.96
Total for Due to	**$0.00**	**$1,410.62**	**$637.96**
Other Liabilities			
720 - Group Insurance	-	-	$965.42
Total for Other Liabilities	**$0.00**	**$0.00**	**$965.42**
Total for Liabilities	**$15,269.45**	**$21,165.66**	**$79,860.66**
Fund Balance			
Restricted Fund Balance			
863 - Insurance Reserve	$1,059,587.50	$1,000,000.00	$1,000,000.00
878 - Capital Reserve	$972,278.13	$885,396.04	$237,605.70

A - General
Balance Sheet

	12/31/2024	12/31/2023	12/31/2022
Total for Restricted Fund Balance	**$2,031,865.63**	**$1,885,396.04**	**$1,237,605.70**
Assigned Fund Balance			
914 - Assigned Appropriated Fund Balance	$142,834.00	$334,315.00	$345,476.00
Total for Assigned Fund Balance	**$142,834.00**	**$334,315.00**	**$345,476.00**
Unassigned Fund Balance			
917 - Unassigned Fund Balance	$1,324,759.72	$1,009,759.30	$1,587,089.37
Total for Unassigned Fund Balance	**$1,324,759.72**	**$1,009,759.30**	**$1,587,089.37**
Total for Fund Balance	**$3,499,459.35**	**$3,229,470.34**	**$3,170,171.07**
Total for Liabilities, Deferred Inflows and Fund Balances	**$3,514,728.80**	**$3,250,636.00**	**$3,250,031.73**

A - General
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
Revenues and Other Sources			
Revenues			
Property Taxes			
1001 - Real Property Taxes	$202,098.00	$177,887.87	$162,763.26
Total for Property Taxes	**$202,098.00**	**$177,887.87**	**$162,763.26**
Property Tax Items			
1089 - Other Tax Items	-	$1,270.23	-
1090 - Interest and Penalties on Real Prop Taxes	$4,633.25	$5,204.83	$4,745.00
Total for Property Tax Items	**$4,633.25**	**$6,475.06**	**$4,745.00**
Non-Property Tax Items			
1120 - Non Property Tax Distribution by County	$857,562.73	$865,549.12	$861,722.66
1170 - Franchise Tax	$27,688.01	$29,571.38	$29,466.23
Total for Non-Property Tax Items	**$885,250.74**	**$895,120.50**	**$891,188.89**
Departmental Income			
1255 - Clerk Fees	$635.80	$909.19	$656.74
2012 - Recreational Concessions	$18,135.52	$22,703.54	$17,915.48
2025 - Special Recreational Facility Charges	$351,609.74	$293,009.28	$271,865.62
2089 - Other Culture and Recreation Income	$6,360.34	$5,543.64	$4,413.04
2110 - Zoning Fees	$1,008.00	$250.00	$1,100.00
2115 - Planning Board Fees	$1,650.00	$2,000.00	$1,400.00
2130 - Refuse and Garbage Charges	$18,632.50	$18,457.50	$17,948.50

A - General
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
Total for Departmental Income	**$398,031.90**	**$342,873.15**	**$315,299.38**
Intergovernmental Charges			
2350 - Youth Recreation Services Other Governments *summer youth program*	$11,684.00	$10,894.42	$10,000.00
2376 - Refuse and Garbage Services Other Governments *garbage truck rental*	$21,000.00	$21,000.00	$21,000.00
Total for Intergovernmental Charges	**$32,684.00**	**$31,894.42**	**$31,000.00**
Use of Money and Property			
2401 - Interest and Earnings	$115,282.74	$53,091.51	$4,866.59
2410 - Rental of Real Property	$13,000.00	$9,000.00	$12,000.00
Total for Use of Money and Property	**$128,282.74**	**$62,091.51**	**$16,866.59**
Licenses and Permits			
2501 - Business and Occupational License	$2,675.00	$2,610.00	$2,510.00
2544 - Dog Licenses	$1,362.00	$1,356.00	$1,445.00
2555 - Building and Alteration Permits	$39,875.00	$39,942.89	$27,460.00
Total for Licenses and Permits	**$43,912.00**	**$43,908.89**	**$31,415.00**
Fines and Forfeitures			
2610 - Fines and Forfeited Bail	$5,486.00	$7,717.50	$6,390.50
Total for Fines and Forfeitures	**$5,486.00**	**$7,717.50**	**$6,390.50**
Sales of Property and Compensation for Loss			
2655 - Sales Other	$30.00	-	$4,930.00
2680 - Insurance Recoveries	$228.00	$11,065.00	$852,083.56

A - General
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
Total for Sales of Property and Compensation for Loss	**$258.00**	**$11,065.00**	**$857,013.56**
Other Revenues			
2701 - Refunds of Prior Year Expenditures	-	$34,528.52	-
2705 - Gifts and Donations	$21,472.00	$24,302.00	$940.00
2750 - AIM Related Payments	-	-	$0.00
2770 - Unclassified *misc income*	$437.36	$5,493.34	$99.75
Total for Other Revenues	**$21,909.36**	**$64,323.86**	**$1,039.75**
State Aid			
3001 - State Aid Revenue Sharing	$5,369.00	$5,369.00	$5,369.00
3005 - State Aid Mortgage Tax	$38,785.72	$28,201.17	$54,686.57
3089 - State Aid Other *Temporary Municipal Assistance*	$376.00	-	$0.00
3889 - State Aid Other Culture and Recreation	$15,000.00	$8,063.00	$10,036.57
Total for State Aid	**$59,530.72**	**$41,633.17**	**$70,092.14**
Federal Aid			
4089 - Federal Aid Other	-	-	$59,743.40
Total for Federal Aid	**$0.00**	**$0.00**	**$59,743.40**
Total for Revenues	**$1,782,076.71**	**$1,684,990.93**	**$2,447,557.47**
Total for Revenues and Other Sources	**$1,782,076.71**	**$1,684,990.93**	**$2,447,557.47**

A - General
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
Expenditures and Other Uses			
Expenditures			
General Government Support			
Legislative Board			
10101 - Legislative Board - Personal Services	$14,400.00	$14,400.00	$14,000.16
10104 - Legislative Board - Contractual	$922.98	$1,081.59	$6,356.26
Total for Legislative Board	**$15,322.98**	**$15,481.59**	**$20,356.42**
Judicial			
11101 - Municipal Court - Personal Services	$31,000.00	$23,470.08	$22,785.00
11104 - Municipal Court - Contractual	$1,561.59	$1,401.78	$1,309.21
Total for Judicial	**$32,561.59**	**$24,871.86**	**$24,094.21**
Executive			
12201 - Supervisor - Personal Services	$18,000.00	$19,071.02	$21,089.50
12204 - Supervisor - Contractual	$4,606.89	$7,449.67	$5,531.90
Total for Executive	**$22,606.89**	**$26,520.69**	**$26,621.40**
Finance			
13201 - Auditor - Personal Services	$27,869.92	$27,060.02	$26,269.88
13401 - Budget - Personal Services	$3,194.88	$3,099.98	$3,007.94
13551 - Assessment - Personal Services	$30,060.30	$28,124.78	$27,613.08
13554 - Assessment - Contractual	$2,101.32	$2,000.76	$2,280.34

A - General
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
Total for Finance	**$63,226.42**	**$60,285.54**	**$59,171.24**
Municipal Staff			
14101 - Clerk - Personal Services	$57,185.05	$47,653.84	$47,091.40
14102 - Clerk - Equipment and Capital Outlay	-	$38.69	$4,285.00
14104 - Clerk - Contractual	$6,078.15	$6,476.49	$7,049.27
14204 - Law - Contractual	$17,887.50	$23,149.65	$11,587.48
14404 - Engineer - Contractual	$11,311.19	$11,467.12	$45,008.50
14504 - Elections - Contractual	$3,432.81	$5,496.75	$4,316.76
Total for Municipal Staff	**$95,894.70**	**$94,282.54**	**$119,338.41**
Shared Services			
16201 - Operation of Plant - Personal Services	$15,382.75	$16,567.58	$16,359.24
16204 - Operation of Plant - Contractual	$108,169.29	$120,543.07	$113,420.50
16704 - Central Printing and Mailing - Contractual	$4,099.55	$4,334.59	$3,376.11
Total for Shared Services	**$127,651.59**	**$141,445.24**	**$133,155.85**
Special Items			
19104 - Unallocated Insurance - Contractual	$66,777.91	$58,774.68	$56,421.06
19204 - Municipal Association Dues - Contractual	$2,592.00	$1,931.00	$1,620.00
19304 - Judgements and Claims - Contractual	$90.00	-	-
19504 - Taxes and Assessments on Municipal Property - Contractual	$254.73	$257.03	$266.99
Total for Special Items	**$69,714.64**	**$60,962.71**	**$58,308.05**
Total for General Government Support	**$426,978.81**	**$423,850.17**	**$441,045.58**

A - General
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
Public Safety			
Traffic Control			
33104 - Traffic Control - Contractual	$1,536.77	$1,946.58	$1,860.70
Total for Traffic Control	**$1,536.77**	**$1,946.58**	**$1,860.70**
Animal Control			
35101 - Dog Control - Personal Services	$5,868.96	$5,868.96	$5,868.96
35204 - Other Animal Controls - Contractual	$750.00	$750.00	$600.00
Total for Animal Control	**$6,618.96**	**$6,618.96**	**$6,468.96**
Other Public Safety			
36201 - Safety Inspection - Personal Services	$57,679.96	$57,636.65	$98,544.78
36204 - Safety Inspection - Contractual	$4,886.42	$6,015.87	$5,466.87
Total for Other Public Safety	**$62,566.38**	**$63,652.52**	**$104,011.65**
Total for Public Safety	**$70,722.11**	**$72,218.06**	**$112,341.31**
Health			
Public Health Program			
40104 - Public Health - Contractual	-	$185.00	$285.00
40201 - Registrar of Vital Statistics - Personal Services	$860.08	$835.90	$835.90
40204 - Registrar of Vital Statistics - Contractual	-	$43.86	$34.96
40501 - Public Health, Other - Personal Services *Black fly program*	$27,041.07	$25,372.93	$24,859.33

A - General
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
40504 - Public Health, Other - Contractual *black fly program*	$5,995.80	$6,325.41	$12,671.62
Total for Public Health Program	**$33,896.95**	**$32,763.10**	**$38,686.81**
Total for Health	**$33,896.95**	**$32,763.10**	**$38,686.81**
Transportation			
Highway			
50101 - Highway and Street Administration - Personal Services	$64,729.58	$55,966.89	$54,592.08
50104 - Highway and Street Administration - Contractual	$1,353.66	$2,043.16	$2,105.11
51324 - Garage - Contractual	$34,979.14	$31,043.26	$36,244.13
51824 - Street Lighting - Contractual	$3,231.19	$22,373.19	$43,236.34
Total for Highway	**$104,293.57**	**$111,426.50**	**$136,177.66**
Total for Transportation	**$104,293.57**	**$111,426.50**	**$136,177.66**
Economic Assistance and Opportunity			
Economic Opportunity and Development			
64104 - Publicity - Contractual	$4,173.00	$1,758.00	$2,693.50
67724 - Programs for the Aging - Contractual	$2,970.00	$3,500.00	$3,325.00
Total for Economic Opportunity and Development	**$7,143.00**	**$5,258.00**	**$6,018.50**
Total for Economic Assistance and Opportunity	**$7,143.00**	**$5,258.00**	**$6,018.50**
Culture and Recreation			

A - General
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
Recreation			
71451 - Joint Recreation Projects - Personal Services	$65,255.00	$62,934.00	$24,267.50
71454 - Joint Recreation Projects - Contractual	$21,572.95	$20,675.31	$18,677.92
71801 - Special Recreation Facilities - Personal Services	$187,347.12	$185,229.71	$160,153.91
71802 - Special Recreation Facilities - Equipment and Capital Outlay	$607.99	$36,599.00	$63,748.96
71804 - Special Recreation Facilities - Contractual	$78,460.15	$84,008.38	$47,752.25
73101 - Youth Programs - Personal Services	$20,587.02	$19,564.84	$17,506.67
73104 - Youth Programs - Contractual	$2,782.16	$2,224.00	$5,961.03
Total for Recreation	**$376,612.39**	**$411,235.24**	**$338,068.24**
Culture			
74504 - Museum/Art Gallery - Contractual	$4,000.00	$4,000.00	$5,000.00
75101 - Historian - Personal Services	-	$700.00	$700.00
75104 - Historian - Contractual	-	$40.00	-
75504 - Celebrations - Contractual	$788.04	$948.13	$7,538.02
Total for Culture	**$4,788.04**	**$5,688.13**	**$13,238.02**
Total for Culture and Recreation	**$381,400.43**	**$416,923.37**	**$351,306.26**
Home and Community Services			
General Environment			
80101 - Zoning - Personal Services	$500.00	$600.00	$600.00
80104 - Zoning - Contractual	$130.26	$146.56	$325.67
80201 - Planning and Surveys - Personal Services	$1,255.00	$1,400.00	$2,200.00

A - General
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
80204 - Planning and Surveys - Contractual	$884.51	$461.30	$712.71
80901 - Environmental Control - Personal Services	$63,867.70	$92,502.30	$105,395.67
80902 - Environmental Control - Equipment and Capital Outlay	-	$44,738.00	$2,568.93
80904 - Environmental Control - Contractual	$75,059.38	$21,392.04	$12,961.18
Total for General Environment	**$141,696.85**	**$161,240.20**	**$124,764.16**
Sanitation			
81601 - Refuse and Garbage - Personal Services	$44,917.25	$50,563.82	$47,485.62
81602 - Refuse and Garbage - Equipment and Capital Outlay	-	$20,000.00	-
81604 - Refuse and Garbage - Contractual	$38,705.95	$39,502.24	$48,298.97
81614 - Landfill Closure and Post Closure - Contractual	$2,372.56	$4,738.15	$3,380.81
Total for Sanitation	**$85,995.76**	**$114,804.21**	**$99,165.40**
Special Services			
89894 - Home and Community Services, Other - Contractual *fish stocking, snowmobile trails -tourism*	$5,500.00	$5,000.00	$9,000.00
Total for Special Services	**$5,500.00**	**$5,000.00**	**$9,000.00**
Total for Home and Community Services	**$233,192.61**	**$281,044.41**	**$232,929.56**
Employee Benefits			
Employee Benefits			
90108 - State Retirement System - Employee Benefits	$40,963.00	$39,530.00	$35,581.50
90308 - Social Security - Employee Benefits	$57,707.18	$58,028.20	$56,127.34
90408 - Workers' Compensation - Employee Benefits	$5,780.00	$5,780.00	$5,680.00
90508 - Unemployment Insurance - Employee Benefits	$18,384.69	$10,248.21	$7,548.28

A - General
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
90558 - Disability Insurance - Employee Benefits	$478.60	$300.00	$277.10
90608 - Hospital, Medical and Dental Insurance - Employee Benefits	$103,996.81	$141,171.70	$155,975.95
Total for Employee Benefits	**$227,310.28**	**$255,058.11**	**$261,190.17**
Total for Employee Benefits	**$227,310.28**	**$255,058.11**	**$261,190.17**
Debt Service			
Debt Service			
97856 - Installment Purchase Debt - Debt Principal	$24,250.60	$24,250.60	$24,250.60
97857 - Installment Purchase Debt - Debt Interest	$2,899.34	$2,899.34	$2,899.34
Total for Debt Service	**$27,149.94**	**$27,149.94**	**$27,149.94**
Total for Debt Service	**$27,149.94**	**$27,149.94**	**$27,149.94**
Total for Expenditures	**$1,512,087.70**	**$1,625,691.66**	**$1,606,845.79**
Other Uses			
Interfund Transfers			
Interfund Transfers			
99509 - Transfers to Capital Projects Fund - Interfund Transfer	-	-	$82,353.31
Total for Interfund Transfers	**$0.00**	**$0.00**	**$82,353.31**
Total for Interfund Transfers	**$0.00**	**$0.00**	**$82,353.31**
Total for Other Uses	**$0.00**	**$0.00**	**$82,353.31**

A - General
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
Total for Expenditures and Other Uses	**$1,512,087.70**	**$1,625,691.66**	**$1,689,199.10**

A - General
Changes in Fund Balance

	12/31/2024	12/31/2023	12/31/2022
Analysis of Changes in Fund Balance			
8021 - Fund Balance - Beginning of Year	$3,229,470.34	$3,170,171.07	$2,411,812.70
8022 - Restated Fund Balance - Beginning of Year	$3,229,470.34	$3,170,171.07	$2,411,812.70
Add Revenues and Other Sources	$1,782,076.71	$1,684,990.93	$2,447,557.47
Deduct Expenditures and Other Uses	$1,512,087.70	$1,625,691.66	$1,689,199.10
8029 - Fund Balance - End of Year	$3,499,459.35	$3,229,470.34	$3,170,171.07

A - General
Adopted Budget Summary

	12/31/2025	12/31/2024	12/31/2023
Estimated Revenues and Other Sources			
Estimated Revenue			
1049 - Est Rev - Property Taxes	$249,247.00	$201,090.00	$177,805.00
1099 - Est Rev - Property Tax Items	$5,000.00	$5,000.00	$5,000.00
1199 - Est Rev - Non-Property Tax Items	$853,000.00	$779,500.00	$754,500.00
1299 - Est Rev - Departmental Income	-	-	$800.00
2199 - Est Rev - Departmental Income	$800.00	$800.00	-
2399 - Est Rev - Intergovernmental Charges	$350,500.00	$314,500.00	$309,500.00
2499 - Est Rev - Use of Money and Property	$128,000.00	$63,000.00	$33,750.00
2599 - Est Rev - Licenses and Permits	$36,950.00	$28,950.00	$23,950.00
2649 - Est Rev - Fines and Forfeitures	$8,000.00	$10,000.00	$10,000.00
2699 - Est Rev - Sales of Property and Compensation for Loss	-	-	$2,500.00
2799 - Est Rev - Other Revenues	$164,950.00	$114,100.00	$30,550.00
3099 - Est Rev - State Aid	$58,369.00	$25,369.00	$92,469.00
Total for Estimated Revenue	**$1,854,816.00**	**$1,542,309.00**	**$1,440,824.00**
Estimated Other Sources			
599 - Appropriated Fund Balance	$142,834.00	$334,315.00	$345,476.00
Total for Estimated Other Sources	**$142,834.00**	**$334,315.00**	**$345,476.00**
Total for Estimated Revenues and Other Sources	**$1,997,650.00**	**$1,876,624.00**	**$1,786,300.00**

A - General
Adopted Budget Summary

	12/31/2025	12/31/2024	12/31/2023
Estimated Appropriations and Other Uses			
Estimated Appropriations			
1999 - App - General Government Support	$582,456.00	$471,545.00	$470,090.00
3999 - App - Public Safety	$76,729.00	$74,799.00	$91,469.00
4999 - App - Health	$39,415.00	$36,280.00	$35,561.00
5999 - App - Transportation	$112,230.00	$110,730.00	$103,010.00
6999 - App - Economic Assistance and Opportunity	$9,250.00	$9,250.00	$9,250.00
7999 - App - Culture and Recreation	$485,600.00	$397,960.00	$427,360.00
8999 - App - Home and Community Services	$277,070.00	$299,780.00	$247,280.00
9199 - App - Employee Benefits	$312,800.00	$314,080.00	$305,080.00
Total for Estimated Appropriations	**$1,895,550.00**	**$1,714,424.00**	**$1,689,100.00**
Estimated Other Uses			
9999 - App - Interfund Transfers	$102,100.00	$162,200.00	$97,200.00
Total for Estimated Other Uses	**$102,100.00**	**$162,200.00**	**$97,200.00**
Total for Estimated Appropriations and Other Uses	**$1,997,650.00**	**$1,876,624.00**	**$1,786,300.00**

DA - Highway Town-wide
Balance Sheet

	12/31/2024	12/31/2023	12/31/2022
Assets and Deferred Outflows			
Assets			
Cash and Cash Equivalents			
200 - Cash	$260,994.67	$71,388.44	$295,712.93
201 - Cash In Time Deposits	$73,300.57	$337,450.50	$144,439.49
Total for Cash and Cash Equivalents	**$334,295.24**	**$408,838.94**	**$440,152.42**
Restricted Cash and Cash Equivalents			
231 - Cash In Time Deposits Special Reserves	$42,658.55	$163,307.98	$41,058.12
Total for Restricted Cash and Cash Equivalents	**$42,658.55**	**$163,307.98**	**$41,058.12**
Total for Assets	**$376,953.79**	**$572,146.92**	**$481,210.54**
Total for Assets and Deferred Outflows	**$376,953.79**	**$572,146.92**	**$481,210.54**

DA - Highway Town-wide
Balance Sheet

	12/31/2024	12/31/2023	12/31/2022
Liabilities, Deferred Inflows and Fund Balances			
Liabilities			
Payables			
600 - Accounts Payable	$11,786.19	$37,265.52	$22,223.86
Total for Payables	**$11,786.19**	**$37,265.52**	**$22,223.86**
Total for Liabilities	**$11,786.19**	**$37,265.52**	**$22,223.86**
Fund Balance			
Restricted Fund Balance			
878 - Capital Reserve	$42,658.55	$163,307.98	$41,058.12
Total for Restricted Fund Balance	**$42,658.55**	**$163,307.98**	**$41,058.12**
Assigned Fund Balance			
914 - Assigned Appropriated Fund Balance	$138,644.00	$176,671.00	$112,064.00
915 - Assigned Unappropriated Fund Balance	$183,865.05	$194,902.42	$305,864.56
Total for Assigned Fund Balance	**$322,509.05**	**$371,573.42**	**$417,928.56**
Total for Fund Balance	**$365,167.60**	**$534,881.40**	**$458,986.68**
Total for Liabilities, Deferred Inflows and Fund Balances	**$376,953.79**	**$572,146.92**	**$481,210.54**

DA - Highway Town-wide
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
Revenues and Other Sources			
Revenues			
Property Taxes			
1001 - Real Property Taxes	$835,494.00	$823,936.00	$794,652.00
Total for Property Taxes	**$835,494.00**	**$823,936.00**	**$794,652.00**
Intergovernmental Charges			
2302 - Snow Removal Services Other Governments *snow removal-county*	$31,309.00	$31,629.00	$28,744.00
Total for Intergovernmental Charges	**$31,309.00**	**$31,629.00**	**$28,744.00**
Use of Money and Property			
2401 - Interest and Earnings	$18,106.29	$15,323.25	$421.99
Total for Use of Money and Property	**$18,106.29**	**$15,323.25**	**$421.99**
Sales of Property and Compensation for Loss			
2650 - Sales of Scrap and Excess Materials	-	$4,667.51	$2,938.95
2665 - Sales of Equipment	$13,970.00	$15,370.00	$30,795.00
Total for Sales of Property and Compensation for Loss	**$13,970.00**	**$20,037.51**	**$33,733.95**
Other Revenues			
2701 - Refunds of Prior Year Expenditures	$964.47	-	-
Total for Other Revenues	**$964.47**	**$0.00**	**$0.00**
State Aid			

DA - Highway Town-wide
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
3501 - State Aid Consolidated Highway Aid	$210,920.41	$140,463.86	$201,000.00
Total for State Aid	**$210,920.41**	**$140,463.86**	**$201,000.00**
Total for Revenues	**$1,110,764.17**	**$1,031,389.62**	**$1,058,551.94**
Total for Revenues and Other Sources	**$1,110,764.17**	**$1,031,389.62**	**$1,058,551.94**

DA - Highway Town-wide
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
Expenditures and Other Uses			
Expenditures			
Transportation			
Highway			
51101 - Maintenance of Roads - Personal Services	$127,410.23	$95,358.54	$146,904.51
51104 - Maintenance of Roads - Contractual	$143,910.37	$92,028.03	$175,585.54
51122 - Permanent Improvements Highway - Equipment and Capital Outlay	$241,594.90	$195,735.44	$206,000.00
51302 - Machinery - Equipment and Capital Outlay	$160,574.29	$25,694.77	$71,985.49
51304 - Machinery - Contractual	$179,663.98	$83,987.98	$97,117.59
51421 - Snow Removal - Personal Services	$137,989.26	$152,120.45	$131,722.03
51424 - Snow Removal - Contractual	$90,110.73	$102,428.60	$91,946.93
Total for Highway	**$1,081,253.76**	**$747,353.81**	**$921,262.09**
Total for Transportation	**$1,081,253.76**	**$747,353.81**	**$921,262.09**
Employee Benefits			
Employee Benefits			
90108 - State Retirement System - Employee Benefits	$29,025.00	$33,650.00	$24,675.50
90308 - Social Security - Employee Benefits	$20,302.89	$18,932.15	$21,314.97
90408 - Workers' Compensation - Employee Benefits	$13,105.10	$10,925.94	$9,055.20
90508 - Unemployment Insurance - Employee Benefits	-	$17,421.22	-
90558 - Disability Insurance - Employee Benefits	$137.90	$212.90	$300.00

DA - Highway Town-wide
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
90608 - Hospital, Medical and Dental Insurance - Employee Benefits	$131,729.81	$119,777.90	$100,449.77
90898 - Employee Benefits, Other (Specify) - Employee Benefits *uniforms*	$4,923.21	$7,221.28	$3,759.14
Total for Employee Benefits	**$199,223.91**	**$208,141.39**	**$159,554.58**
Total for Employee Benefits	**$199,223.91**	**$208,141.39**	**$159,554.58**
Debt Service			
Debt Service			
97206 - Installment Bonds - Debt Principal	-	-	$0.00
Total for Debt Service	**$0.00**	**$0.00**	**$0.00**
Total for Debt Service	**$0.00**	**$0.00**	**$0.00**
Total for Expenditures	**$1,280,477.67**	**$955,495.20**	**$1,080,816.67**
Total for Expenditures and Other Uses	**$1,280,477.67**	**$955,495.20**	**$1,080,816.67**

DA - Highway Town-wide
Changes in Fund Balance

	12/31/2024	12/31/2023	12/31/2022
Analysis of Changes in Fund Balance			
8021 - Fund Balance - Beginning of Year	$534,881.10	$458,986.68	$481,251.41
8022 - Restated Fund Balance - Beginning of Year	$534,881.10	$458,986.68	$481,251.41
Add Revenues and Other Sources	$1,110,764.17	$1,031,389.62	$1,058,551.94
Deduct Expenditures and Other Uses	$1,280,477.67	$955,495.20	$1,080,816.67
8029 - Fund Balance - End of Year	$365,167.60	$534,881.10	$458,986.68

DA - Highway Town-wide
Adopted Budget Summary

	12/31/2025	12/31/2024	12/31/2023
Estimated Revenues and Other Sources			
Estimated Revenue			
1049 - Est Rev - Property Taxes	$882,956.00	$834,929.00	$823,936.00
2399 - Est Rev - Intergovernmental Charges	$28,500.00	$28,500.00	$28,500.00
2499 - Est Rev - Use of Money and Property	$18,000.00	$10,000.00	$600.00
2699 - Est Rev - Sales of Property and Compensation for Loss	$2,000.00	$2,000.00	$2,000.00
3099 - Est Rev - State Aid	$170,000.00	$215,000.00	$204,000.00
Total for Estimated Revenue	**$1,101,456.00**	**$1,090,429.00**	**$1,059,036.00**
Estimated Other Sources			
599 - Appropriated Fund Balance	$138,644.00	$176,671.00	$112,064.00
Total for Estimated Other Sources	**$138,644.00**	**$176,671.00**	**$112,064.00**
Total for Estimated Revenues and Other Sources	**$1,240,100.00**	**$1,267,100.00**	**$1,171,100.00**

DA - Highway Town-wide
Adopted Budget Summary

	12/31/2025	12/31/2024	12/31/2023
Estimated Appropriations and Other Uses			
Estimated Appropriations			
5999 - App - Transportation	$911,500.00	$947,500.00	$894,500.00
9199 - App - Employee Benefits	$220,400.00	$211,400.00	$208,400.00
9899 - App - Debt Service	$18,200.00	$18,200.00	$18,200.00
Total for Estimated Appropriations	**$1,150,100.00**	**$1,177,100.00**	**$1,121,100.00**
Estimated Other Uses			
9999 - App - Interfund Transfers	$90,000.00	$90,000.00	$50,000.00
Total for Estimated Other Uses	**$90,000.00**	**$90,000.00**	**$50,000.00**
Total for Estimated Appropriations and Other Uses	**$1,240,100.00**	**$1,267,100.00**	**$1,171,100.00**

SF - Special District(s) Fire Protection
Balance Sheet

	12/31/2024	12/31/2023	12/31/2022
Assets and Deferred Outflows			
Assets			
Cash and Cash Equivalents			
200 - Cash	$1,826.99	$388.30	$1,785.36
Total for Cash and Cash Equivalents	**$1,826.99**	**$388.30**	**$1,785.36**
Total for Assets	**$1,826.99**	**$388.30**	**$1,785.36**
Total for Assets and Deferred Outflows	**$1,826.99**	**$388.30**	**$1,785.36**

SF - Special District(s) Fire Protection
Balance Sheet

	12/31/2024	12/31/2023	12/31/2022
Liabilities, Deferred Inflows and Fund Balances			
Fund Balance			
Assigned Fund Balance			
915 - Assigned Unappropriated Fund Balance	$1,826.99	$388.30	$1,785.36
Total for Assigned Fund Balance	**$1,826.99**	**$388.30**	**$1,785.36**
Total for Fund Balance	**$1,826.99**	**$388.30**	**$1,785.36**
Total for Liabilities, Deferred Inflows and Fund Balances	**$1,826.99**	**$388.30**	**$1,785.36**

SF - Special District(s) Fire Protection
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
Revenues and Other Sources			
Revenues			
Property Taxes			
1001 - Real Property Taxes	$241,580.69	$146,642.94	$146,259.88
Total for Property Taxes	**$241,580.69**	**$146,642.94**	**$146,259.88**
Total for Revenues	**$241,580.69**	**$146,642.94**	**$146,259.88**
Total for Revenues and Other Sources	**$241,580.69**	**$146,642.94**	**$146,259.88**

SF - Special District(s) Fire Protection
Results of Operations

	12/31/2024	12/31/2023	12/31/2022
Expenditures and Other Uses			
Expenditures			
Public Safety			
Fire Protection			
34104 - Fire Protection - Contractual	$240,142.00	$148,040.00	$145,138.00
Total for Fire Protection	**$240,142.00**	**$148,040.00**	**$145,138.00**
Total for Public Safety	**$240,142.00**	**$148,040.00**	**$145,138.00**
Total for Expenditures	**$240,142.00**	**$148,040.00**	**$145,138.00**
Total for Expenditures and Other Uses	**$240,142.00**	**$148,040.00**	**$145,138.00**

SF - Special District(s) Fire Protection
Changes in Fund Balance

	12/31/2024	12/31/2023	12/31/2022
Analysis of Changes in Fund Balance			
8021 - Fund Balance - Beginning of Year	$388.30	$1,785.36	$663.48
8022 - Restated Fund Balance - Beginning of Year	$388.30	$1,785.36	$663.48
Add Revenues and Other Sources	$241,580.69	$146,642.94	$146,259.88
Deduct Expenditures and Other Uses	$240,142.00	$148,040.00	$145,138.00
8029 - Fund Balance - End of Year	$1,826.99	$388.30	$1,785.36

K - Schedule of Non-Current Government Assets
Schedule of Non-Current Government Assets

	12/31/2024	12/31/2023	12/31/2022
Non-Current Assets			
Depreciable Capital Assets			
102 - Buildings	$3,000,000.00	$3,000,950.00	$3,095,592.00
104 - Machinery and Equipment	$2,190,250.00	$2,175,100.00	$2,142,171.00
Total for Depreciable Capital Assets	**$5,190,250.00**	**$5,176,050.00**	**$5,237,763.00**
Other Non-Current Assets			
108 - Net Pension Asset Proportionate Share	-	-	$147,499.00
Total for Other Non-Current Assets	**$0.00**	**$0.00**	**$147,499.00**
Total for Non-Current Assets	**$5,190,250.00**	**$5,176,050.00**	**$5,385,262.00**

W - Schedule of Non-Current Government Liabilities
Schedule of Non-Current Government Liabilities

	12/31/2024	12/31/2023	12/31/2022
Long-Term Obligations			
Debt Obligations			
685 - Installment Purchase Contract Debt	$59,999.40	$84,250.00	$108,501.19
Total for Debt Obligations	**$59,999.40**	**$84,250.00**	**$108,501.19**
Other Long-Term Obligations			
638 - Net Pension Liability Proportionate Share	$314,655.00	$430,056.00	$0.00
Total for Other Long-Term Obligations	**$314,655.00**	**$430,056.00**	**$0.00**
Total for Long-Term Obligations	**$374,654.40**	**$514,306.00**	**$108,501.19**

Supplemental Schedules

The Supplemental Schedules includes the following schedules:

- Statement of Indebtedness
- Bond Repayment
- Bank Reconciliation
- Employee and Retiree Benefits

Statement of Indebtedness
Debt Summary

Debt Type	Beginning Balance	Debt Issued	Principal Paid	Paid From debt Proceeds	Accreted Interest	Prior Year Adjustment	Ending Balance
Installment Purchase Contract	$84,250.00	$0.00	$24,250.60	$0.00	$0.00	$0.00	$59,999.40
Total	$84,250.00	$0.00	$24,250.60	$0.00	$0.00	$0.00	$59,999.40

Statement of Indebtedness
Debt Records

Debt Type/ Purpose	Lender Name	Issue Date	Maturity Date	Beginning Balance	Debt Issued	Principal Paid	Paid From Debt Proceeds	Prior Year Adjustment	Accreted Interest	Ending Balance
Installment Purchase Contract lighting project		1/1/20	1/1/29	$75,700.00	$0.00	$15,700.60	$0.00	$0.00	$0.00	$59,999.40
Installment Purchase Contract mower		1/1/20	1/1/24	$8,550.00	$0.00	$8,550.00	$0.00	$0.00	$0.00	$0.00

Bond Repayment

Fiscal Year Ending	Bond Principal Due	Bond Interest Due	Total Due	Remaining Principal Balance
2025	$0.00	$0.00	$0.00	$0.00
Total	$0.00	$0.00	$0.00	
$0.00 Total Bond Ending Balance for Statement of Indebtedness.				

Bank Reconciliation

Accounts

Account No.	Account Type	Associated Fund(s)	Bank Balance	Deposits In Transit	Outstanding Checks	Adjustments	Total
3	reserve	A	$50,416.82	$0.00	$0.00	$0.00	$50,416.82
2942	Savings	A	$1,236,521.37	$0.00	$0.00	$0.00	$1,236,521.37
2065	reserve	A	$132,217.14	$0.00	$0.00	$0.00	$132,217.14
2049	reserve	A	$59,095.23	$0.00	$0.00	$0.00	$59,095.23
2955	Savings	DA	$73,300.57	$0.00	$0.00	$0.00	$73,300.57
2057	reserve	DA	$42,658.55	$0.00	$0.00	$0.00	$42,658.55
7656	Checking	SF	$1,826.99	$0.00	$0.00	$0.00	$1,826.99
8047	Checking	A	$10,975.93	$0.00	$0.00	$0.00	$10,975.93
5920	Checking	A	$16,005.19	$15,143.60	$0.00	$0.00	$31,148.79
4757	Checking	DA	$230,997.10	$0.00	$0.00	$0.00	$230,997.10
5904	Checking	A	$203,017.08	$0.00	$0.00	$9,997.57	$213,014.65
1	Certificate of Deposit (CD)	A	$1,059,587.50	$0.00	$0.00	$0.00	$1,059,587.50

Accounts

Account No.	Account Type	Associated Fund(s)	Bank Balance	Deposits In Transit	Outstanding Checks	Adjustments	Total
2	Savings	A	$625,475.11	$0.00	$0.00	$0.00	$625,475.11
4	reserve	A	$25,400.84	$0.00	$0.00	$0.00	$25,400.84
2073	reserve	A	$99,672.99	$0.00	$0.00	$0.00	$99,672.99
		Total	$3,867,168.41	$15,143.60	$0.00	$9,997.57	$3,892,309.58
						Total Cash From Financials	$3,892,309.58

Bank Reconciliation

Collateralization of Cash

Total Bank Balance	$3,867,168.41
FDIC Insurance	$390,291.41
Collateralized with Securities held in possession of the municipality or its agent or otherwise secured	$3,476,877.00
Total of FDIC Insurance and Collateralized with securities held in possession of the municipality or its agent or otherwise secured	$3,867,168.41

Investments and Collateralization of Investments

Investments From Financials	$0.00
Market Value as of Fiscal Year End Date	$0.00
Collateralized with Securities held in possession of the municipality or its agent or otherwise secured	$0.00

Employee and Retiree Benefits

Total Number

Full Time Employees	Part Time Employees	Volunteers with Paid Benefits	Retirees with Paid Benefits
10	55		10

Number Receving Benefits

Benefit	Amount	Full Time	Part Time	Volunteer	Retiree
State Retirement System	$69,988.00	10	7		
Police Retirement					
Fire Retirement					
Local Pension Fund					
Social Security	$78,010.07	10	55		0
Worker's Compensation	$18,885.10	10	12		
Life Insurance					
Unemployment Insurance	$18,384.69		5		
Disability Insurance	$616.50	10	12		
Hospital, Medical and Dental Insurance	$235,726.62	8	5		9
Union Welfare Benefits					
Supplemental Benefit Payments to Disabled Firefighters					
Employee Benefits,Other	$4,923.21	6			
Total Employee Benefits Paid	$426,534.19				

Caroga Lake Recreation & Redevelopment Project

CFA 161036

2023 Town
Financial Documents

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Town of Caroga
Annual Financial Report
For the Fiscal Period 01/01/2023 - 12/31/2023

Town of Caroga

Annual Financial Report

For the Fiscal Period 01/01/2023 - 12/31/2023

Authorization

Article 3, Section 30 of the General Municipal Law

1. ***Every Municipal Corporation*** shall annually make a report of its financial condition to the Comptroller. Such report shall be made by the Chief Fiscal Officer of such Municipal Corporation***
5. All reports shall be certified by the officer making the same and shall be filed with the Comptroller*** it shall be the duty of the incumbent officer at the time such reports are required to be filed with the Comptroller to file such report***

Certification Statement

I, Joanne Young (24912017), hereby certify that I am the Chief Financial Officer of the Town of Caroga, and that the information provided in the Annual Financial Report of the Town of Caroga for the fiscal year ended 12/31/2023, is true and correct to the best of my knowledge and belief.

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Town of Caroga

Annual Financial Report

For the Fiscal Period 01/01/2023 - 12/31/2023

Financial Statements

Financial information for the following funds and accounts groups are included in the Annual Financial Report filed by your government for the fiscal year ended 2023 and has been used by the OSC as the basis for preparing this Annual Financial Report for the fiscal year ended 2023:

List of funds being used

- A - General
- DA - Highway Town-wide
- H - Capital Projects
- SF - Special District(s) Fire Protection
- K - Schedule of Non-Current Government Assets
- W - Schedule of Non-Current Government Liabilities

All amounts included in this Annual Financial Report for 2023 represent data filed by your government with OSC as reviewed and adjusted where necessary.

Town of Caroga

Annual Financial Report

For the Fiscal Period 01/01/2023 - 12/31/2023

A - General
Balance Sheet

	12/31/2023	12/31/2022	12/31/2021
Assets and Deferred Outflows			
Assets			
Cash and Cash Equivalents			
200 - Cash	$226,250.92	$127,560.17	$498,954.53
201 - Cash In Time Deposits	$1,137,789.04	$1,772,566.54	$1,638,042.96
210 - Petty Cash	$1,200.00	$1,100.00	$1,350.00
Total for Cash and Cash Equivalents	**$1,365,239.96**	**$1,901,226.71**	**$2,138,347.49**
Restricted Cash and Cash Equivalents			
230 - Cash Special Reserves	$1,885,396.04	$1,237,605.70	$197,431.57
Total for Restricted Cash and Cash Equivalents	**$1,885,396.04**	**$1,237,605.70**	**$197,431.57**
Due From			
440 - Due from Other Governments	-	$111,199.32	$114,791.72
Total for Due From	**$0.00**	**$111,199.32**	**$114,791.72**
Total for Assets	**$3,250,636.00**	**$3,250,031.73**	**$2,450,570.78**
Total for Assets and Deferred Outflows	**$3,250,636.00**	**$3,250,031.73**	**$2,450,570.78**

A - General
Balance Sheet

	12/31/2023	12/31/2022	12/31/2021
Liabilities, Deferred Inflows and Fund Balances			
Liabilities			
Payables			
600 - Accounts Payable	$19,585.68	$77,465.43	$37,837.44
Total for Payables	**$19,585.68**	**$77,465.43**	**$37,837.44**
Payroll Liabilities			
710 - Consolidated Payroll	$169.36	$791.85	$55.85
Total for Payroll Liabilities	**$169.36**	**$791.85**	**$55.85**
Due to			
718 - State Retirement	$1,410.62	$637.96	-
Total for Due to	**$1,410.62**	**$637.96**	**$0.00**
Other Liabilities			
720 - Group Insurance	-	$965.42	$864.98
Total for Other Liabilities	**$0.00**	**$965.42**	**$864.98**
Total for Liabilities	**$21,165.66**	**$79,860.66**	**$38,758.27**
Fund Balance			
Restricted Fund Balance			
863 - Insurance Reserve	$1,000,000.00	$1,000,000.00	$1,000,000.00
878 - Capital Reserve	$885,396.04	$237,605.70	$197,431.57

A - General
Balance Sheet

	12/31/2023	12/31/2022	12/31/2021
Total for Restricted Fund Balance	**$1,885,396.04**	**$1,237,605.70**	**$1,197,431.57**
Assigned Fund Balance			
914 - Assigned Appropriated Fund Balance	$334,315.00	$345,476.00	$277,477.00
Total for Assigned Fund Balance	**$334,315.00**	**$345,476.00**	**$277,477.00**
Unassigned Fund Balance			
917 - Unassigned Fund Balance	$1,009,759.30	$1,587,089.37	$936,903.94
Total for Unassigned Fund Balance	**$1,009,759.30**	**$1,587,089.37**	**$936,903.94**
Total for Fund Balance	**$3,229,470.34**	**$3,170,171.07**	**$2,411,812.51**
Total for Liabilities, Deferred Inflows and Fund Balances	**$3,250,636.00**	**$3,250,031.73**	**$2,450,570.78**

A - General
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Revenues and Other Sources			
Revenues			
Property Taxes			
1001 - Real Property Taxes	$177,887.87	$162,763.26	$161,840.06
Total for Property Taxes	**$177,887.87**	**$162,763.26**	**$161,840.06**
Property Tax Items			
1089 - Other Tax Items	$1,270.23	-	-
1090 - Interest and Penalties on Real Prop Taxes	$5,204.83	$4,745.00	$6,032.10
Total for Property Tax Items	**$6,475.06**	**$4,745.00**	**$6,032.10**
Non-Property Tax Items			
1120 - Non Property Tax Distribution by County	$865,549.12	$861,722.66	$837,407.69
1170 - Franchise Tax	$29,571.38	$29,466.23	$29,537.50
Total for Non-Property Tax Items	**$895,120.50**	**$891,188.89**	**$866,945.19**
Departmental Income			
1255 - Clerk Fees	$909.19	$656.74	$1,971.01
2012 - Recreational Concessions	$22,703.54	$17,915.48	$17,342.76
2025 - Special Recreational Facility Charges	$293,009.28	$271,865.62	$226,152.37
2089 - Other Culture and Recreation Income	$5,543.64	$4,413.04	-
2110 - Zoning Fees	$250.00	$1,100.00	$905.00
2115 - Planning Board Fees	$2,000.00	$1,400.00	$1,300.00
2130 - Refuse and Garbage Charges	$18,457.50	$17,948.50	$18,037.50

A - General
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Total for Departmental Income	**$342,873.15**	**$315,299.38**	**$265,708.64**
Intergovernmental Charges			
2350 - Youth Recreation Services Other Governments *summer youth program*	$10,894.42	$10,000.00	$8,249.15
2376 - Refuse and Garbage Services Other Governments *garbage pickup neighboring town*	$21,000.00	$21,000.00	$21,000.00
Total for Intergovernmental Charges	**$31,894.42**	**$31,000.00**	**$29,249.15**
Use of Money and Property			
2401 - Interest and Earnings	$53,091.51	$4,866.59	$6,762.33
2410 - Rental of Real Property	$9,000.00	$12,000.00	$15,275.00
Total for Use of Money and Property	**$62,091.51**	**$16,866.59**	**$22,037.33**
Licenses and Permits			
2501 - Business and Occupational License	$2,610.00	$2,510.00	$2,105.00
2544 - Dog Licenses	$1,356.00	$1,445.00	$1,458.00
2555 - Building and Alteration Permits	$39,942.89	$27,460.00	$27,401.27
Total for Licenses and Permits	**$43,908.89**	**$31,415.00**	**$30,964.27**
Fines and Forfeitures			
2610 - Fines and Forfeited Bail	$7,717.50	$6,390.50	$10,793.00
Total for Fines and Forfeitures	**$7,717.50**	**$6,390.50**	**$10,793.00**
Sales of Property and Compensation for Loss			
2655 - Sales Other	-	$4,930.00	$10.00
2680 - Insurance Recoveries	$11,065.00	$852,083.56	$1,338,342.36

A - General
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Total for Sales of Property and Compensation for Loss	**$11,065.00**	**$857,013.56**	**$1,338,352.36**
Other Revenues			
2701 - Refunds of Prior Year Expenditures	$34,528.52	-	$14,243.88
2705 - Gifts and Donations	$24,302.00	$940.00	-
2750 - AIM Related Payments	-	$0.00	$5,369.00
2770 - Unclassified *lighting rebate*	$5,493.34	$99.75	$1,267.38
Total for Other Revenues	**$64,323.86**	**$1,039.75**	**$20,880.26**
State Aid			
3001 - State Aid Revenue Sharing	$5,369.00	$5,369.00	-
3005 - State Aid Mortgage Tax	$28,201.17	$54,686.57	$53,650.72
3089 - State Aid Other	-	$0.00	$103,151.47
3889 - State Aid Other Culture and Recreation	$8,063.00	$10,036.57	-
Total for State Aid	**$41,633.17**	**$70,092.14**	**$156,802.19**
Federal Aid			
4089 - Federal Aid Other	-	$59,743.40	$59,500.49
Total for Federal Aid	**$0.00**	**$59,743.40**	**$59,500.49**
Total for Revenues	**$1,684,990.93**	**$2,447,557.47**	**$2,969,105.04**
Total for Revenues and Other Sources	**$1,684,990.93**	**$2,447,557.47**	**$2,969,105.04**

A - General
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Expenditures and Other Uses			
Expenditures			
General Government Support			
Legislative Board			
10101 - Legislative Board - Personal Services	$14,400.00	$14,000.16	$12,175.00
10104 - Legislative Board - Contractual	$1,081.59	$6,356.26	$75.00
Total for Legislative Board	**$15,481.59**	**$20,356.42**	**$12,250.00**
Judicial			
11101 - Municipal Court - Personal Services	$23,470.08	$22,785.00	$19,819.92
11104 - Municipal Court - Contractual	$1,401.78	$1,309.21	$1,174.79
Total for Judicial	**$24,871.86**	**$24,094.21**	**$20,994.71**
Executive			
12201 - Supervisor - Personal Services	$19,071.02	$21,089.50	$16,154.04
12202 - Supervisor - Equipment and Capital Outlay	-	-	$0.00
12204 - Supervisor - Contractual	$7,449.67	$5,531.90	$5,034.72
Total for Executive	**$26,520.69**	**$26,621.40**	**$21,188.76**
Finance			
13201 - Auditor - Personal Services	$27,060.02	$26,269.88	$25,504.96
13401 - Budget - Personal Services	$3,099.98	$3,007.94	$2,920.06
13551 - Assessment - Personal Services	$28,124.78	$27,613.08	$24,643.05

A - General
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
13554 - Assessment - Contractual	$2,000.76	$2,280.34	$2,728.73
Total for Finance	**$60,285.54**	**$59,171.24**	**$55,796.80**
Municipal Staff			
14101 - Clerk - Personal Services	$47,653.84	$47,091.40	$46,533.57
14102 - Clerk - Equipment and Capital Outlay	$38.69	$4,285.00	-
14104 - Clerk - Contractual	$6,476.49	$7,049.27	$5,754.02
14204 - Law - Contractual	$23,149.65	$11,587.48	$14,277.00
14304 - Personnel - Contractual	-	-	$0.00
14404 - Engineer - Contractual	$11,467.12	$45,008.50	$4,930.00
14504 - Elections - Contractual	$5,496.75	$4,316.76	$2,923.34
Total for Municipal Staff	**$94,282.54**	**$119,338.41**	**$74,417.93**
Shared Services			
16201 - Operation of Plant - Personal Services	$16,567.58	$16,359.24	$15,298.28
16204 - Operation of Plant - Contractual	$120,543.07	$113,420.50	$183,410.91
16504 - Central Communication System - Contractual	-	-	$5,000.00
16704 - Central Printing and Mailing - Contractual	$4,334.59	$3,376.11	$2,860.97
Total for Shared Services	**$141,445.24**	**$133,155.85**	**$206,570.16**
Special Items			
19104 - Unallocated Insurance - Contractual	$58,774.68	$56,421.06	$48,159.09
19204 - Municipal Association Dues - Contractual	$1,931.00	$1,620.00	$1,780.00
19504 - Taxes and Assessments on Municipal Property - Contractual	$257.03	$266.99	$267.40
Total for Special Items	**$60,962.71**	**$58,308.05**	**$50,206.49**

A - General
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Total for General Government Support	**$423,850.17**	**$441,045.58**	**$441,424.85**
Public Safety			
Traffic Control			
33104 - Traffic Control - Contractual	$1,946.58	$1,860.70	$2,644.73
Total for Traffic Control	**$1,946.58**	**$1,860.70**	**$2,644.73**
Animal Control			
35101 - Dog Control - Personal Services	$5,868.96	$5,868.96	$5,868.96
35204 - Other Animal Controls - Contractual	$750.00	$600.00	$600.00
Total for Animal Control	**$6,618.96**	**$6,468.96**	**$6,468.96**
Other Public Safety			
36201 - Safety Inspection - Personal Services	$57,636.65	$98,544.78	$93,146.00
36204 - Safety Inspection - Contractual	$6,015.87	$5,466.87	$3,990.01
Total for Other Public Safety	**$63,652.52**	**$104,011.65**	**$97,136.01**
Total for Public Safety	**$72,218.06**	**$112,341.31**	**$106,249.70**
Health			
Public Health Program			
40104 - Public Health - Contractual	$185.00	$285.00	-
40201 - Registrar of Vital Statistics - Personal Services	$835.90	$835.90	$811.98
40204 - Registrar of Vital Statistics - Contractual	$43.86	$34.96	-

A - General
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
40501 - Public Health, Other - Personal Services *Black fly mitigation*	$25,372.93	$24,859.33	$24,466.24
40504 - Public Health, Other - Contractual *Black fly mitigation*	$6,325.41	$12,671.62	$1,624.79
Total for Public Health Program	**$32,763.10**	**$38,686.81**	**$26,903.01**
Total for Health	**$32,763.10**	**$38,686.81**	**$26,903.01**
Transportation			
Highway			
50101 - Highway and Street Administration - Personal Services	$55,966.89	$54,592.08	$52,208.25
50104 - Highway and Street Administration - Contractual	$2,043.16	$2,105.11	$800.31
51324 - Garage - Contractual	$31,043.26	$36,244.13	$29,092.72
51824 - Street Lighting - Contractual	$22,373.19	$43,236.34	$39,014.00
Total for Highway	**$111,426.50**	**$136,177.66**	**$121,115.28**
Total for Transportation	**$111,426.50**	**$136,177.66**	**$121,115.28**
Economic Assistance and Opportunity			
Economic Opportunity and Development			
64104 - Publicity - Contractual	$1,758.00	$2,693.50	$2,603.90
67724 - Programs for the Aging - Contractual	$3,500.00	$3,325.00	$1,439.00
Total for Economic Opportunity and Development	**$5,258.00**	**$6,018.50**	**$4,042.90**
Total for Economic Assistance and Opportunity	**$5,258.00**	**$6,018.50**	**$4,042.90**

A - General
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Culture and Recreation			
Recreation			
71451 - Joint Recreation Projects - Personal Services	$62,934.00	$24,267.50	$42,135.00
71454 - Joint Recreation Projects - Contractual	$20,675.31	$18,677.92	$11,133.21
71801 - Special Recreation Facilities - Personal Services	$185,229.71	$160,153.91	$136,871.25
71802 - Special Recreation Facilities - Equipment and Capital Outlay	$36,599.00	$63,748.96	$337,397.50
71804 - Special Recreation Facilities - Contractual	$84,008.38	$47,752.25	$86,378.10
73101 - Youth Programs - Personal Services	$19,564.84	$17,506.67	$14,776.99
73104 - Youth Programs - Contractual	$2,224.00	$5,961.03	$2,721.28
Total for Recreation	**$411,235.24**	**$338,068.24**	**$631,413.33**
Culture			
74504 - Museum/Art Gallery - Contractual	$4,000.00	$5,000.00	$2,500.00
75101 - Historian - Personal Services	$700.00	$700.00	$700.00
75104 - Historian - Contractual	$40.00	-	-
75504 - Celebrations - Contractual	$948.13	$7,538.02	$10,451.03
Total for Culture	**$5,688.13**	**$13,238.02**	**$13,651.03**
Total for Culture and Recreation	**$416,923.37**	**$351,306.26**	**$645,064.36**
Home and Community Services			
General Environment			
80101 - Zoning - Personal Services	$600.00	$600.00	-
80104 - Zoning - Contractual	$146.56	$325.67	$213.99

A - General
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
80201 - Planning and Surveys - Personal Services	$1,400.00	$2,200.00	-
80204 - Planning and Surveys - Contractual	$461.30	$712.71	$512.25
80901 - Environmental Control - Personal Services	$92,502.30	$105,395.67	$87,315.05
80902 - Environmental Control - Equipment and Capital Outlay	$44,738.00	$2,568.93	-
80904 - Environmental Control - Contractual	$21,392.04	$12,961.18	$10,854.22
Total for General Environment	**$161,240.20**	**$124,764.16**	**$98,895.51**
Sanitation			
81601 - Refuse and Garbage - Personal Services	$50,563.82	$47,485.62	$42,219.82
81602 - Refuse and Garbage - Equipment and Capital Outlay	$20,000.00	-	$0.00
81604 - Refuse and Garbage - Contractual	$39,502.24	$48,298.97	$38,114.71
81614 - Landfill Closure and Post Closure - Contractual	$4,738.15	$3,380.81	$3,869.54
Total for Sanitation	**$114,804.21**	**$99,165.40**	**$84,204.07**
Special Services			
89894 - Home and Community Services, Other - Contractual *snowmobile club, fish stocking*	$5,000.00	$9,000.00	$4,300.00
Total for Special Services	**$5,000.00**	**$9,000.00**	**$4,300.00**
Total for Home and Community Services	**$281,044.41**	**$232,929.56**	**$187,399.58**
Employee Benefits			
Employee Benefits			
90108 - State Retirement System - Employee Benefits	$39,530.00	$35,581.50	$34,238.00
90308 - Social Security - Employee Benefits	$58,028.20	$56,127.34	$51,105.35
90408 - Workers' Compensation - Employee Benefits	$5,780.00	$5,680.00	$6,650.00

A - General
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
90508 - Unemployment Insurance - Employee Benefits	$10,248.21	$7,548.28	$3,411.00
90558 - Disability Insurance - Employee Benefits	$300.00	$277.10	$282.20
90608 - Hospital, Medical and Dental Insurance - Employee Benefits	$141,171.70	$155,975.95	$137,035.96
Total for Employee Benefits	**$255,058.11**	**$261,190.17**	**$232,722.51**
Total for Employee Benefits	**$255,058.11**	**$261,190.17**	**$232,722.51**
Debt Service			
Debt Service			
97856 - Installment Purchase Debt - Debt Principal	$24,250.60	$24,250.60	$24,250.60
97857 - Installment Purchase Debt - Debt Interest	$2,899.34	$2,899.34	$2,849.40
Total for Debt Service	**$27,149.94**	**$27,149.94**	**$27,100.00**
Total for Debt Service	**$27,149.94**	**$27,149.94**	**$27,100.00**
Total for Expenditures	**$1,625,691.66**	**$1,606,845.79**	**$1,792,022.19**
Other Uses			
Interfund Transfers			
Interfund Transfers			
99509 - Transfers to Capital Projects Fund - Interfund Transfer	-	$82,353.31	-
Total for Interfund Transfers	**$0.00**	**$82,353.31**	**$0.00**
Total for Interfund Transfers	**$0.00**	**$82,353.31**	**$0.00**

A - General
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Total for Other Uses	**$0.00**	**$82,353.31**	**$0.00**
Total for Expenditures and Other Uses	**$1,625,691.66**	**$1,689,199.10**	**$1,792,022.19**

A - General
Changes in Fund Balance

	12/31/2023	12/31/2022	12/31/2021
Analysis of Changes in Fund Balance			
8021 - Fund Balance - Beginning of Year	$3,170,171.07	$2,411,812.70	$1,234,729.85
8022 - Restated Fund Balance - Beginning of Year	$3,170,171.07	$2,411,812.70	$1,234,729.85
Add Revenues and Other Sources	$1,684,990.93	$2,447,557.47	$2,969,105.04
Deduct Expenditures and Other Uses	$1,625,691.66	$1,689,199.10	$1,792,022.19
8029 - Fund Balance - End of Year	$3,229,470.34	$3,170,171.07	$2,411,812.70

A - General
Adopted Budget Summary

	12/31/2024	12/31/2023	12/31/2022
Estimated Revenues and Other Sources			
Estimated Revenue			
1049 - Est Rev - Property Taxes	$201,090.00	$177,805.00	$162,684.00
1099 - Est Rev - Property Tax Items	$5,000.00	$5,000.00	$5,000.00
1199 - Est Rev - Non-Property Tax Items	$779,500.00	$754,500.00	$709,500.00
1299 - Est Rev - Departmental Income	-	$800.00	$800.00
2199 - Est Rev - Departmental Income	$800.00	-	-
2399 - Est Rev - Intergovernmental Charges	$314,500.00	$309,500.00	$272,850.00
2499 - Est Rev - Use of Money and Property	$63,000.00	$33,750.00	$33,750.00
2599 - Est Rev - Licenses and Permits	$28,950.00	$23,950.00	$21,950.00
2649 - Est Rev - Fines and Forfeitures	$10,000.00	$10,000.00	$10,000.00
2699 - Est Rev - Sales of Property and Compensation for Loss	-	$2,500.00	$350,000.00
2799 - Est Rev - Other Revenues	$114,100.00	$30,550.00	$550.00
3099 - Est Rev - State Aid	$25,369.00	$92,469.00	$154,600.00
Total for Estimated Revenue	**$1,542,309.00**	**$1,440,824.00**	**$1,721,684.00**
Estimated Other Sources			
599 - Appropriated Fund Balance	$334,315.00	$345,476.00	$277,477.00
Total for Estimated Other Sources	**$334,315.00**	**$345,476.00**	**$277,477.00**
Total for Estimated Revenues and Other Sources	**$1,876,624.00**	**$1,786,300.00**	**$1,999,161.00**

A - General
Adopted Budget Summary

	12/31/2024	12/31/2023	12/31/2022
Estimated Appropriations and Other Uses			
Estimated Appropriations			
1999 - App - General Government Support	$471,545.00	$470,090.00	$749,074.00
3999 - App - Public Safety	$74,799.00	$91,469.00	$113,469.00
4999 - App - Health	$36,280.00	$35,561.00	$35,346.00
5999 - App - Transportation	$110,730.00	$103,010.00	$113,592.00
6999 - App - Economic Assistance and Opportunity	$9,250.00	$9,250.00	$9,250.00
7999 - App - Culture and Recreation	$397,960.00	$427,360.00	$379,250.00
8999 - App - Home and Community Services	$299,780.00	$247,280.00	$248,000.00
9199 - App - Employee Benefits	$314,080.00	$305,080.00	$283,980.00
Total for Estimated Appropriations	**$1,714,424.00**	**$1,689,100.00**	**$1,931,961.00**
Estimated Other Uses			
9999 - App - Interfund Transfers	$162,200.00	$97,200.00	$67,200.00
Total for Estimated Other Uses	**$162,200.00**	**$97,200.00**	**$67,200.00**
Total for Estimated Appropriations and Other Uses	**$1,876,624.00**	**$1,786,300.00**	**$1,999,161.00**

DA - Highway Town-wide
Balance Sheet

	12/31/2023	12/31/2022	12/31/2021
Assets and Deferred Outflows			
Assets			
Cash and Cash Equivalents			
200 - Cash	$71,388.44	$295,712.93	$226,357.27
201 - Cash In Time Deposits	$337,450.50	$144,439.49	$154,197.50
Total for Cash and Cash Equivalents	**$408,838.94**	**$440,152.42**	**$380,554.77**
Restricted Cash and Cash Equivalents			
231 - Cash In Time Deposits Special Reserves	$163,307.98	$41,058.12	$31,005.58
Total for Restricted Cash and Cash Equivalents	**$163,307.98**	**$41,058.12**	**$31,005.58**
Due From			
410 - Due from State and Federal Government	-	-	$79,764.50
Total for Due From	**$0.00**	**$0.00**	**$79,764.50**
Total for Assets	**$572,146.92**	**$481,210.54**	**$491,324.85**
Total for Assets and Deferred Outflows	**$572,146.92**	**$481,210.54**	**$491,324.85**

DA - Highway Town-wide
Balance Sheet

	12/31/2023	12/31/2022	12/31/2021
Liabilities, Deferred Inflows and Fund Balances			
Liabilities			
Payables			
600 - Accounts Payable	$37,265.52	$22,223.86	$9,743.44
Total for Payables	**$37,265.52**	**$22,223.86**	**$9,743.44**
Other Liabilities			
717 - Deferred Compensation	-	-	$330.00
Total for Other Liabilities	**$0.00**	**$0.00**	**$330.00**
Total for Liabilities	**$37,265.52**	**$22,223.86**	**$10,073.44**
Fund Balance			
Restricted Fund Balance			
878 - Capital Reserve	$163,307.98	$41,058.12	$31,005.58
Total for Restricted Fund Balance	**$163,307.98**	**$41,058.12**	**$31,005.58**
Assigned Fund Balance			
914 - Assigned Appropriated Fund Balance	$176,671.00	$112,064.00	$56,398.00
915 - Assigned Unappropriated Fund Balance	$194,902.42	$305,864.56	$393,847.83
Total for Assigned Fund Balance	**$371,573.42**	**$417,928.56**	**$450,245.83**
Total for Fund Balance	**$534,881.40**	**$458,986.68**	**$481,251.41**

DA - Highway Town-wide
Balance Sheet

	12/31/2023	12/31/2022	12/31/2021
Total for Liabilities, Deferred Inflows and Fund Balances	**$572,146.92**	**$481,210.54**	**$491,324.85**

DA - Highway Town-wide
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Revenues and Other Sources			
Revenues			
Property Taxes			
1001 - Real Property Taxes	$823,936.00	$794,652.00	$790,000.00
Total for Property Taxes	**$823,936.00**	**$794,652.00**	**$790,000.00**
Intergovernmental Charges			
2302 - Snow Removal Services Other Governments *plow county roads*	$31,629.00	$28,744.00	$28,744.00
2389 - Miscellaneous Revenue Other Governments	-	-	$5,582.00
Total for Intergovernmental Charges	**$31,629.00**	**$28,744.00**	**$34,326.00**
Use of Money and Property			
2401 - Interest and Earnings	$15,323.25	$421.99	$528.06
Total for Use of Money and Property	**$15,323.25**	**$421.99**	**$528.06**
Sales of Property and Compensation for Loss			
2650 - Sales of Scrap and Excess Materials	$4,667.51	$2,938.95	$1,200.00
2665 - Sales of Equipment	$15,370.00	$30,795.00	-
Total for Sales of Property and Compensation for Loss	**$20,037.51**	**$33,733.95**	**$1,200.00**
State Aid			
3501 - State Aid Consolidated Highway Aid	$140,463.86	$201,000.00	$144,788.12
3960 - State Aid Emergency Disaster Assistance	-	-	$16,224.46

DA - Highway Town-wide
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Total for State Aid	**$140,463.86**	**$201,000.00**	**$161,012.58**
Total for Revenues	**$1,031,389.62**	**$1,058,551.94**	**$987,066.64**
Total for Revenues and Other Sources	**$1,031,389.62**	**$1,058,551.94**	**$987,066.64**

DA - Highway Town-wide
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Expenditures and Other Uses			
Expenditures			
Transportation			
Highway			
51101 - Maintenance of Roads - Personal Services	$95,358.54	$146,904.51	$139,185.00
51104 - Maintenance of Roads - Contractual	$92,028.03	$175,585.54	$95,322.12
51122 - Permanent Improvements Highway - Equipment and Capital Outlay	$195,735.44	$206,000.00	$102,155.66
51302 - Machinery - Equipment and Capital Outlay	$25,694.77	$71,985.49	$82,426.86
51304 - Machinery - Contractual	$83,987.98	$97,117.59	$34,657.83
51421 - Snow Removal - Personal Services	$152,120.45	$131,722.03	$118,552.68
51424 - Snow Removal - Contractual	$102,428.60	$91,946.93	$62,695.39
Total for Highway	**$747,353.81**	**$921,262.09**	**$634,995.54**
Total for Transportation	**$747,353.81**	**$921,262.09**	**$634,995.54**
Employee Benefits			
Employee Benefits			
90108 - State Retirement System - Employee Benefits	$33,650.00	$24,675.50	$32,685.00
90308 - Social Security - Employee Benefits	$18,932.15	$21,314.97	$20,099.35
90408 - Workers' Compensation - Employee Benefits	$10,925.94	$9,055.20	$8,489.93
90508 - Unemployment Insurance - Employee Benefits	$17,421.22	-	-
90558 - Disability Insurance - Employee Benefits	$212.90	$300.00	$300.00

DA - Highway Town-wide
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
90608 - Hospital, Medical and Dental Insurance - Employee Benefits	$119,777.90	$100,449.77	$107,701.66
90898 - Employee Benefits, Other (Specify) - Employee Benefits *uniforms*	$7,221.28	$3,759.14	$7,379.04
Total for Employee Benefits	**$208,141.39**	**$159,554.58**	**$176,654.98**
Total for Employee Benefits	**$208,141.39**	**$159,554.58**	**$176,654.98**
Debt Service			
Debt Service			
97206 - Installment Bonds - Debt Principal	-	$0.00	$0.00
97207 - Installment Bonds - Debt Interest	-	-	$0.00
Total for Debt Service	**$0.00**	**$0.00**	**$0.00**
Total for Debt Service	**$0.00**	**$0.00**	**$0.00**
Total for Expenditures	**$955,495.20**	**$1,080,816.67**	**$811,650.52**
Total for Expenditures and Other Uses	**$955,495.20**	**$1,080,816.67**	**$811,650.52**

DA - Highway Town-wide
Changes in Fund Balance

	12/31/2023	12/31/2022	12/31/2021
Analysis of Changes in Fund Balance			
8021 - Fund Balance - Beginning of Year	$458,986.68	$481,251.41	$305,835.29
8022 - Restated Fund Balance - Beginning of Year	$458,986.68	$481,251.41	$305,835.29
Add Revenues and Other Sources	$1,031,389.62	$1,058,551.94	$987,066.64
Deduct Expenditures and Other Uses	$955,495.20	$1,080,816.67	$811,650.52
8029 - Fund Balance - End of Year	$534,881.10	$458,986.68	$481,251.41

DA - Highway Town-wide
Adopted Budget Summary

	12/31/2024	12/31/2023	12/31/2022
Estimated Revenues and Other Sources			
Estimated Revenue			
1049 - Est Rev - Property Taxes	$834,929.00	$823,936.00	$794,652.00
2399 - Est Rev - Intergovernmental Charges	$28,500.00	$28,500.00	$28,500.00
2499 - Est Rev - Use of Money and Property	$10,000.00	$600.00	$600.00
2699 - Est Rev - Sales of Property and Compensation for Loss	$2,000.00	$2,000.00	$2,000.00
3099 - Est Rev - State Aid	$215,000.00	$204,000.00	$200,000.00
Total for Estimated Revenue	**$1,090,429.00**	**$1,059,036.00**	**$1,025,752.00**
Estimated Other Sources			
599 - Appropriated Fund Balance	$176,671.00	$112,064.00	$56,398.00
Total for Estimated Other Sources	**$176,671.00**	**$112,064.00**	**$56,398.00**
Total for Estimated Revenues and Other Sources	**$1,267,100.00**	**$1,171,100.00**	**$1,082,150.00**

DA - Highway Town-wide
Adopted Budget Summary

	12/31/2024	12/31/2023	12/31/2022
Estimated Appropriations and Other Uses			
Estimated Appropriations			
5999 - App - Transportation	$947,500.00	$894,500.00	$796,350.00
9199 - App - Employee Benefits	$211,400.00	$208,400.00	$219,400.00
9899 - App - Debt Service	$18,200.00	$18,200.00	$56,400.00
Total for Estimated Appropriations	**$1,177,100.00**	**$1,121,100.00**	**$1,072,150.00**
Estimated Other Uses			
9999 - App - Interfund Transfers	$90,000.00	$50,000.00	$10,000.00
Total for Estimated Other Uses	**$90,000.00**	**$50,000.00**	**$10,000.00**
Total for Estimated Appropriations and Other Uses	**$1,267,100.00**	**$1,171,100.00**	**$1,082,150.00**

H - Capital Projects
Balance Sheet

	12/31/2023	12/31/2022	12/31/2021
Assets and Deferred Outflows			
Total for Assets and Deferred Outflows	**$0.00**	**$0.00**	**$0.00**

H - Capital Projects
Balance Sheet

	12/31/2023	12/31/2022	12/31/2021
Liabilities, Deferred Inflows and Fund Balances			
Total for Liabilities, Deferred Inflows and Fund Balances	**$0.00**	**$0.00**	**$0.00**

H - Capital Projects
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Revenues and Other Sources			
Other Sources			
Operating Transfers			
5031 - Interfund Transfers	-	$82,353.31	-
Total for Operating Transfers	**$0.00**	**$82,353.31**	**$0.00**
Proceeds of Obligations			
5785 - Installment Purchase Debt	-	-	$0.00
Total for Proceeds of Obligations	**$0.00**	**$0.00**	**$0.00**
Total for Other Sources	**$0.00**	**$82,353.31**	**$0.00**
Total for Revenues and Other Sources	**$0.00**	**$82,353.31**	**$0.00**

H - Capital Projects
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Expenditures and Other Uses			
Expenditures			
Transportation			
Highway			
51972 - Highway Capital Project - Equipment and Capital Outlay	-	$82,353.31	-
Total for Highway	**$0.00**	**$82,353.31**	**$0.00**
Total for Transportation	**$0.00**	**$82,353.31**	**$0.00**
Total for Expenditures	**$0.00**	**$82,353.31**	**$0.00**
Total for Expenditures and Other Uses	**$0.00**	**$82,353.31**	**$0.00**

H - Capital Projects
Changes in Fund Balance

	12/31/2023	12/31/2022	12/31/2021
Analysis of Changes in Fund Balance			
8021 - Fund Balance - Beginning of Year	$0.00	$0.00	$0.00
8022 - Restated Fund Balance - Beginning of Year	$0.00	$0.00	$0.00
Add Revenues and Other Sources	$0.00	$82,353.31	$0.00
Deduct Expenditures and Other Uses	$0.00	$82,353.31	$0.00
8029 - Fund Balance - End of Year	$0.00	$0.00	$0.00

SF - Special District(s) Fire Protection
Balance Sheet

	12/31/2023	12/31/2022	12/31/2021
Assets and Deferred Outflows			
Assets			
Cash and Cash Equivalents			
200 - Cash	$388.30	$1,785.36	$663.48
Total for Cash and Cash Equivalents	**$388.30**	**$1,785.36**	**$663.48**
Total for Assets	**$388.30**	**$1,785.36**	**$663.48**
Total for Assets and Deferred Outflows	**$388.30**	**$1,785.36**	**$663.48**

SF - Special District(s) Fire Protection
Balance Sheet

	12/31/2023	12/31/2022	12/31/2021
Liabilities, Deferred Inflows and Fund Balances			
Fund Balance			
Assigned Fund Balance			
915 - Assigned Unappropriated Fund Balance	$388.30	$1,785.36	$663.48
Total for Assigned Fund Balance	**$388.30**	**$1,785.36**	**$663.48**
Total for Fund Balance	**$388.30**	**$1,785.36**	**$663.48**
Total for Liabilities, Deferred Inflows and Fund Balances	**$388.30**	**$1,785.36**	**$663.48**

SF - Special District(s) Fire Protection
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Revenues and Other Sources			
Revenues			
Property Taxes			
1001 - Real Property Taxes	$146,642.94	$146,259.88	$142,292.00
Total for Property Taxes	**$146,642.94**	**$146,259.88**	**$142,292.00**
Total for Revenues	**$146,642.94**	**$146,259.88**	**$142,292.00**
Total for Revenues and Other Sources	**$146,642.94**	**$146,259.88**	**$142,292.00**

SF - Special District(s) Fire Protection
Results of Operations

	12/31/2023	12/31/2022	12/31/2021
Expenditures and Other Uses			
Expenditures			
Public Safety			
Fire Protection			
34104 - Fire Protection - Contractual	$148,040.00	$145,138.00	$142,292.00
Total for Fire Protection	**$148,040.00**	**$145,138.00**	**$142,292.00**
Total for Public Safety	**$148,040.00**	**$145,138.00**	**$142,292.00**
Total for Expenditures	**$148,040.00**	**$145,138.00**	**$142,292.00**
Total for Expenditures and Other Uses	**$148,040.00**	**$145,138.00**	**$142,292.00**

SF - Special District(s) Fire Protection
Changes in Fund Balance

	12/31/2023	12/31/2022	12/31/2021
Analysis of Changes in Fund Balance			
8021 - Fund Balance - Beginning of Year	$1,785.36	$663.48	$663.48
8022 - Restated Fund Balance - Beginning of Year	$1,785.36	$663.48	$663.48
Add Revenues and Other Sources	$146,642.94	$146,259.88	$142,292.00
Deduct Expenditures and Other Uses	$148,040.00	$145,138.00	$142,292.00
8029 - Fund Balance - End of Year	$388.30	$1,785.36	$663.48

K - Schedule of Non-Current Government Assets
Schedule of Non-Current Government Assets

	12/31/2023	12/31/2022	12/31/2021
Non-Current Assets			
Depreciable Capital Assets			
102 - Buildings	$3,000,950.00	$3,095,592.00	$2,920,369.00
104 - Machinery and Equipment	$2,175,100.00	$2,142,171.00	$2,093,147.00
Total for Depreciable Capital Assets	**$5,176,050.00**	**$5,237,763.00**	**$5,013,516.00**
Other Non-Current Assets			
108 - Net Pension Asset Proportionate Share	-	$147,499.00	-
Total for Other Non-Current Assets	**$0.00**	**$147,499.00**	**$0.00**
Total for Non-Current Assets	**$5,176,050.00**	**$5,385,262.00**	**$5,013,516.00**

W - Schedule of Non-Current Government Liabilities
Schedule of Non-Current Government Liabilities

	12/31/2023	12/31/2022	12/31/2021
Long-Term Obligations			
Debt Obligations			
685 - Installment Purchase Contract Debt	$84,250.00	$108,501.19	$132,751.79
Total for Debt Obligations	**$84,250.00**	**$108,501.19**	**$132,751.79**
Other Long-Term Obligations			
638 - Net Pension Liability Proportionate Share	$430,056.00	$0.00	$1,529.00
Total for Other Long-Term Obligations	**$430,056.00**	**$0.00**	**$1,529.00**
Total for Long-Term Obligations	**$514,306.00**	**$108,501.19**	**$134,280.79**

Supplemental Schedules

The Supplemental Schedules includes the following schedules:

- Statement of Indebtedness
- Bond Repayment
- Bank Reconciliation
- Employee and Retiree Benefits

Statement of Indebtedness
Debt Summary

Debt Type	Beginning Balance	Debt Issued	Principal Paid	Paid From debt Proceeds	Accreted Interest	Prior Year Adjustment	Ending Balance
Installment Purchase Contract	$0.00	$0.00	$24,251.00	$0.00	$0.00	$108,501.00	$84,250.00
Total	$0.00	$0.00	$24,251.00	$0.00	$0.00	$108,501.00	$84,250.00

Statement of Indebtedness
Debt Records

Debt Type/ Purpose	Lender Name	Issue Date	Maturity Date	Beginning Balance	Debt Issued	Principal Paid	Paid From Debt Proceeds	Prior Year Adjustment	Accreted Interest	Ending Balance
Installment Purchase Contract lighting project		1/1/20	1/1/29	$0.00	$0.00	$14,650.00	$0.00	$90,350.00	$0.00	$75,700.00
Installment Purchase Contract mower		1/1/20	1/1/24	$0.00	$0.00	$9,601.00	$0.00	$18,151.00	$0.00	$8,550.00

Bond Repayment

Fiscal Year Ending	Bond Principal Due	Bond Interest Due	Total Due	Remaining Principal Balance
2024	$0.00	$0.00	$0.00	$0.00
Total	$0.00	$0.00	$0.00	
$0.00 Total Bond Ending Balance for Statement of Indebtedness.				

Bank Reconciliation

Accounts

Account No.	Account Type	Associated Fund(s)	Bank Balance	Deposits In Transit	Outstanding Checks	Adjustments	Total
5904	Checking	A	$237,326.51	$0.00	($21,243.42)	$0.00	$216,083.09
5920	Checking	A	$4,788.02	$0.00	($3,821.57)	$0.00	$966.45
4758	Checking	DA	$71,388.44	$0.00	$0.00	$0.00	$71,388.44
8047	Checking	A	$9,201.38	$0.00	$0.00	$0.00	$9,201.38
2942	Savings	A	$1,137,789.04	$0.00	$0.00	$0.00	$1,137,789.04
2065	Savings	A	$109,022.93	$0.00	$0.00	$0.00	$109,022.93
2049	Savings	A	$57,422.22	$0.00	$0.00	$0.00	$57,422.22
2073	Savings	A	$77,400.12	$0.00	$0.00	$0.00	$77,400.12
2955	Savings	DA	$337,450.50	$0.00	$0.00	$0.00	$337,450.50
2057	Savings	DA	$163,307.98	$0.00	$0.00	$0.00	$163,307.98
7656	Checking	SF	$388.30	$0.00	$0.00	$0.00	$388.30
1111	Certificate of Deposit (CD)	A	$1,000,000.00	$0.00	$0.00	$0.00	$1,000,000.00

Accounts

Account No.	Account Type	Associated Fund(s)	Bank Balance	Deposits In Transit	Outstanding Checks	Adjustments	Total
1112	Savings	A	$611,523.65	$0.00	$0.00	$0.00	$611,523.65
1113	Savings	A	$15,013.56	$0.00	$0.00	$0.00	$15,013.56
1114	Checking	A	$15,013.56	$0.00	$0.00	$0.00	$15,013.56
		Total	$3,847,036.21	$0.00	($25,064.99)	$0.00	$3,821,971.22
						Total Cash From Financials	$3,821,971.22

Bank Reconciliation

Collateralization of Cash

Total Bank Balance	$3,847,036.21
FDIC Insurance	$250,000.00
Collateralized with Securities held in possession of the municipality or its agent or otherwise secured	$3,598,236.21
Total of FDIC Insurance and Collateralized with securities held in possession of the municipality or its agent or otherwise secured	$3,848,236.21

Investments and Collateralization of Investments

Investments From Financials	$0.00
Market Value as of Fiscal Year End Date	$0.00
Collateralized with Securities held in possession of the municipality or its agent or otherwise secured	$0.00

Employee and Retiree Benefits

Total Number

Full Time Employees	Part Time Employees	Volunteers with Paid Benefits	Retirees with Paid Benefits
10	62	0	3

Number Receving Benefits

Benefit	Amount	Full Time	Part Time	Volunteer	Retiree
State Retirement System	$73,180.00	10	5		0
Police Retirement					
Fire Retirement					
Local Pension Fund					
Social Security	$76,960.35	10	62		0
Worker's Compensation	$16,705.94	10	62		
Life Insurance					
Unemployment Insurance	$27,669.43	1	9		
Disability Insurance	$512.90	10	62		
Hospital, Medical and Dental Insurance	$260,949.60	6	5		3
Union Welfare Benefits					
Supplemental Benefit Payments to Disabled Firefighters					
Employee Benefits,Other	$7,221.28	5	2		
Total Employee Benefits Paid	$463,199.50				

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Ownership Structure

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Ownership Structure

The Town of Caroga owns the Nick Stoner Municipal Golf Course and clubhouse facilities. The Town Board provides overall governance and financial oversight, including approval of annual budgets, rates, capital expenditures, and major maintenance activities. A Golf Course Committee has advised the Town on operations, programming, and facility improvements, while Town staff and seasonal personnel manage day-to-day operations, maintenance, and customer service.

At the December 10, 2025, monthly Town Board meeting, 2026 Membership rates were set for the Nick Stoner Municipal Golf Course which is displayed on the Town website and through key local public information outlets: https://caroga.town/nick-stoner-municipal-golf-course/.

Town of Caroga Municipal Property

Use	Address	SBL	Class	Acres	Book-Page	Year	From	Easements
BUILDING SITES (19.6 Acres)								
Town Hall	1840 NY-10	68.9-3-2.5	652	1.7	700-p87 188-p399	1992 1930	WUFS Wandel	
Shed Clubhouse		68.-1-23	330	0.38	700-p87	1992	WUFS	Methodist Episcopal Church site
(2020 Clubhouse)	1801 NY-10	68.6-1-1	465	0.62	193-p436 225-p553	1928 1937	Durey	water, road
Highway Garage	1795 NY-10	68.6-1-2	651	1.7	377-p199	1952	Durey, Luff	Deeds 162-119 250-194, water, riparian rights
Cell Tower, Salt Shed, (Hwy Garage Planned)	1913 NY-10	68.-2-27	(552)	16.9	16.9 Ac of 478-p1098	1962	Benjamin Gilbert-NYS	APA Permit 2010-4727, cell tower ground lease, vegetative cutting, road/utility access (NYS ENV16)
OUTDOOR RECREATION (338.12 Acres)								
Nick Stoner Golf Course / Caroga Recreation Park		68.-1-24	552	73.36	180-p318 225-p554	1925 1937	Durey	"used exclusively as a golf course and for other recreational purposes"; not be sold; or else donation reverts to Durey heirs
"		"	"	"	188-p350	1930	Mead	
"		"	"	"	188-p400	1930	Wandel	
"		68.-1-20	552	59.51	225-p552	1937	Durey, Luff	Durey donation, plus water, right-of-way
"		"	"	"	200-p350	1930	Wandel	
"		"	"	"	200-p438	1930	Richards	
Golf/Rec/Vacant		68.-1-26	552	48.20	478-p1100	1962	Shutts-NYS	NYS ENV16 Purchase
Golf/Rec/Vacant		68.-1-27	552	25.3	478-p1098	1962	Gilbert-NYS	NYS ENV16 (16.9 of 42.2 Ac to 68.2-27)
Golf/Rec/Vacant		68.14-1-6	323	2.4	478-p1098	1962	"	NYS ENV16 Purchase, APA 2010-4727
Wheelerville Trails	1737 NY-10	53.-1-14	322	113.94	480-p636	1962	Krause-NYS	NYS ENV16 Purchase
Flood Control		53.-1-12	821	2.36	825-p204	1999	Riverview	Deed 162-119, damsite, water, power, access
Flood Control		68.-1-21	331	11.44	456-p10	1960	Jung	Deed 162-119, pipe water, pump, line
Environmental	1796 NY-10	68.5-2-15	314	0.41	899-p62	2001	Foster	water
Glenn Harris Park	1829 NY-10	68.-1-22	963	1.0	932-263	2003	Fulton Co	Municipal Park
Bayshore Park	E Shore W	83.6-4-52	314	0.2	606-p136	1987	Fulton Co	Bayshore Park
RECYCLING & WASTE MANAGEMENT (176.38 Acres)								
Everson Landfill	232 Everson	115.-1-48.1	852	48.3	567-p392 459-p89	1961	Lane	
Lane Road Forest	Lane Rd	115.-1-66	910	98.16	459-p89	1961	Lane	
Lane Road Forest	Lane/N.Bush	115.-2-32	322	16.09	459-p89	1961	Lane	(Town of Johnstown)
Sand Pit/Forest	County 137	115.-1-36	720	1.7	214-p358	1934	Hohler	
Vacant Forest	Hohler/Fisher	84.-1-27	314	0.33	517-p.1096	1972	Fulton Co.	(Town of Bleecker)
Sand Pit/Forest	Fisher Rd	84.-2-6	720	11.8	221-p333	1936	Lane	
TOTAL: 22 TOWN-OWNED PARCELS (534.1 Acres)								

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Additional Supporting Documents

OPRHP EPF | ESD RCCF

Town of Caroga / Fulton County / Mohawk Valley Region

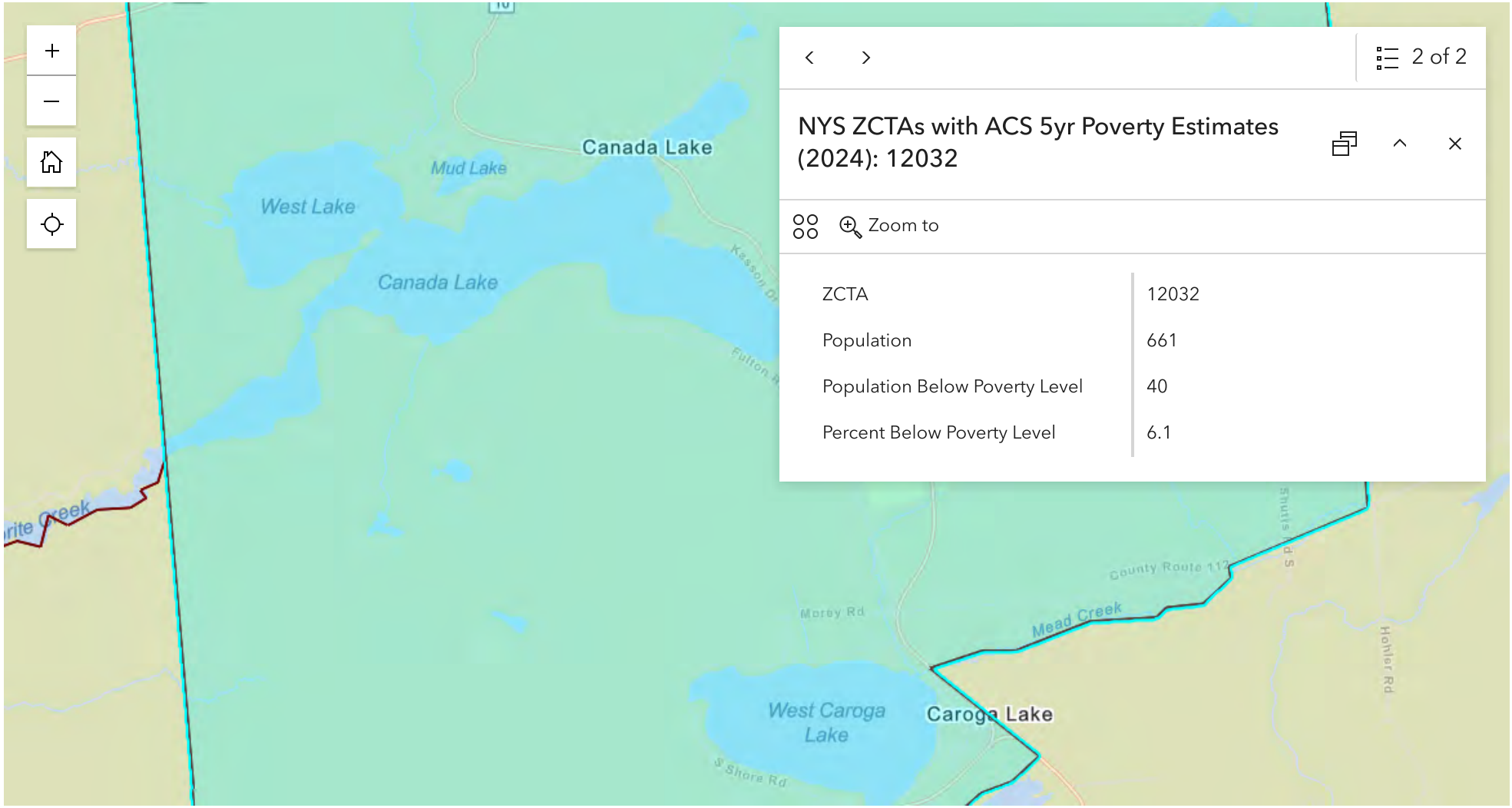
Caroga Lake Recreation & Redevelopment Project

CFA 161036

Location Maps

OPRHP EPF | ESD RCCF

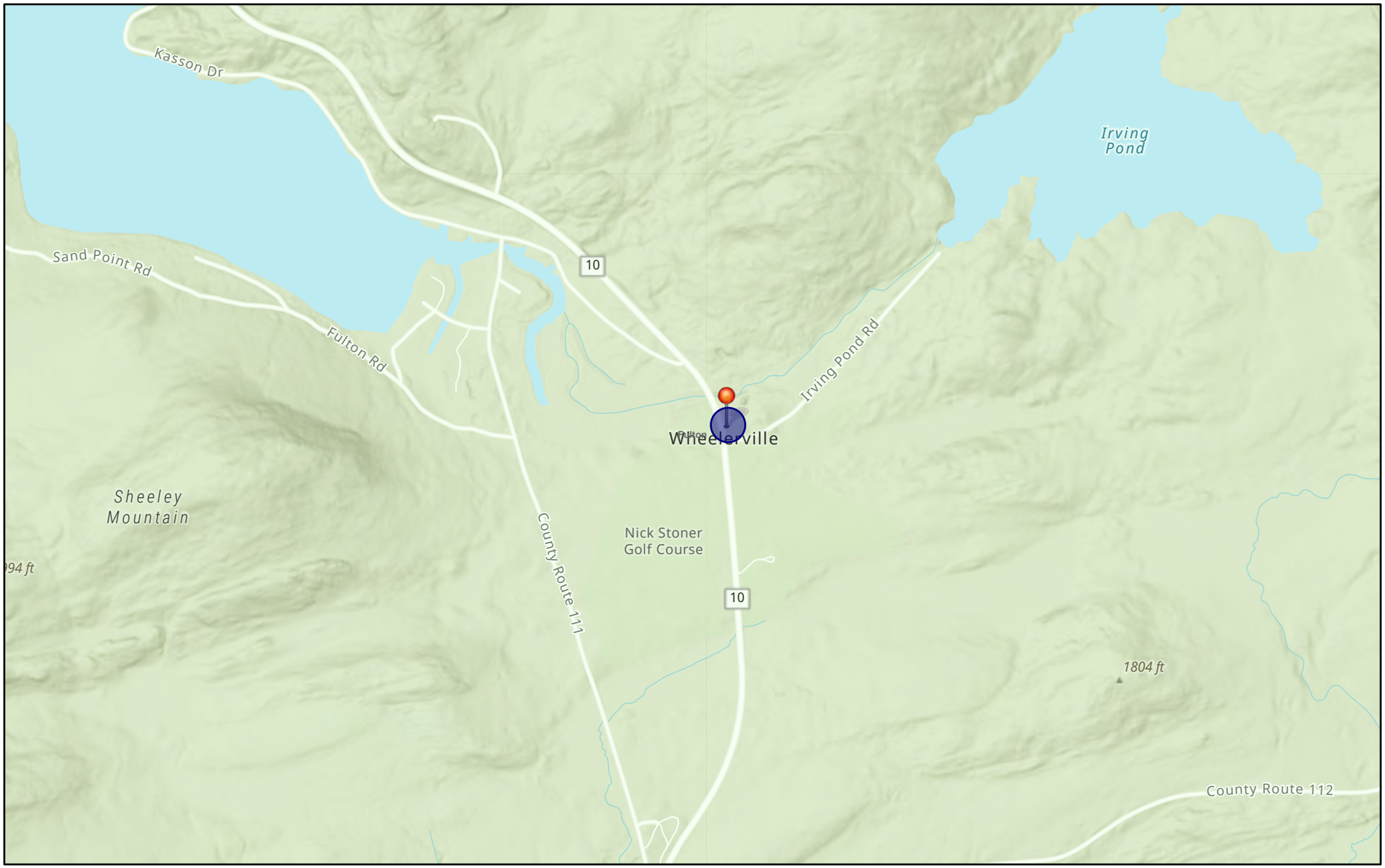
Town of Caroga / Fulton County / Mohawk Valley Region


Canada Lake
Mud Lake
West Lake
Canada Lake
Mead Creek
Morey Rd
West Caroga Lake
Caroga Lake
S Shore Rd
County Route 112
Hohler Rd
2 of 2
NYS ZCTAs with ACS 5yr Poverty Estimates (2024): 12032
Zoom to
ZCTA 12032
Population 661
Population Below Poverty Level 40
Percent Below Poverty Level 6.1
-74.445835 43.182310...
5,000 ft
Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, …
Powered by Esri

Percent Below Poverty Level by ZIP Code Tabulation Area (ZCTA) for 2026

		Population	Population Below Poverty Level	% Below Poverty Level
	A	B	C	D
514	ZCTA5 11961	12217	504	4.1
515	ZCTA5 11962	712	108	15.2
516	ZCTA5 11963	8390	258	3.1
517	ZCTA5 11964	2883	109	3.8
518	ZCTA5 11965	404	90	22.3
519	ZCTA5 11967	27566	1771	6.4
520	ZCTA5 11968	15055	814	5.4
521	ZCTA5 11970	416	0	0
522	ZCTA5 11971	6284	248	3.9
523	ZCTA5 11972	334	6	1.8
524	ZCTA5 11973	0	0	-
525	ZCTA5 11975	450	101	22.4
526	ZCTA5 11976	2950	128	4.3
527	ZCTA5 11977	2708	145	5.4
528	ZCTA5 11978	4705	507	10.8
529	ZCTA5 11980	5844	196	3.4
530	ZCTA5 12007	331	33	10
531	ZCTA5 12008	422	1	0.2
532	ZCTA5 12009	7934	298	3.8
533	ZCTA5 12010	27311	4299	15.7
534	ZCTA5 12015	3852	408	10.6
535	ZCTA5 12017	471	9	1.9
536	ZCTA5 12018	7422	171	2.3
537	ZCTA5 12019	15521	551	3.6
538	ZCTA5 12020	34392	2103	6.1
539	ZCTA5 12022	1120	91	8.1
540	ZCTA5 12023	1791	57	3.2
541	ZCTA5 12024	78	14	17.9
542	ZCTA5 12025	5215	647	12.4
543	ZCTA5 12027	4678	299	6.4
544	ZCTA5 12028	1557	262	16.8
545	ZCTA5 12029	977	56	5.7
546	ZCTA5 12031	120	12	10
547	ZCTA5 12032	661	40	6.1
548	ZCTA5 12033	7863	491	6.2
549	ZCTA5 12035	566	0	0
550	ZCTA5 12036	223	0	0
551	ZCTA5 12037	3926	659	16.8
552	ZCTA5 12040	27	7	25.9
553	ZCTA5 12041	468	0	0
554	ZCTA5 12042	280	0	0
555	ZCTA5 12043	7105	998	14
556	ZCTA5 12045	207	1	0.5

CFA 161036, Question # 17494, Caroga Lake Recreation & Redevelopment Project



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ArcGIS World Geocoding Service

Counties

1:24,000

0 0.15 0.3 0.6 mi

0 0.23 0.45 0.9 km

NYS Office of Information Technology Services Geospatial Data Services, nysgis@its.ny.gov, 518-242-5029., Sources: Esri, TomTom, Garmin, FAO,

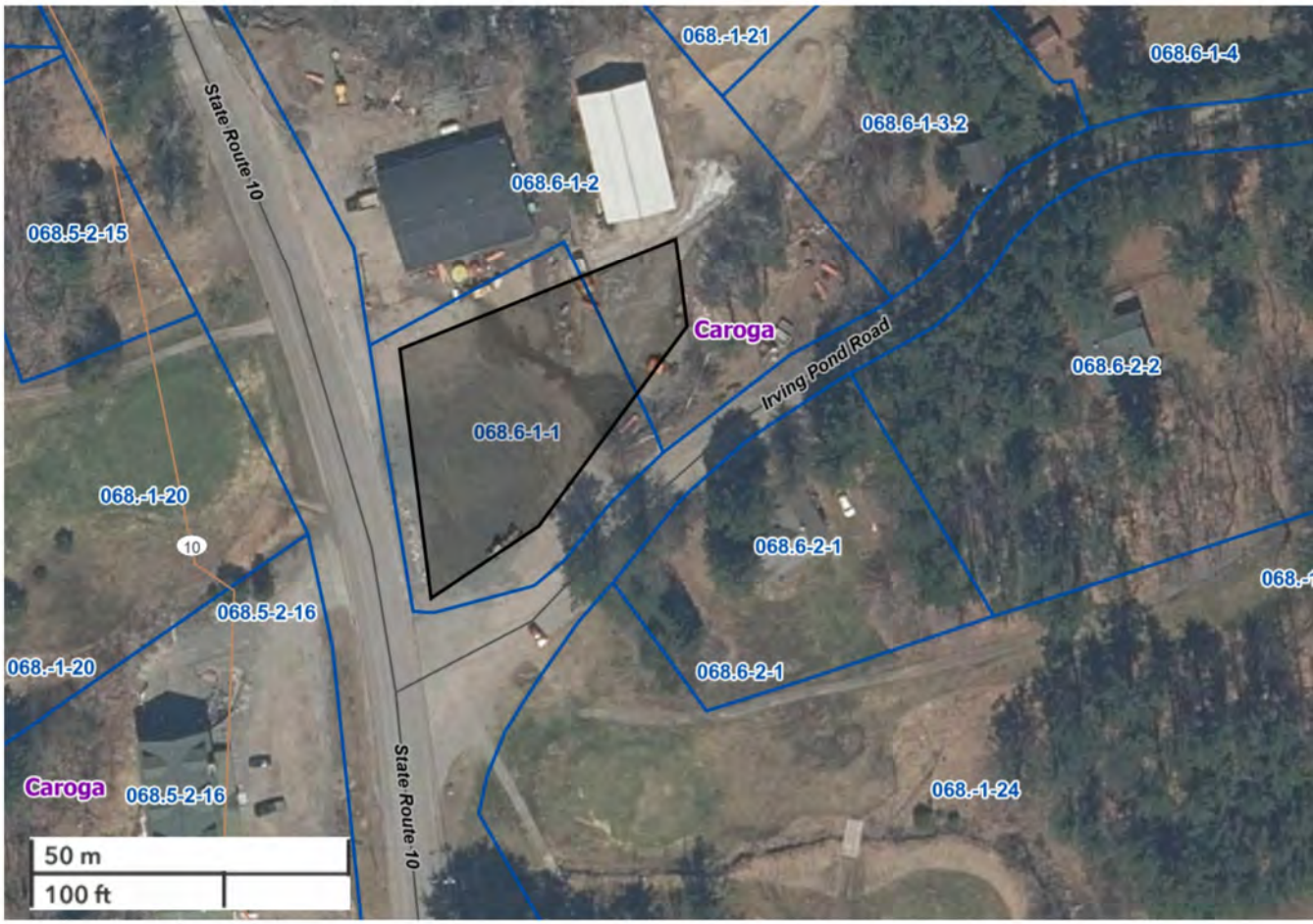
Caroga Lake

1801 State Highway 10, Caroga Lake, NY

Beacon™ Fulton County, NY

Deed Recordings Parcel Map

Town of Caroga, CFA 161036,



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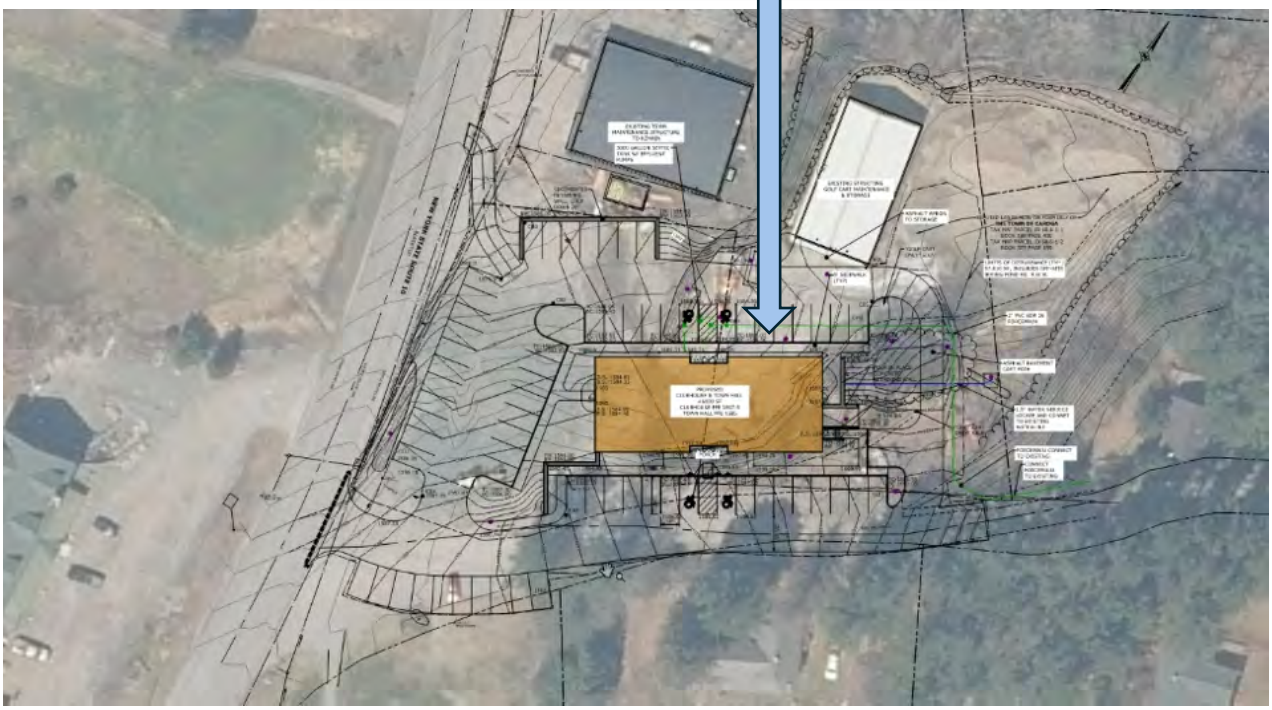
Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Photographs

The proposed Caroga Lake Recreation & Redevelopment Project site location will occur at Nick Stoner Golf Course, municipal-owned property located at 1801 NY-10, Caroga Lake. The project consists of constructing a new 5,960-SF community building on Parcels 68.6-1-1 and 68.6-1-2 adjacent to the Town's Highway Garage for expanded all-season recreation and community space following the loss of the Caroga Golf Clubhouse to a fire in 2020.



Exhibited below are clear color images uncovering previous property conditions prior to the clubhouse fire in 2020, and existing site conditions from photographs taken in June 2025. Aerial images are also included to provide an overview of the area and nearby tourist-attracted recreation trails.

Nick Stoner Golf Clubhouse (1930's) - Photographs courtesy of Google Maps, 2008, Caroga Museum, and Daily Gazette.

Nick Stoner Golf Club

A July 11, 1938 article in the *Leader Republican* announces the formation of the Nick Stoner Golf Club. The article defines the purpose of the club: "*The purpose of the new club is to promote social as well as golfing activities among men and women who play this popular lake course, and at the same time obtain for them the courtesies and privileges of other courses by affiliating with the United States Golf Association and the Eastern New York Golf Association.*"

2020 News Article

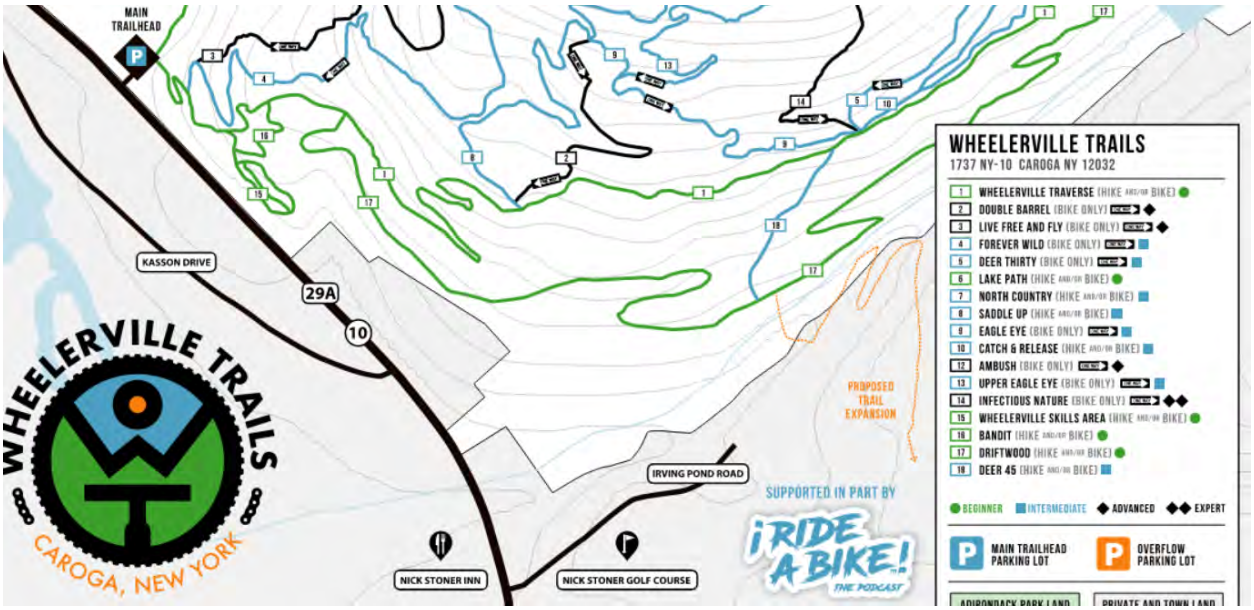
CAROGA LAKE, N.Y. (NEWS10) – The clubhouse of the Nick Stoner Golf Course in Caroga Lake has been destroyed by a fire. Crews responded to reports of a fire at the municipally-owned course at around 8 a.m. on Sunday, and found the building engulfed in flames on arrival.

A total of 45 firefighters from two departments, and eight apparatus, were involved in battling the blaze which took four hours to knock down.

house/Special event Venue

Existing Conditions

Wheelerville Trails



2026 Preliminary Design Renderings:

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Schematic Site Plan

The Town's engineering design consultant prepared preliminary design materials that illustrate the scope, layout, and intended function of the proposed building construction. These materials include a schematic site plan, conceptual architectural renderings, floor plans, and photographs documenting existing site conditions.

The proposed redevelopment project will occur on the prior site of the Golf Clubhouse building that was previously lost to a fire 6 years ago. Identified on the schematic site plan is the location of the new municipal recreation and community building, site circulation, parking, pedestrian connections, and associated site improvements using established infrastructure, including road access, parking areas, utilities, wastewater lateral fields, and the recently upgraded golf maintenance and storage facility.

Consistent with the proposed project scope, the primary programmatic spaces will be located on the second floor, which will be finished and equipped for public use to support enhanced recreation and tourist opportunities. The building will also include a basement level necessary for structural support, building systems, storage, and related operational functions. The first floor will be constructed as part of the overall building structure but will remain largely unfinished and vacant as the Town evaluates potential future uses, including the possible relocation of Town Hall. **No municipal office improvements are included in the proposed project or grant request.**

The ground-level first floor will incorporate building access, parking connections, circulation areas, and ADA-accessible features, including elevator and stair access, ensuring that residents and visitors of all abilities can safely access and utilize the public facilities located on the second floor.

Architectural renderings and floor plans further demonstrate the building's design, intended uses for year-round operational recreation services and community space, and

the manner in which the facility will support recreation, community programming, tourism, and Mohawk Valley economic development initiatives at Caroga Lake.

The Town has advanced the project beyond the conceptual stage and has undertaken substantial preliminary planning and design efforts to support implementation. Existing-condition photographs and surveying maps provide documentation of property ownership and the project site, including current ground elevations, boundaries and easements, and surrounding facilities like the Highway Department Garage and Nick Stoner Golf Course.

The following site planning documents for the new building construction are enclosed in this CFA Document Upload:

- Preliminary Design Site Plan and Floor Plans *(Project limited to necessary building shell and first floor finishes).*
- Conceptual Building Renderings
- Location Maps: Aerial view of property and project layout

The recreation community facility will serve as a year-round community asset by providing space for recreation programming, public gatherings, community events, and visitor-serving activities. The project location compliments the Wheeleverville Caroga Connector Trail Project set to build in August 2026 and aligns with Smart Growth initiatives to strengthen Caroga Lake's role as a regional destination while supporting local economic development objectives.

PROJECT NUMBER: 24.5102

NONE XREFS

EXISTING TOWN MAINTENANCE STRUCTURE TO REMAIN

3000 GALLON SEPTIC TANK W/ EFFLUENT PUMPS

EXISTING STRUCTURE GOLF CART MAINTENANCE & STORAGE

PROPOSED CLUBHOUSE & TOWN HALL ±6000 SF CLUBHOUSE FFE 1597.5 TOWN HALL FFE 1585

50.44'

120.65'

PORCH

SEGEMENTED RETAINING WALL, STEP DOWN 20' INCREMENTS

70.0'

NEW YORK STATE ROUTE 10

BLACKTOP

ASPHALT PAVEMENT 7 C5.01

ASPHALT CURB 11 C5.01

ACCESSIBLE PARKING 9 C5.01

ASPHALT APRON TO STORAGE

CONCRETE CURB 10 C5.01

"GOLF CART ONLY" SIGN

5' SIDEWALK (TYP)

ASPHALT CURB 11 C5.01

CONCRETE SIDEWALK 1 C5.01

STEEL SIGNAGE "STOP" 4 C5.01

PAVEMENT TRANSITION 2 C5.01

POUR IN PLACE CONCRETE RETAINING WALL

CONCRETE CHEEK WALL @ STAIRS

ASPHALT PAVEMENT CART PATH

1.5" WATER SERVICE LOCATE AND CONNET TO EXISTING WATERLINE

FORCEMAIN CONNECT TO EXISTING

CONNECT FORCEMAIN TO EXISTING

2" PVC SDR 26 FORCEMAIN

SEWER FORCEMAIN LEACH FIELD DISTRIL

REPUTED LANDS NOW OR FORMERLY OF
THE TOWN OF CAROGA
TAX MAP PARCEL ID 68.6-1-1
BOOK 188 PAGE 400
TAX MAP PARCEL ID 68.6-1-2
BOOK 377 PAGE 199

CB1 CB2 CB3 CB4 CB5 SMH

FM

BAR SCALE
20 0 10 20 40
1 inch = 20 ft.

PROGRESS PRINT

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TOWN OF CAROGA, TOWN HALL GOLF COURSE CLUB HOUSE

CONCEPTUAL SITE PLAN

PROJ. NO.: 24.5102	DRAFTED: REH	SCALE: AS SHOWN	DATE: 12/8/2025	TOWN OF CAROGA	FULTON COUNTY, NEW YORK

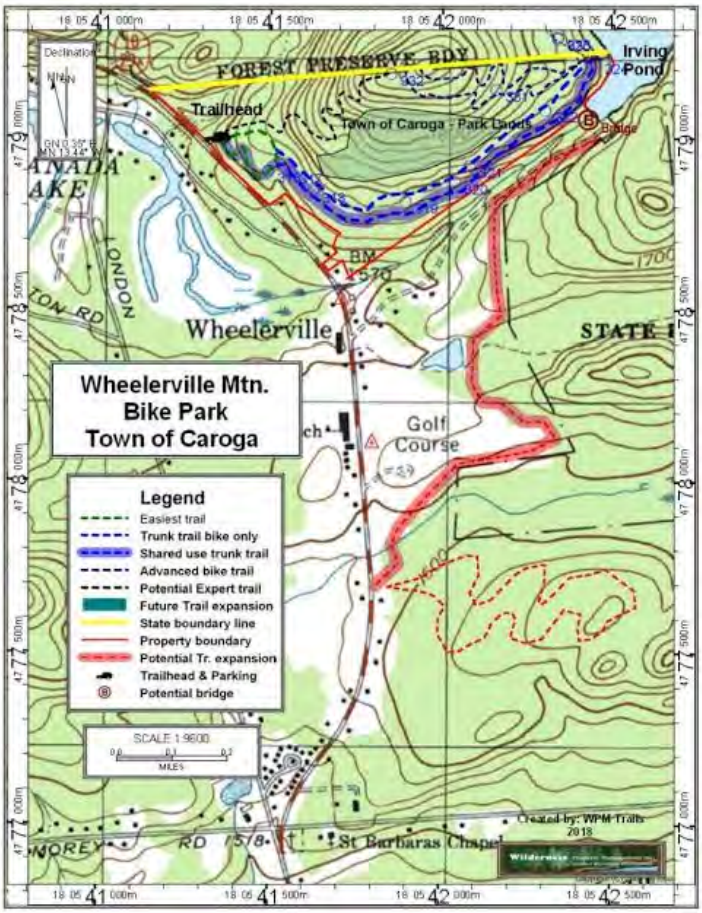
CAD/DWG FILE NAME: FILENAME K:\Projects\245102\Civil\Drawings-Maps\C-102.dwg

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

State/Regional/Community Plans

Constructing a new two-story municipal building for recreational operations, community space, and tourist development will advance the Mohawk Valley region and local community planning initiatives including:



1) Town of Caroga 2025 Community Survey Report (p. 1),

2) 2011 Town of Caroga Comprehensive Plan (pp. 3, 4, 7, 35, 43, 66 73),

3) 2013 Hamlets of the Adirondacks Smart Growth Planning Initiative (p. 13),

4) 2025 MVREDC Annual Report & ACHIEVE Proposal (pp. 11, 23, 53),

5) Fulton County 2026-2030 Development Strategy (pp. 2, 26),

6) New York State Comprehensive Outdoor Recreation Plan (pp. 4, 119, 120), &

7) New York State Smart Growth Community Planning Framework (p.1).

The near-shovel-ready project will redevelop and modernize a century-old New York State downtown tourism destination, and leverage recreation as a catalyst for broader economic development in the Southern Adirondacks and Northern Mohawk Valley.

The Recreation & Redevelopment Project advances municipal, regional, county, and state planning initiatives that are up-to-date and address current needs.

Current Plan	Quoted Needs & Goals	Project Connections
Town of Caroga 2025 *Community Survey Report*	Outdoor Recreation & Great Public Spaces "Residents and visitors alike appreciate Caroga's scenic beauty [and]... outdoor recreation ... Our shared goal is to create vibrant, welcoming spaces that attract sustainable investments and growth while honoring the Town's unique natural character" (p. 1).	The project draws on Caroga's historic Adirondack outdoor recreational assets to address current needs for modern, efficient, and welcoming public building infrastructure that helps to drive the local and regional tourism economy in New York State.
Currently adopted 2011 *Town of Caroga Comprehensive Plan* TOWN OF CAROGA TOWN CENTER AREA	Town Vision Rooted in History "The Town will be recognized for its natural beauty, rich history and heritage and year-round outdoor recreational opportunities" (preface & p.3). Town history features the 1920s-era golf course (p. 35).	The project advances the Town's character and history that celebrate the 1920s transformation of the Wheelerville Tannery site into the historic Nick Stoner Municipal Golf Course and Caroga Recreation Park.
	Community Anchors Caroga's vision emphasizes that "Town Center will be a walkable ... multiuse development where residents and visitors will be able to gather ... It will be anchored by ... recreational and residential uses" (p. 4). "Other 'Centers' of importance ... include: Nick Stoner Golf Course 0.9 miles north" (p. 7).	The project creates a four-season park amenity destination aligned with the Town's vision for the public space to be a welcoming recreation anchor and central gathering place, rooted in a century of experience with the clubhouse as a community asset, recreation hub, and parkland visitor attraction.
	Recreational Tourism Economy Caroga's vision features a "strong tourism-based economy" (p. 3), rooted in "excellent existing recreation resources including: lakes, streams, snowmobile trails, Nick Stoner Golf Course, Pine Lake Park, Royal Mountain [etc.]" (p. 58). "Nick Stoner Golf Course ... represents a major recreational asset" (p. 63).	This Town-led recreational tourism capital building investment will generate construction jobs, economic development, visitor event spending, and business growth as a downtown Caroga asset, Adirondack recreation hub, and distinctive Mohawk Valley park destination.
Current Plan	Quoted Needs & Goals	Project Connections

Currently adopted 2011 *Town of Caroga Comprehensive Plan* (continued)	Goals & Implementation "Develop … new recreational facilities [including a] Town of Caroga Visitor Center" (p. 66). "Develop … self-guided trails of Wheelerville Tannery Site" (p. 43) and add "recreational trails on Town-owned properties surrounding the Nick Stoner Golf Course" (p. 66).	As the oldest municipal golf course in the Adirondacks, the project aligns with needs for integrated public facilities including a restored Recreation Community Redevelopment with capacities to serve as a visitor welcome center that connects golf with trails, walking, biking, skiing, and other four-season outdoor recreation activities.
2013 Hamlets of the Adirondacks Smart Growth Planning Initiative: Caroga Lake New Hamlet Center 	Central Growth Ring Analysis "The Hamlets 3 expansion model is organized around three concentric rings centered around the core of the hamlet… [and] outline potential areas of prioritized Smart Growth development" (p. 13).	The project is part of growing momentum in Caroga for downtown revitalization of public spaces within a walkable downtown area prioritized for centralized Smart Growth development.
MVREDC 2025 Annual Report & ACHIEVE Competition Proposal 	Transformative Momentum "In the Mohawk Valley, transformation means renewing what's historic, reimagining what's possible, and rebuilding communities with care and intention" (p. 53).	The project broadens the transformative momentum of Caroga's other locally-led, state-sponsored projects at Sherman's Park and Wheelerville Trails.
	Strong Tourism & Downtowns "Tourism is once again a cornerstone of the Mohawk Valley economy, drawing on the region's many cultural, natural, and recreational assets to generate significant visitor spending … The Mohawk Valley offers a robust network of interconnected tourism destinations, making it easy for visitors to plan multi-stop trips that generate benefits for the whole region" (p. 11).	The project adds to the growing network of interconnected community attractions and tourism destinations for the arts and outdoor adventure in the Town of Caroga and across the Mohawk Valley and Southern Adirondack Park.
	Adirondack Park Action "Goal: Prioritize the opportunities for all Adirondack communities within the six-million-acre Adirondack Park, impacting its economy, communities, environment, and people" (p. 23).	The project supports year-round adventure tourism in the Adirondack Park and Mohawk Valley, adding synergy with other recent arts and trails projects that enhance Caroga's Adirondack Experience.

Current Plan	Quoted Needs & Goals	Project Connections
Building Fulton County's Future: Housing, Tourism & Economic Growth (2026-2030 Development Strategy)	Tourism Infrastructure "Goal: Develop new tourist destinations to attract more tourism into the County" (p. 26) and "create healthy communities connected to nature" (p. 2).	The project redevelops a historic recreation asset into a modern, accessible, and attractive year-round adventure tourism destination that is connected to nature and within a 15-minute drive to major population areas in Gloversville and Johnstown.
New York *State Comprehensive Outdoor Recreation Plan* (SCORP)	Invest in Recreation Infrastructure "Restore, enhance, & transform facilities with an emphasis on conservation, restoration, and resiliency of natural and historic resources" (p.4), and "Address existing gaps in planning and infrastructure" (p. 120).	The project advances SCORP priorities by restoring a public recreation facility, improving accessibility & sustainability, strengthening recreation-based tourism, and enhancing community connections in the Southern Adirondack region.
	Access "Provide equitable access to outdoor recreation facilities for people of all backgrounds," and "Ensure physical and programmatic access for visitors with a broad spectrum of needs and abilities" (p. 119).	As the public access point for the affordable municipal golf course and other recreation, the project's user-friendly improvements enhance resources for people of all ages and abilities. Beyond golf, the project provides space for senior programs, youth programs, public meetings, community events, and visitor services, expanding recreational opportunities for diverse users across all seasons.
	Communication "Diversify channels of communication with the public about outdoor recreation opportunities," and "Engage the public through interpretive programming to cultivate pride of place" (p. 119).	Golf, walking, biking, skiing, and other programming encourage lifelong physical activity, social interactions, and personal well-being, which are core to SCORP. Plus, dedicated visitor services, interpretive programs, and tourism information will help connect and host a broad range of people to be part of meaningful and engaging year-round outdoor recreational opportunities.

New York *State Comprehensive Outdoor Recreation Plan* (SCORP), continued	Resiliency & Efficiency "Promote energy-efficient operations and renewable energy sources," and "Build, operate, and retrofit outdoor recreation facilities for climate resilience" (p. 119).	The project replaces outdated infrastructure with efficient systems to improve long-term sustainability and resiliency while reducing operating costs. Plus, it engages people in nature-based stewardship.
	Sustainability "Develop and operate outdoor recreation resources in a manner that is environmentally, socially, and economically sustainable" (p. 119).	Located both within the Mohawk Valley and Adirondack Park, the project enhances an established recreation destination, attracts visitors, increases overnight stays and spending, and strengthens the outdoor recreation economy without overburdening nature.
	Natural Connections "Expand and protect natural connections between parks and open space" (p. 119).	The project reinforces connections to nearby walkable recreation assets in the heart of Caroga (including neighboring "Forever Wild" Adirondack Forest Preserve, extensive trail networks, arts venues, local businesses, etc.) to encourage integrated public outdoor recreation experiences for everyone.
	Comprehensive Planning "Employ comprehensive planning for the future of the NYS outdoor recreation system" (p. 119).	The project is advancing current local Smart Growth comprehensive planning, and it aligns with local, regional, and state planning frameworks.
2026 NYS DOS EPF *Smart Growth Community Planning Framework* 	Smart Growth "Smart Growth is a forward-thinking approach to planning & development that supports and integrates four key themes: Equity, Economy, Environment, & Energy/Climate" (p.1).	The Recreation Community Redevelopment project will help deliver Caroga's Smart Growth quadruple aim: a strong outdoor recreation economy, more energy-efficient built environment, protected natural environment, and thriving Adirondack Experience.

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Planning Initiatives

OPRHP EPF | ESD RCCF

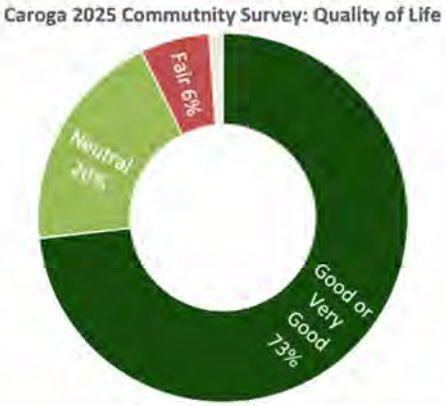
Town of Caroga / Fulton County / Mohawk Valley Region

THE CAROGA PROCESS
PLANNING FOR THE FUTURE

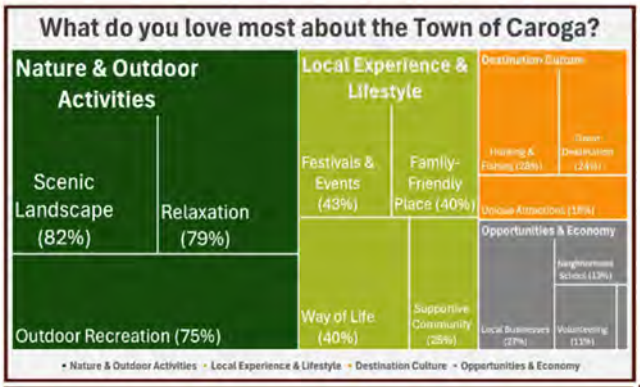
TOWN OF CAROGA
Fulton County, New York

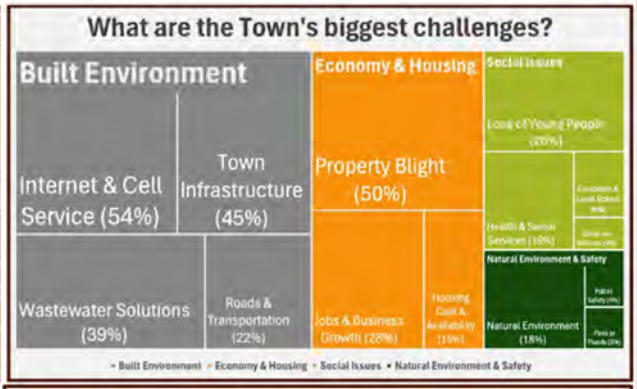
2025 Community Survey Overview

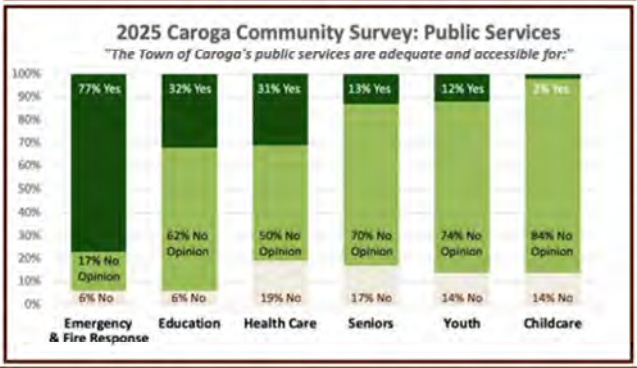
565 people shared input about Caroga's strengths, weaknesses, services, and priorities.



Essentially, Caroga's *2025 Community Survey* showed that people see Caroga as a vibrant Town, deeply connected to nature and rich with opportunities to be part of family-friendly experiences. Residents and visitors alike appreciate Caroga's scenic beauty, outdoor recreation, and local charms. A variety of local community events and gathering places bring people together, offering an engaging yet laid-back way of life for all to enjoy.







Themes & Priorities for Caroga's Future

Built Environment Infrastructure (14%)
- Wastewater Solutions[8] (#1, 21%)
- Internet & Cell Service[9] (#2, 15%)
- Town Buildings (#5, 10%)
- Town Center (#6, 10%)

Natural Environment (11%)
- Environmental Protection (#3, 11%) (Stewardship, Conservation, Protection, Sustainability)

Economy (9%)
- Economic Development (#4, 11%)
- Tourism (#10, 8%)
- Housing Development (#11, 8%)

Community Experience (9%)
- Public Spaces (#7, 10%)
- Emergency Services (#8, 9%)
- Recreation (#9, 8%)
- Arts & History (#12, 8%)

As we look ahead together, we are committed to redeveloping the *Town of Caroga Comprehensive Plan* — grounded in community input and Smart Growth strategic principles — to help revitalize the heart of Caroga. Our shared goal is to create vibrant, welcoming spaces that attract sustainable investments and growth while honoring the Town's unique natural character and identity. Please join us as we continue to hold public meetings and gather more input to plan Caroga's future.

Currently adopted 2011 *Town of Caroga Comprehensive Plan*

...Where we want to be in 2025

In 2025, the Town of Caroga will continue to be a small, rural town where everyone knows everyone. Residents and visitors will have available various year round outdoor recreational opportunities, year round hotel accommodations, diverse restaurants and a strong commercial center featuring unique shops and boutiques, arts and crafts stores and related retail and commercial businesses. This commercial center will be known as Town Center. Town Center will be located near and around the former Sherman's Amusement Park. Town Center will be a walkable, integrated open-air, multiuse development where residents and visitors will be able to gather, socialize, eat, live, drink, recreate, shop, visit, exercise and enjoy its attractive streetscapes and landscapes. It will be anchored by retail, dining, and leisure uses, as well as by recreational and residential uses and be the most diverse area of the Town.

The Town will be recognized for its natural beauty, rich history and heritage and year round outdoor recreational opportunities which will have restored the Town of Caroga's attractiveness as a place to live and raise a family. The variety of housing types available, including housing in Town Center, will be an attraction. The Town's strong and aggressive water quality program will have created excellent water quality in all of the Town's lakes. The Town's tax base will have stabilized by the development in Town Center, new housing developments and the increase in sales tax revenues coming from a strong tourism-based economy.

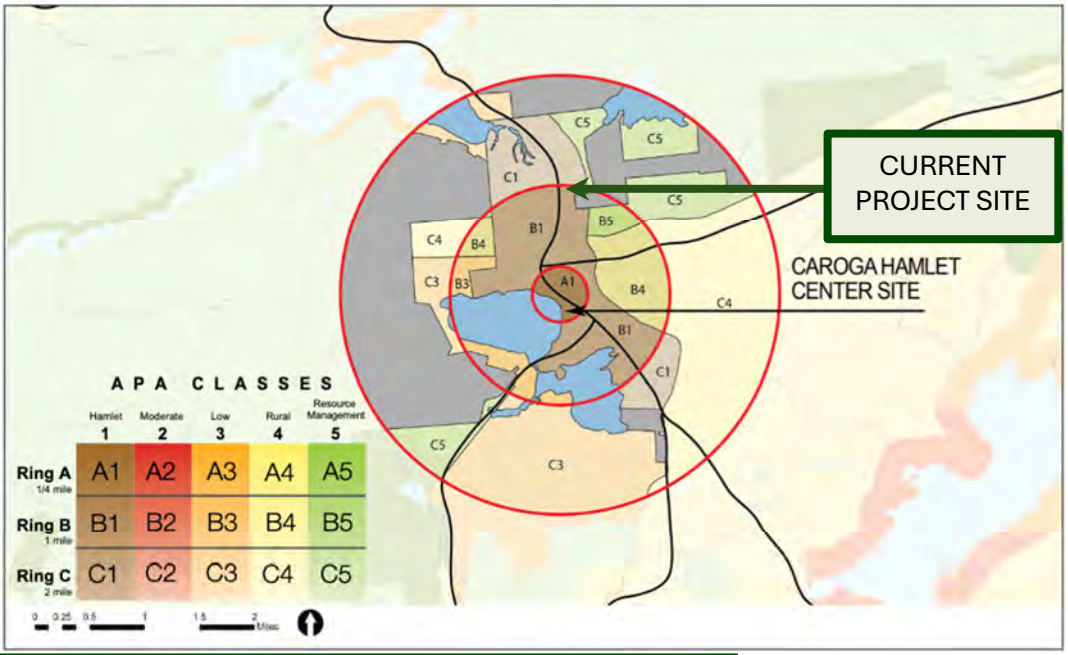
CAROGA LAKE NEW HAMLET CENTER

CAROGA LAKE NEW HAMLET CENTER SITE

In 2011, Caroga Lake's Planning Board completed an update of its Comprehensive Plan. In introducing the Vision Statement for the plan, the Planning Board writes that through, "…the closing of Sherman's Amusement Park...the Town has lost its Town Center, a place that served as the magnet to both people and business." The Vision Statement goes on to outline a diverse new revitalized town center where residents and visitors will be able to gather, eat, shop and enjoy both the "streetscapes and landscapes."

The H3P2 public training meeting held at the Caroga Lake Town Hall in April 2013 affirmed the issues and opportunities contained in the Town Center portion of the Comprehensive Plan. With the former Sherman Amusement Park parcel serving as ground-zero for the new town center, the site is anchored by the historic carousel and dance hall presenting interesting historic reuse opportunities.

GROWTH RING ANALYSIS



The Hamlets 3 expansion model is organized around three concentric rings centered around the core of the hamlet. These rings represent approximate travel time to the hamlet center and when overlayed with the APA Land Use and Development Map, outline potential areas of prioritized smart growth development (40). Caroga's site falls under **A1 Suitability: greatest inward potential for mixed-use development, reuse of vacant buildings and land and infrastructure improvements.**

Rooted in the Mohawk Valley.

Transformation is more than a goal. It's our way of doing business. In the Mohawk Valley, transformation means renewing what's historic, reimagining what's possible, and rebuilding communities with care and intention. It's about creating a closed-loop economy where agriculture, manufacturing, tourism, and workforce development reinforce one another to create long-term prosperity.

Over the past decade, the Mohawk Valley has transformed into a model for rural regeneration, where innovation meets inclusion and growth comes from the ground up. Our people, institutions, and businesses have proven that economic resilience can be both local and global, rooted in stewardship and pride of place.

This year's ACHIEVE proposal advances that legacy. From the Empire State Greenhouses in Schoharie County to the Hoshino Mineral Spa Resort in Sharon Springs to the Nexus Neighborhood in Utica, each anchor demonstrates how transformation radiates outward. These projects are turning investment into opportunity, and opportunity into shared success.

Rooted in transformation, we continue to build an ecosystem that nourishes our land, strengthens our workforce, and celebrates our communities. The Mohawk Valley stands as proof that when innovation grows from local soil, it can change the world.

Looking forward, we embrace innovation while staying rooted in the people, places, and collaboration that defines the Mohawk Valley.

We have come so far in such a short period of time. When the Mohawk Valley REDC was just beginning about 15 years ago, project ideas were sparse. Now, with one open call for projects, we sparked excitement and enthusiasm and 57 project submissions totaling more than $1 billion in investments. Our region's intentional collaboration and commitment to our people continue to drive our success and vision.

This proposal is more than the ACHIEVE Competition. The following table highlights a regional pipeline of 34 agribusiness and tourism projects, representing significant ongoing and future investment opportunities. **Combined, the anchor, supporting, and pipeline projects presented in this proposal chart a strategic path of regenerative growth for the Mohawk Valley — one that fosters innovation, celebrates and preserves our resources, and builds community pride and prosperity.**

Proposed Caroga Arts Center Amphitheater

Housing Affordability

Housing in the Mohawk Valley remains less expensive than in many other parts of New York State. In 2024, the statewide median home price was $331,500 and the median home price in Mohawk Valley was $172,500, while most counties in the region reported significantly lower values. Between 2022 and 2024, home prices rose modestly in Oneida (+13%), Herkimer (+9%) and Otsego (+11%) counties, and more sharply in Fulton (+17%), Montgomery (+18%), and Schoharie (+23%).

Oneida County drives much of the regional housing market. With the largest population base and more urban communities like Utica and Rome, it records the highest number of annual sales and has a relatively low vacancy rate of about 10%, compared to 20% or more in several surrounding counties. This tighter supply has created what local reports describe as a "hot" market, with rising prices and very limited inventory.

Relative price alone does not tell the full story of affordability. **Median household incomes in the Mohawk Valley are lower than the statewide average, which means many households spend a larger share of their income on housing.** According to the New York State Comptroller, **24% of households in the Mohawk Valley are cost-burdened,** paying more than 30% of their income on housing. Median household incomes in Schoharie and Montgomery Counties in particular have not kept pace with the 18–23% home price growth since 2022, underscoring rising affordability pressure for local workers.

The Mohawk Valley's relatively low home prices remain a competitive advantage, but **affordability pressures will continue to increase as job growth accelerates in advanced manufacturing, healthcare, and tourism.** Ensuring that workers can access quality, attainable housing near employment centers is essential to retaining talent and supporting economic growth.

Recently, several counties proactively conducted housing studies. **Herkimer County's Housing Assessment** focused on evaluating sites for manufactured, modular, and tiny homes to increase housing supply for their rural population while keeping costs manageable. **Oneida County's Housing Market Inventory, Assessment, and Strategy** indicated the housing market will need to accommodate 6,070 new housing units by 2040, with the majority (5,620 units) needed by 2030. **Schoharie County's Housing Study** highlighted a shortage of quality affordable housing, especially for low- and middle-income households, and recommendations focused on producing new housing in village centers, offering smaller lots, and promoting modular/manufactured homes.

Tourism Industry

Tourism is once again a cornerstone of the Mohawk Valley economy, drawing on the region's many cultural, natural, and recreational assets to generate significant visitor spending. **In 2022, the region generated $4.3 billion in visitor spending—the second-highest level of direct tourism revenue in New York State, behind only New York City.**

In 2024, **Oneida County alone accounted for $2.1 billion in direct visitor spending—60% of the region's total tourism sales**. Tourism in the county also generated nearly $200 million in local and state taxes, saving the average household over $2,000 annually in additional taxes.

Despite these successes, challenges remain. Tourism employment has not fully returned to pre-pandemic levels, in part due to broader population decline and workforce constraints. This gap highlights the importance of ongoing efforts to link tourism growth to workforce development, downtown revitalization, and regional equity.

Tourism Highlight:
Come for a Day, Stay for a Week

The Mohawk Valley offers a robust network of interconnected tourism destinations, making it easy for visitors to plan multi-stop trips that generate benefits for the whole region. The region features long-established tourism anchors with international draw — like the National Baseball Hall of Fame, Munson, Herkimer Diamond Mines, Turning Stone, and the Glimmerglass Festival — as well as unparalleled access to outdoor recreation and nature in the Adirondacks, along the Erie Canal, and many scenic lakes.

The Mohawk Valley continues to invest in new tourism attractions. The Utica University Nexus Center opened in 2022; it now **draws over 320,000 annual visitors** and generates more than **$26 million in direct visitor spending** each year. Turning Stone Enterprises, a major driver of tourism in the region, recently announced **a historic $370 million expansion with a new conference center, Turning Stone Evolution.** When complete in 2027, Turning Stone will be the largest conference destination in Upstate New York. The Evolution will create 3,500 construction and related jobs and generate $22 million in state and local tax revenue.

Adirondack Park Action Workgroup

The six million acre Adirondack Park is a shared protected natural resource and an economic engine across three different economic regions of NYS. The Park's communities face unique challenges related to community and economic growth, including low population density, growing presence from high income seasonal residents, higher percentage of Short-Term Rentals and Park-wide land use regulations. In 2024, the NCREDC, in conjunction with the Mohawk Valley and Capital Region REDCs. The Adirondack Park Action work group to focus on economic development and placemaking related priorities specific to communities within the "Blue Line" of the Adirondack Park.

Goal: Prioritize the opportunities for all Adirondack communities within the six-million-acre Adirondack Park, impacting its economy, communities, environment, and people.

Progress: The Adirondack Park Action work group held several meetings to refine its goal and strategies and reaffirmed that housing and placemaking are the key ingredients for economic growth. In addition, members outlined their focus for the year-ahead.

Members:

Andrea Grout
Heaven Hill Farm
Anne Boles
St. Mary's Healthcare
James McKenna
Uihlein Foundation
John Piseck
Herkimer County IDA
Kathyn Muncil
Fort William Henry Corporation

ESD Staff

Allison Madmoune
Michael Yevoli
Joseph Landy

Strategies:

1. **Energize the development of creative right-sized solutions for workforce housing in small Park towns**. Implement the Accelerate Workforce Housing Program and secure the low interest Revolving Loan Fund for up to 200% AMI available for non-profits and for profits within the Blue Line.
2. **Elevate the importance of child care within local economic development strategies,** including support for communities that are piloting successful rural child care models and the shared services alliance.
3. **Focus on population retention and attracting new residents, small business retention and the unique workforce development needs** of a region with few large businesses and seasonality. Develop and encourage engagement of Next Move NY within the Blue Line.
4. **Repurpose decommissioned correctional facilities** within the Blue Line, that have unique regulations in the state constitution, including considering support of a community redevelopment and funding plan when facilities are identified for closure.
5. **Harness federal and state funding to support the Park's small town and village infrastructure needs** to ensure clean water, clean air and climate resiliency.
6. **Encourage and support I Love NY, the Adirondack Regional Tourism Council and county Tourism Promotion Agencies** to continue to brand the Adirondacks as a travel destination for Canadians.

CHAPTER 6 – GOALS AND RECOMMENDATIONS

2025 and Beyond

As the COVID-19 pandemic disrupted daily life, Americans discovered a renewed appreciation for the outdoors. The pandemic was a reminder "of the vital role that accessible green spaces play in our collective health and overall quality of life."[115] Travel restrictions and recommendations to stay close to home meant that local parks and green spaces became increasingly important to physical, mental, and community well-being. This shift toward increased use and appreciation for parks and open spaces has required a new look at how outdoor recreation facilities are designed and operated.

2025 SCORP GOALS OVERVIEW

1. Provide equitable access to outdoor recreation facilities for people of all backgrounds.
2. Ensure physical and programmatic access for visitors with a broad spectrum of needs and abilities.
3. Diversify channels of communication with the public about outdoor recreation opportunities.
4. Engage the public through interpretive programming to cultivate pride of place.
5. Employ comprehensive planning for the future of the NYS outdoor recreation system.
6. Promote energy-efficient operations and renewable energy sources.
7. Build, operate, and retrofit outdoor recreation facilities for climate resiliency.
8. Develop and operate outdoor recreation resources in a manner that is environmentally, socially, and economically sustainable.
9. Expand and protect natural connections between parks and open space.
10. Protect, conserve, and restore biodiversity in NYS.

Parks around the country have adapted to changes in use patterns by installing green infrastructure and shade structures, embracing technology, and centering access as a critical issue to ensure all visitors feel safe and welcome.[116] Crucially, in NYS and across the United States, "expanding access to water-based activities in communities traditionally less engaged with them is another more recent stride toward inclusivity in the park and recreation arena," and an essential tool in the face of extreme heat.[117]

For outdoor recreation providers in NYS, the challenge of the coming years will be planning, building, and operating resilient and equitably distributed parks and open spaces that meet the needs of a diverse population. Scaling facilities appropriately to meet demand, adjustments to meet the needs and preferences of the public, and updating programming to appeal to a diverse audience, are all important steps to meeting this goal. Ultimately, embracing innovative park features and designs will make for a greener and more inclusive New York, better prepared to withstand future public health and climate events.

System-Wide Goals

To create clear pathways toward sustainable innovation in park design and programming, OPRHP sets goals that align with State and Federal priorities for outdoor recreation and environmental stewardship. These goals are intended to support the future care and development of the State's outdoor recreation system. The SCORP goals have been established through public input, knowledge and information from interested parties, and recommendations from other state agencies. This non-exhaustive list reflects OPRHP's mission and priorities.

New York State Department of State *Smart Growth Community Planning Framework*

NEW YORK STATE

Department of State
Planning, Development & Community Infrastructure

SMART GROWTH COMMUNITY PLANNING PROGRAM

Program Overview

The NYS Department of State (DOS) Smart Growth Community Planning Program is administered by the Office of Planning, Development & Community Infrastructure (OPDCI). The program awards funding to eligible communities for the development or update of local and countywide comprehensive plans, area plans or zoning codes that emphasize and integrate Smart Growth principles.

What is Smart Growth?

Smart Growth is a forward-thinking approach to planning and development that supports and integrates four key themes: Equity, Economy, Environment and Energy/Climate.

- **Equity:** Smart Growth champions inclusivity, equity and diversity by encouraging a variety of housing types and employment opportunities for people of all incomes, backgrounds, ages and abilities.
- **Economy:** Smart Growth enhances community quality of life, creates livable, sustainable communities and revitalizes downtowns, which is proven to help attract and retain businesses and workers.
- **Environment:** Environmental stewardship is woven into the fabric of Smart Growth, with green spaces and parks seamlessly integrated into community design.
- **Energy & Climate:** Smart Growth promotes walkable, bikeable, transit-accessible neighborhoods with a compact mix of land uses, which minimizes reliance on cars and thus reduces energy use and greenhouse gas emissions. Smart Growth also encourages clean energy and climate resiliency.

These themes form the foundation for all OPDCI programs and policies.

SMART GROWTH PRINCIPLES

- Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.
- Enable a diverse mix of housing types that provide for opportunity and choice for all.
- Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.
- Provide well-planned, equitable, and accessible public spaces.
- Encourage compact neighborhood design and concentrated development around existing infrastructure.
- Preserve open space, agricultural resources, and natural resources.
- Prioritize transportation options such as walking, cycling, and public transportation.
- Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.
- Build on unique traits to create an attractive and welcoming community with a strong sense of place.
- Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.

A recipient of the Smart Growth Community Planning program, Jamestown, NY has made a more welcoming downtown with improvements to lighting, landscaping, and widening the sidewalk to create a public space that encourages vibrancy within the city's core.

Caroga Lake Recreation & Redevelopment Project

CFA 161036

Project Plans

OPRHP EPF | ESD RCCF

Reference to Town Hall municipal space is
NOT included as part of this CFA Project.

Town of Caroga / Fulton County / Mohawk Valley Region

RESOLUTION #2026-075 A Resolution of Support and Consent for the Town of Caroga to apply for the 2026 New York State Consolidated Funding (NYS CFA) was offered by Council Member Sturgess and Seconded by Supervisor Glenn at the July 15, 2026 work session held at 5 pm at town hall.

WHEREAS, on November 15, 2020 a fire destroyed the Caroga Golf Clubhouse and equipment at the historic Nick Stoner Municipal Golf Course and Caroga Recreation Park; and

WHEREAS, the Town of Caroga seeks to rebuild the Clubhouse at its former location, 1801 NY-10, and has partnered with C.T. Male Associates to complete preliminary engineering, conceptual designs, and cost estimates for the project; and

WHEREAS, the proposed project includes construction of a new clubhouse facility and related improvements with an estimated project cost of approximately $3.35 million; and

WHEREAS, the Town has limited capacity to fund major capital projects due to economic challenges associated with its current status as a disadvantaged community; and

WHEREAS, the Town has secured approximately $1.7 million in insurance proceeds to serve as local equity toward the project and seeks additional funding through the New York State Consolidated Funding Application process; and

WHEREAS, the project supports fire recovery, outdoor recreation, destination tourism, economic development, and community revitalization while advancing regional and State priorities; and

WHEREAS, the project is supported by the Town's comprehensive planning efforts, including its Smart Growth Community Planning Grant, Pro-Housing Community designation, and community engagement process; and

WHEREAS, the Town Board is prepared to advance the project and pursue all available funding opportunities necessary to complete this important community investment; **NOW THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Caroga supports and consents to submitting a 2026 New York State Consolidated Funding Application requesting approximately $1.345 million in State funding through the Empire State Development Regional Council Capital Fund Program (RCCFP) and the Office of Parks, Recreation and Historic Preservation Environmental Protection Fund Grant (EPF) Program. and **BE IT FURTHER RESOLVED**, that the Town Board authorizes the appropriate people to prepare, submit, and execute all documents necessary to pursue such funding and advance the project.

Adopted by a vote of five (5) Ayes: Glenn, Sturgess, Cooper, Walker, Frasier

C E R T I F I C A T I O N

STATE OF NEW YORK)
COUNTY OF FULTON) ss:
TOWN OF CAROGA)

I, Linda Gilbert, Town Clerk of the Town of Caroga, Fulton County, New York,

DO HEREBY CERTIFY, that I have compared the foregoing with the original resolution adopted by the Town Board of the Town of Caroga at a meeting of said Board held on the 15th day of July 2026 and that the foregoing is a true and correct transcript of said original resolution and of the whole thereof, and that said original resolution is on file in my office.

I DO FURTHER CERTIFY that each of the members of said Town Board had due notice of said meeting, and that John Glenn supervisor, and Richard Sturgess, Matthew Cooper Kimberly Walker Dailey, Loreta Frasier Councilmen were present at such meeting, and _____ (Name and Title) was absent.

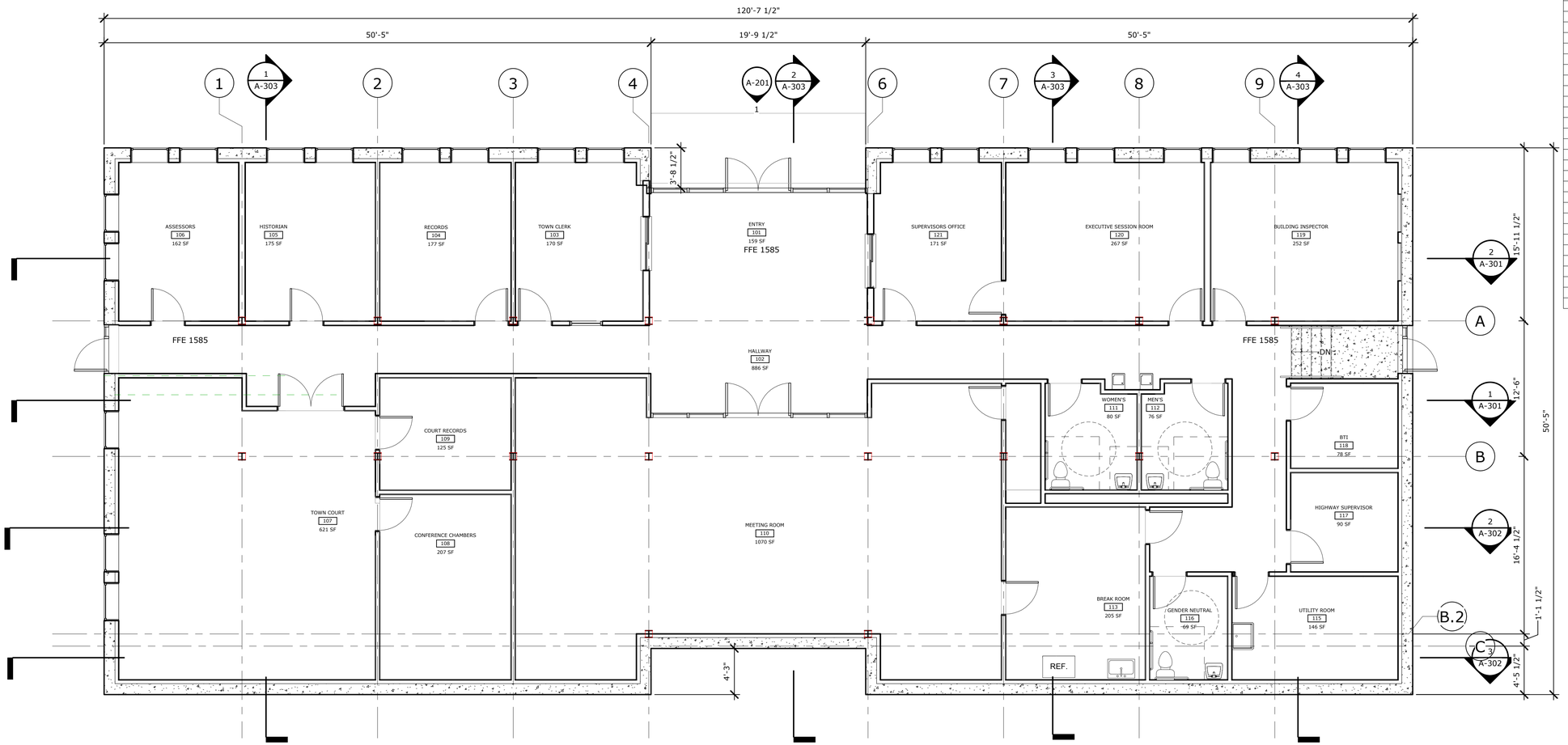
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Caroga this 27th day of July, 2026.

Linda M. Gilbert
Town Clerk

PROJECT NUMBER: 24.5102

ROOM BY USE GROUP

ROOM NO.	ROOM NAME	AREA
101	ENTRY	159 SF
102	HALLWAY	886 SF
103	TOWN CLERK	170 SF
104	RECORDS	177 SF
105	HISTORIAN	175 SF
106	ASSESSORS	162 SF
107	TOWN COURT	621 SF
108	CONFERENCE CHAMBERS	207 SF
109	COURT RECORDS	125 SF
110	MEETING ROOM	1070 SF
111	WOMEN'S	80 SF
112	MEN'S	76 SF
113	BREAK ROOM	205 SF
115	UTILITY ROOM	146 SF
116	GENDER NEUTRAL	69 SF
117	HIGHWAY SUPERVISOR	90 SF
118	BTI	78 SF
119	BUILDING INSPECTOR	252 SF
120	EXECUTIVE SESSION ROOM	267 SF
121	SUPERVISORS OFFICE	171 SF
201	HALLWAY	664 SF
202	GOLF PRO SHOP	1445 SF
203	CLOSET	102 SF
204	STORAGE	23 SF
205	SINGLE USER TOILET ROOM	53 SF
206	WOMEN'S ROOM	148 SF
207	MEN'S ROOM	167 SF
208	WOMEN'S CHANGING	25 SF
209	WOMEN'S LOCKERS	36 SF
210	OPEN FLEX	1730 SF
211	MEN'S CHANGING	24 SF
212	MEN'S LOCKERS	37 SF
213	OFFICE	174 SF
214	LOUNGE/SNACK BAR	610 SF
215	C.L.	10 SF
		10434 SF



1 A-101 FIRST FLOOR TOWN HALL

SCALE: 3/16" = 1'-0"

NORTH

PRELIMINARY DESIGN

DAVID ANTHONY D'AMORE
029448

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FIRST FLOOR PLAN

CLUBHOUSE AND TOWN HALL
1840 STATE HIGHWAY 10, CAROGA LAKE, NY 12032

TOWN OF CAROGA — FULTON COUNTY, NY

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
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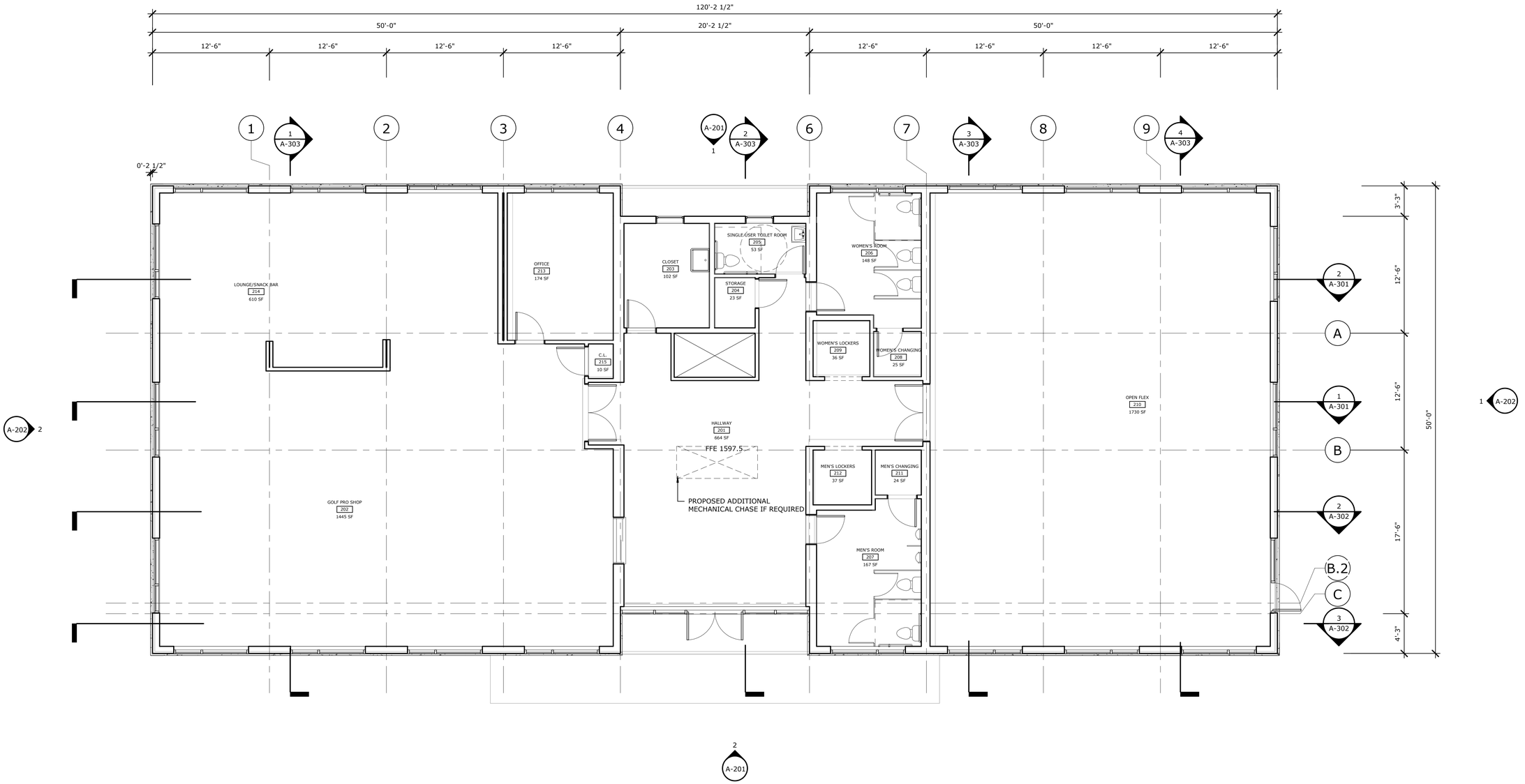
SHEET 6 OF 16
DWG. NO: 24-0633

PROJECT NUMBER: 24.5102



1 SECOND FLOOR CLUB HOUSE

1 / A-102 SCALE: 3/16" = 1'-0"

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SECOND FLOOR PLAN

CLUBHOUSE AND TOWN HALL
1840 STATE HIGHWAY 10, CAROGA LAKE, NY 12032

TOWN OF CAROGA — FULTON COUNTY, NY

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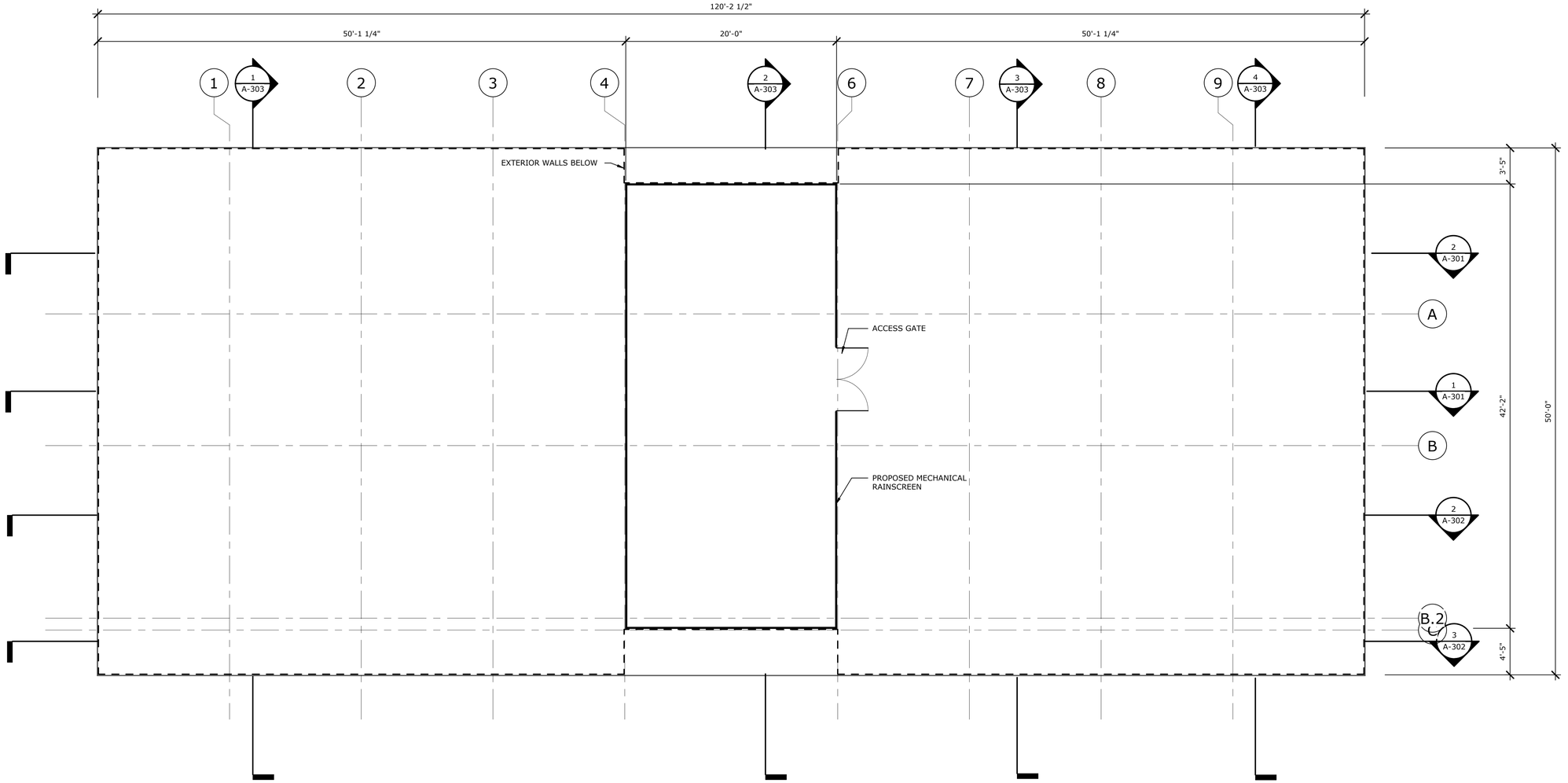
DWG. NO: 24-0633



1 A-103 **ROOF PLAN**
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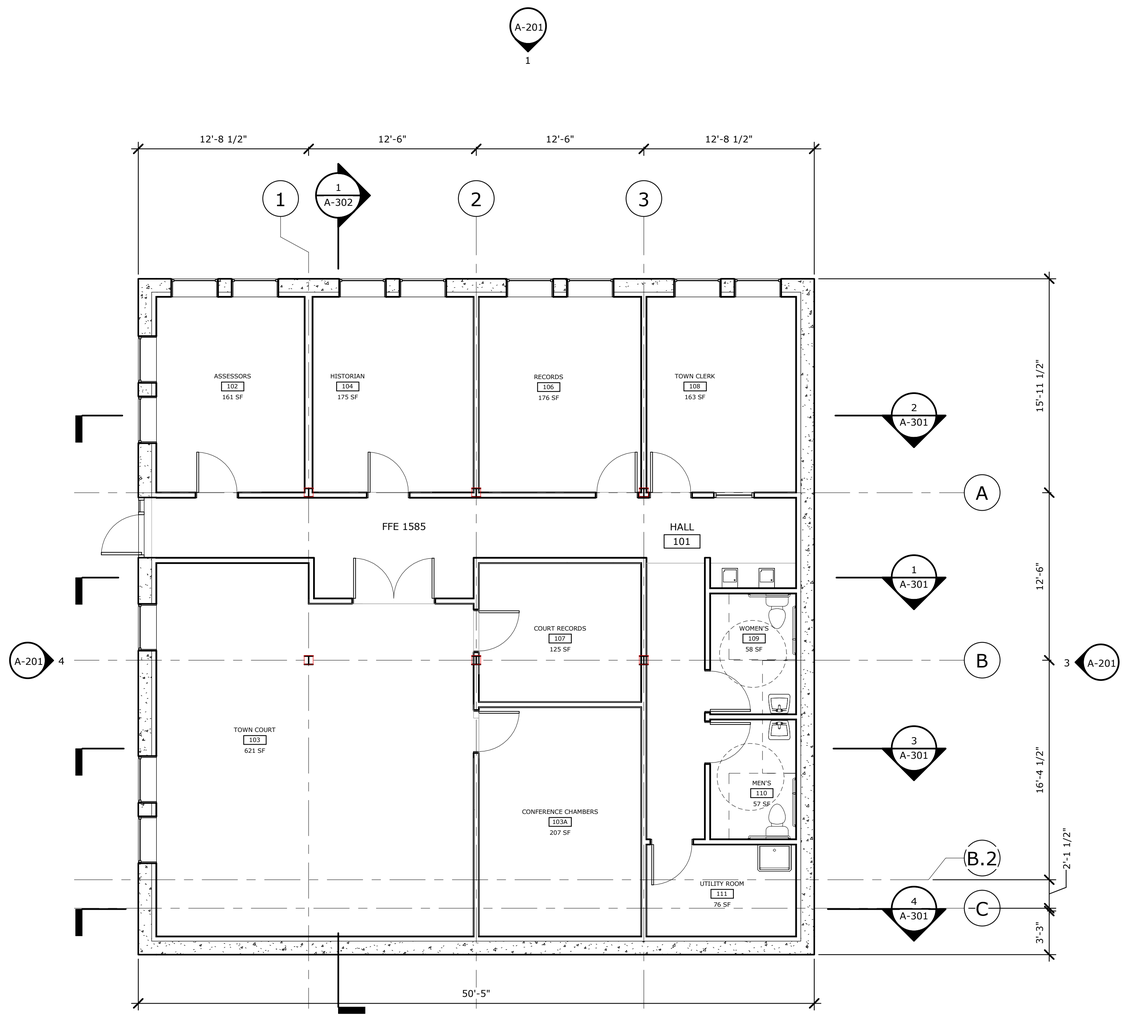

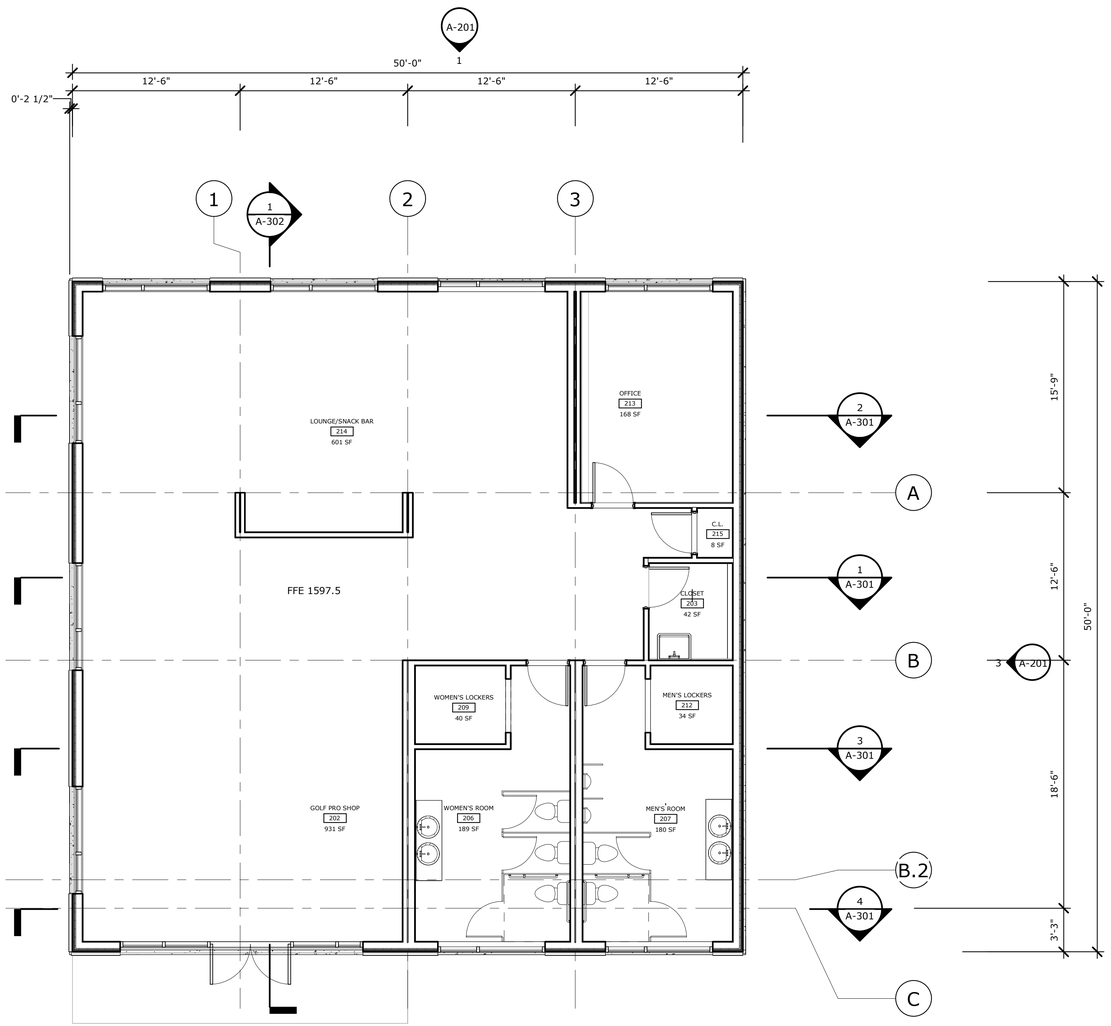

1 A-101 FIRST FLOOR TOWN HALL

SCALE: 3/16" = 1'-0"

2 A-101 SECOND FLOOR CLUB HOUSE

SCALE: 3/16" = 1'-0"

ROOM BY USE GROUP

ROOM NO.	ROOM NAME	AREA
101	HALL	355 SF
102	ASSESSORS	161 SF
103	TOWN COURT	621 SF
103A	CONFERENCE CHAMBERS	207 SF
104	HISTORIAN	175 SF
106	RECORDS	176 SF
107	COURT RECORDS	125 SF
108	TOWN CLERK	163 SF
109	WOMEN'S	58 SF
110	MEN'S	57 SF
111	UTILITY ROOM	76 SF
202	GOLF PRO SHOP	931 SF
203	CLOSET	42 SF
206	WOMEN'S ROOM	189 SF
207	MEN'S ROOM	180 SF
209	WOMEN'S LOCKERS	40 SF
212	MEN'S LOCKERS	34 SF
213	OFFICE	168 SF
214	LOUNGE/SNACK BAR	601 SF
215	C.L.	8 SF
		4367 SF

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TOWN OF CAROGA — FULTON COUNTY, NY

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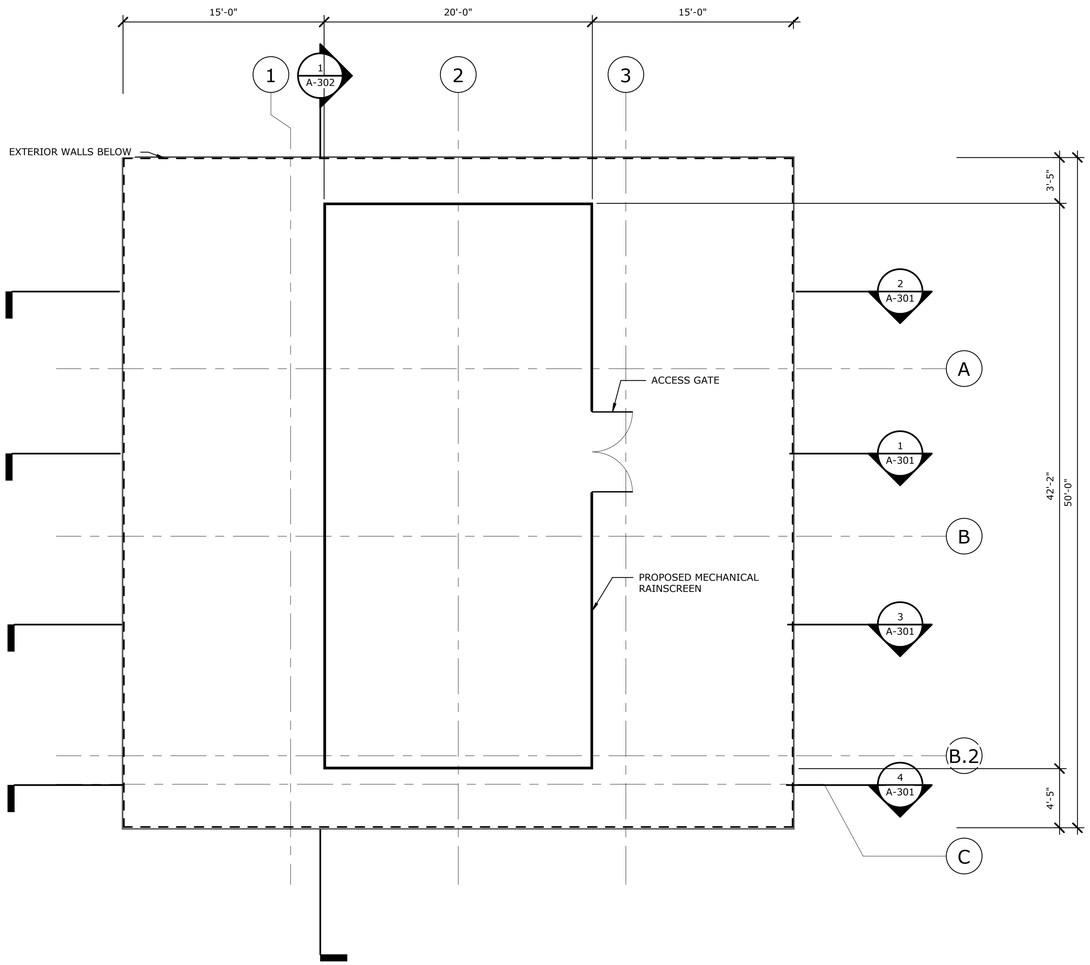

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SHEET 5 OF 11
DWG. NO:24-0633

NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Acting Commissioner

Sent Via Email Only

April 4, 2025

Honorable Ralph Palcovic
Supervisor, Town of Caroga
1840 State Highway 10
P.O. Box 328
Caroga Lake, NY 12032
supervisor@caroga.town

RE: Petroleum Bulk Storage (PBS) Program Site Inspection - 6 NYCRR Part 613
PBS# 5-076333
Town of Caroga
1801 State Highway 10
Caroga (T), Fulton County

Dear Supervisor Palcovic:

Thank you for the recent submittals concerning the February 7, 2023 site inspection and resulting Notice of Violation (NOV). The items listed in the NOV have been satisfactorily addressed.

If you have any questions, please feel free to contact me by telephone at (518) 840-3004 or e-mail me at heather.barscz@dec.ny.gov.

Sincerely,

Heather Barscz
Assistant Engineer (Environmental)
Division of Environmental Remediation

HB:ja

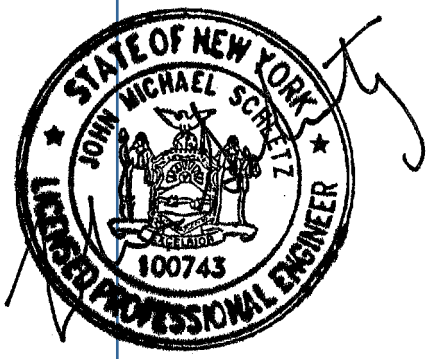
Ec: Lily Hand, CT Male: l.hand@ctmale.com
Kelly Duval, NYSDEC R5: Kelly.duval@dec.ny.gov

August 29, 2025

Geotechnical Evaluation
New Clubhouse and Town Hall
1795 NY-10
Town of Caroga
Fulton County, New York

Prepared for:

Town of Caroga
1840 State Highway 10
PO Box 328
Caroga Lake, NY 12032



Prepared by:

C.T. MALE ASSOCIATES
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Latham, New York 12110
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C.T. Male Associates Project No: 24.5102

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GEOTECHNICAL EVALUATION
NEW CLUBHOUSE AND TOWN HALL
TOWN OF CAROGA, NEW YORK

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Appendix D: Websoil Survey Report

1.0 INTRODUCTION

This report presents the findings of a geotechnical engineering evaluation of the subsurface conditions present at the site for the proposed clubhouse and town hall structure to be located at 1795 NY-10 in Caroga, New York.

The site's subsurface conditions have been investigated through the advancement of conventional test borings and pavement cores. From our evaluation of these conditions, we have identified the Seismic Site Class applicable to the project and have developed recommendations for site preparation, earthwork, and for the design and construction of the foundations, floor slabs, and pavements on the site.

This evaluation has been performed in accordance with the scope of work presented in our revised proposal dated June 11, 2025 and Technical Services Change Order dated June 25, 2025.

2.0 PROJECT & SITE DESCRIPTION

It is our understanding that the proposed structure is intended to replace a clubhouse on the site that previously burned down. This former structure was located near the southwest property corner, within the footprint of the proposed parking lot to the west of the proposed new building. The proposed structure is to be approximately 6,000 square feet in plan. The ground floor is planned for a finished floor elevation (FFE) of 1,589 feet and to be at grade with the exterior on the north and west sides of the building. The second floor is planned for a FFE of 1,600 feet and to be at grade with the exterior on the south and east sides of the building. A retaining wall is planned to extend from the southwest corner of the building and the area surrounding the structure is to be asphalt parking.

The project site is bounded by NY-10 to the west, Town of Caroga Highway Department to the north, a golf course and Irving Pond Road to the south, and a wooded area to the east. Rock outcrops are visible at the ground surface to the immediate east of the proposed building location near the location of test boring B-3 and to the south of Irving Pond Road near the location of pavement core PC-2.

3.0 SUBSURFACE INVESTIGATION PROGRAM

Three (3) test borings were advanced within the proposed building footprint and three (3) test borings were advanced in the surrounding site areas. Their coordinates, as recorded using a cellular phone, are noted in the test boring logs. Their locations are also shown on the Subsurface Exploration Location Plan contained in Appendix A.

The test borings were advanced by a subcontractor operating a Central Mine Equipment Model 55 tracked drill rig. Test borings were advanced and cased against collapse through rotary drilling of 3¼-inch inside diameter hollow stem augers. As the augers were advanced with depth, the overburden was sampled and its penetration resistance

determined in general accordance with the procedures of ASTM D-1586, "Standard Method for Penetration Testing and Split-Barrel Sampling of Soils". The sampling and penetration resistance testing were conducted on a continuous basis until experiencing practical drilling refusal. Practical drilling refusal was experienced at depths ranging from 4.5 to 11.5 feet below existing site grades.

A representative from our firm monitored the test borings, recorded the standard penetration resistances, field classified the recovered samples, and placed representative portions of the samples in glass jars. The samples placed in jars were brought to our geotechnical laboratory, examined, and, where necessary, refinements were made to the field classifications. Test boring logs are presented in Appendix B along with a sheet and key that explains the terms symbols used in their preparation. Test boring logs note the soil descriptions in accordance with the Burmister identification system, the Unified Soil Classification System (USCS), and the records maintained in the field.

To support pavement design recommendations, two (2) pavement cores were completed to investigate the existing pavement conditions. Asphalt pavements were investigated by coring through the surface with a portable coring drill by staff from our firm. Their locations are shown on the Subsurface Exploration Location Plan contained in Appendix A. Pavement conditions and thicknesses were measured and recorded on pavement core logs, which are included in Appendix C.

4.0 SUBSURFACE CONDITIONS

4.1 Soil Mapping

The surficial soils at the site have been mapped by the United States Department of Agriculture (USDA), Natural Resource Conservation Service, to a depth of 72 inches. The Soil Survey of Fulton County, New York produced by this agency provides this mapping in some detail. For this project site, the detailed mapping is presented as a Custom Soil Resource Report in Appendix D. This mapping identifies two soils occupying the proposed work area, noted as Henniker fine sandy loam (1170) and Metacomet fine sandy loam (1171). The Henniker fine sandy loam reportedly consists of layers of moderately decomposed plant material, fine sandy loam, gravelly fine sandy loam, and gravelly loamy fine sand. The Metacomet fine sandy loam reportedly consists of layers of moderately decomposed plant material, fine sandy loam, cobbly loamy sand, gravelly loamy sand, and cobbly loamy sand

The site's surficial soils have also been identified on the Surficial Geologic Map of New York, Finger Lakes Sheet, prepared by the New York State Geologic Survey. This map identifies Kame deposits (k) occupying the project site. The Kame deposits reportedly consist of coarse to fine gravel and/or sand of variable thickness.

The site's surficial bedrock has also been identified on the Surficial Geologic Bedrock Map of New York, Hudson Mohawk Sheet, prepared by the New York State Geological Survey. This report identifies quartzite (qt) occupying the site.

4.2 Conditions Disclosed from Subsurface Explorations

Existing asphalt pavements at the site were measured to have thicknesses ranging from 1.5 to 4 inches.

Three test borings, B-1, B-2, and B-3, were advanced within the proposed building footprint. Test borings B-4, B-5, and B-6 were performed in parking areas and near the west end of the proposed retaining wall. Based on these test borings, the soil profile was found to consist of a surficial layer of fill underlain by sandy Kame deposits and possible bedrock.

Fill was encountered at all test boring locations, excluding B-6. This material consisted of fine to coarse sand with varying amounts of silt and gravel. The fill appears to be reworked native site soils. A buried layer of topsoil was encountered at four (4) of the test borings. Occasional wood debris was encountered. Standard penetration resistance values (N-values) within the fill ranged from 2 to 31, but were typically in the range of 2 to 23 blows per foot, indicating the fill is very loose to medium dense. The fill extended to elevations ranging from El. 1,577.6 to 1,593.5 feet.

Kame deposits were encountered at all test borings underlying the fill excluding B-3. This material consisted of fine to coarse sand with varying amounts of silt and gravel. N-values within this material ranged from 19 to greater than 50 blows per foot.

Practical drilling refusal, including auger and sampler refusal, was experienced at all test boring locations at elevations ranging from El. 1,572.5 and 1,593.5 feet.

Rock fragments were observed within recovered soil samples and hard drilling was experienced while advancing augers, indicating the likely frequent presence of cobbles and boulders were within overburden soils..

Standing water was observed at the completion of drilling at depths of 6 and 4 feet at the locations of test borings B-2 and B-4, respectively. Recovered soil samples at these and other test boring locations were observed to become moist or wet at similar depths directly above assumed bedrock, indicating the likely presence of perched unconfined groundwater.

5.0 GEOTECHNICAL EVALUATION

5.1 Site Evaluation

The visible presence of rock outcrops at the site along with shallow consistent drilling refusal indicates the likely presence of bedrock being present at shallow depths. Based on the proposed FFE elevation and existing site grades, rock removal should be anticipated as part of excavation into the higher grades at the east side of the proposed building. In addition, unsuitable fill material was encountered across the entire site. This fill was observed to contain deleterious components, including topsoil and wood. Where present below proposed structures, such fill should be removed in its entirety and be

replaced with well-compacted Structural Fill. Site soils are not suitable for use as Structural Fill. Site soils, culled of any oversized or deleterious components, may be used as bulk fill for regrading within landscaped areas of the site or disposed off off-site in accordance with applicable regulations.

The native soil found to underly the fill soils at the site or the prepared bedrock surface is capable of supporting the proposed structure with shallow foundations. After removal of fill and placement of well-compacted Structural Fill, the floor slab for the structure may bear on-grade. As the footing subgrade may consist of dense native soil, well-compacted Structural Fill, and/or bedrock, a modest bearing pressure is recommended to limit potential for differential settlement.

Groundwater may be encountered during excavation for foundations and during any overexcavation to remove existing building foundation elements, previously placed fill, or for placement of buried utilities. Groundwater within anticipated excavation depth may vary seasonally and based on recent weather events. Sump and pump methods should suffice for its removal during construction. The proposed building should be constructed with toe drains and waterproofing applied to foundation exteriors.

5.2 Site Class Assessment

As the site's overburden does not fit any of the soil profile characteristics which would place it into the Site Class E or F categories, it does not fit either of those site class designations. Rather, based on the standard penetration test resistance values of explored overburden and assumed underlying soils being of equal or greater compactness, the profile is judged to fit the Site Class D designation as identified in Section 1613.2.2 of the 2020 Building Code of New York State and Chapter 20 of ASCE 7-16.

6.0 GEOTECHNICAL RECOMMENDATIONS

6.1 Site Preparation

Site preparation should begin with stripping the area of pavements and topsoil. If foundation elements from the previous building or uncontrolled fill are encountered, they should be removed in their entirety within the building footprint, retaining walls, and at least 5 feet beyond. Within paved areas, any foundation elements or uncontrolled fill need only be removed to a depth of 2 feet below finished site grades to limit potential for reflective cracking. Any utilities that are present within foundation areas should be removed or rerouted around the same. Any overexcavation within building footprints should be backfilled with Structural Fill. Structural Fill should consist of an imported well-graded run-of-bank sand or sand and gravel blend. The limits of gradation for Structural Fill are shown in Table 1.

Table 1
Structural Fill Gradation

Sieve Size	Percent Finer by Weight
4 Inch	100
No. 40	0 to 70
No. 200	0 to 15

The Structural Fill should be placed in loose lift thicknesses no greater than eight (8) inches and each lift compacted to a dry density equal to at least 95 percent of the materials' maximum dry density as it is defined by ASTM D-1557, "Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort".

Excavated site soils are not suitable for use as foundation backfill. Instead, they may be used as fill within landscaped areas or disposed of offsite in accordance with all applicable regulations. Within landscaped areas, this material should be placed in loose lift thicknesses no greater than eight (8) inches and each lift compacted to a dry density equal to at least 90 percent of the materials' maximum dry density as it is defined by ASTM D-1557, "Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort".

6.2 Excavation Considerations

Within the anticipated depths of foundation excavation, the overburden fill soils may be considered "Type C" soils as defined by the Occupational Safety and Hazard Administration (OSHA) excavation standards. According to these guidelines, Type C soils require excavation slopes no steeper than 1.5 horizontal to 1 vertical (1.5H:1V). In the event groundwater is found to seep into excavations, the excavation side slopes should be laid back to inclinations flatter than what is recommended above.

Where competent bedrock is to be excavated, it may be excavated at near vertical cuts for temporary or permanent cut slopes. Competent bedrock may be excavated through mechanical methods or blasting, if required.

6.3 Foundation Design & Construction

Spread footings for the new building may be designed for a maximum net allowable bearing pressure of 3,000 pounds per square foot. This pressure is recommended to limit total and differential settlement to less than three-quarters (3/4) of an inch and one-half (1/2) inch, respectively. All exterior foundations should be at least 24 inches in width and be seated at least 4 feet below the final exterior site grades to afford their frost protection. Interior column foundations within heated areas should be at least 3 feet in width and may bear at nominal depths of 2 feet below the floor slab. Where bedrock is anticipated on the eastern side of the proposed building, rock should be overexcavated 6 inches and replaced with a mat of at least 6 inches of cushion sand between the bottom of footing

and the bedrock surface. This sand may be placed as a single lift and lightly compacted through several passes of a vibrating plate compactor. The cushion sand is recommended to promote smoother settlement transitions between foundation elements bearing on rock and those on native soil or Structural Fill. Foundation settlements should occur quickly, that is as the loads are applied to them. Accordingly, post-construction foundation settlements should be modest and roughly proportional to the live load component of the total foundation load.

Prior to placing concrete to construct the foundations, their bearing grades should be dry, stable, and free of any standing water, mud, or frost. The foundation subgrade material should consist of undisturbed native site soils, bedrock, or Structural Fill having been placed compacted to replace the overexcavation of uncontrolled fill soils. The prepared final foundation subgrade surfaces should be approved by the geotechnical engineer of record (C.T. Male) or their authorized representative before foundation placement. The foundation bearing grade should be proofrolled and compacted through several (6 or more) passes of a smooth drum vibratory roller with a static weight of at least 3 tons or other approved equipment inducing equivalent subgrade compaction. Any area of the subgrade which "pumps or weaves" under the passing roller should be considered unstable. Such unstable areas should be undercut and stabilized through backfilling the same with well-compacted Structural Fill material.

Structural Fill material should be used to backfill foundation excavations. The backfill materials should be placed in loose lift thicknesses not to exceed 8 inches and each lift compacted to a dry density equal to at least 95 percent of the materials' maximum dry density as it is defined by ASTM D-1557, "Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort".

6.4 Floor Slab Design & Construction

Floor slabs for the new building should be provided with a subbase course of crusher-run stone which conforms to the requirements for Type 2 Subbase as specified in the New York State Department of Transportation (NYSDOT) Standard Specification Article 733-04. A subbase thickness of at least six (6) inches is recommended. The gradation of the subbase, as specified by NYSDOT, should conform to that listed in Table 2.

Table 2
Type 2 Subbase

Sieve Size	Percent Finer by Weight
2 Inch	100
¼ Inch	25 to 60
No. 40	5 to 40
No. 200	0 to 10

Prior to placing the subbase, the subgrade should be proofrolled and compacted through several (6 or more) passes of a smooth drum vibratory roller with a static weight of at least 10 tons or other approved equipment inducing equivalent subgrade compaction. Any areas of the subgrade surface which "pumps or weaves" under the passing roller should be considered unstable and should be undercut and stabilized through backfilling the same with well compacted Structural Fill material. Should grade increases be required to establish the final subgrade elevation for placement of the floor slab's subbase, the grade increases should be made using Structural Fill material placed and compacted as previously recommended for this material.

The Type 2 Subbase may be placed as a single lift and should compacted to a dry density equal to at least 95 percent of the material's maximum dry density as it is defined by ASTM D-1557, "Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort".

So prepared, the floor slabs may be designed assuming a modulus of subgrade reaction of 200 pounds per cubic inch.

6.5 Retaining Walls

The parameters listed in Table 3 are recommended for use in analyzing the stability of the site retaining walls constructed of modular precast concrete blocks.

Table 3
Retaining Wall Design Parameters

Design Parameter	Value
Moist Unit Weight of Backfill	120 pcf
Friction Angle of Backfill	34°
Earth Pressure Coefficients for Backfill • Active • Passive	 0.28 2.00
Coefficient of Sliding Friction at Bottom-of-Footing (Precast Concrete on Crushed Stone)	0.40
Maximum Allowable Foundation Edge Pressure	3,000 psf
Minimum Safety Factor Against Sliding & Overturning	1.50
Uniform Surcharge Load	250 psf

The parameters listed in Table 3 assume the retaining walls are backfilled with Structural Fill material. This backfill material should be placed in maximum loose lift thicknesses of twelve (12) inches and be compacted in accordance with the 95 percent density specification. Compaction of this material within three (3) feet of the walls should be

performed by "light" equipment such as walk-behind vibratory rollers or plates. Use of rollers such as large vibratory drum rollers (greater than 1 ton static weight) should be prohibited from operating within 3 feet of the walls so as not to impart large compaction induced lateral loads onto the walls. All fill within the footprint of proposed retaining walls should be removed and replaced with Structural Fill.

If a precast modular block system is to be designed, we recommend that the bottom row of blocks bear at least one-half of the block height below the final grade established along the face of the wall. The bottom blocks should bear on a prepared grade (leveling course) consisting of crushed stone, an equal blend of NYSDOT No. 1 and No. 2 coarse aggregate at least 6 inches in depth. Prior to the placement of this material, the subgrade should be proofrolled and compacted through several (6 or more) passes of a smooth drum vibratory roller with a static weight of at least 1 ton or other approved equipment inducing equivalent subgrade compaction. Any areas of the subgrade surface which "pumps or weaves" under the passing roller should be considered unstable and should be undercut and stabilized through backfilling the same with well compacted Structural Fill material. The crushed stone leveling course may be placed as a single lift and should be compacted through several passes of a vibrating plate compactor or walk behind vibratory roller.

6.6 Asphalt Pavements

It is our understanding that pavements planned for the site will consist of parking areas and drive lanes subject to passenger vehicles and infrequent truck loading. As uncontrolled fill is present at the site, we recommend overexcavating the fill where pavements are to be constructed and replaced with a well compacted Structural Fill.

Full depth replacement of existing pavements is recommended due to the minimal thickness of existing pavement preventing pavement resurfacing (i.e. "milling" and "filling"). As such, the asphalt pavement sections listed in Table 4 are recommended for use.

Table 4
Asphalt Pavement Sections

Pavement Course	Material Type	Thickness (Inches)	NYSDOT Specification
Light and Heavy-Duty Pavement			
Top	Asphalt	1.5	404.0983
Binder	Asphalt	2.5	404.2589
Subbase	Crusher-Run Stone	8	Section 304, Type 2
Geotextile	Mirafi 600X	-	Section 207

The binder used in asphalt production should consist of a polymer-modified binder grade 64V-22.

7.0 CLOSURE

This report has been prepared to assist in the design and construction of the proposed clubhouse and town hall structure to be located at 1795 NY-10 in Caroga, New York. The recommendations have been developed from our interpretation of the project site's subsurface conditions disclosed through subsurface explorations and our understanding of the basis of design as it was described herein. No other warranties, expressed or implied, are made.

Respectfully Submitted,

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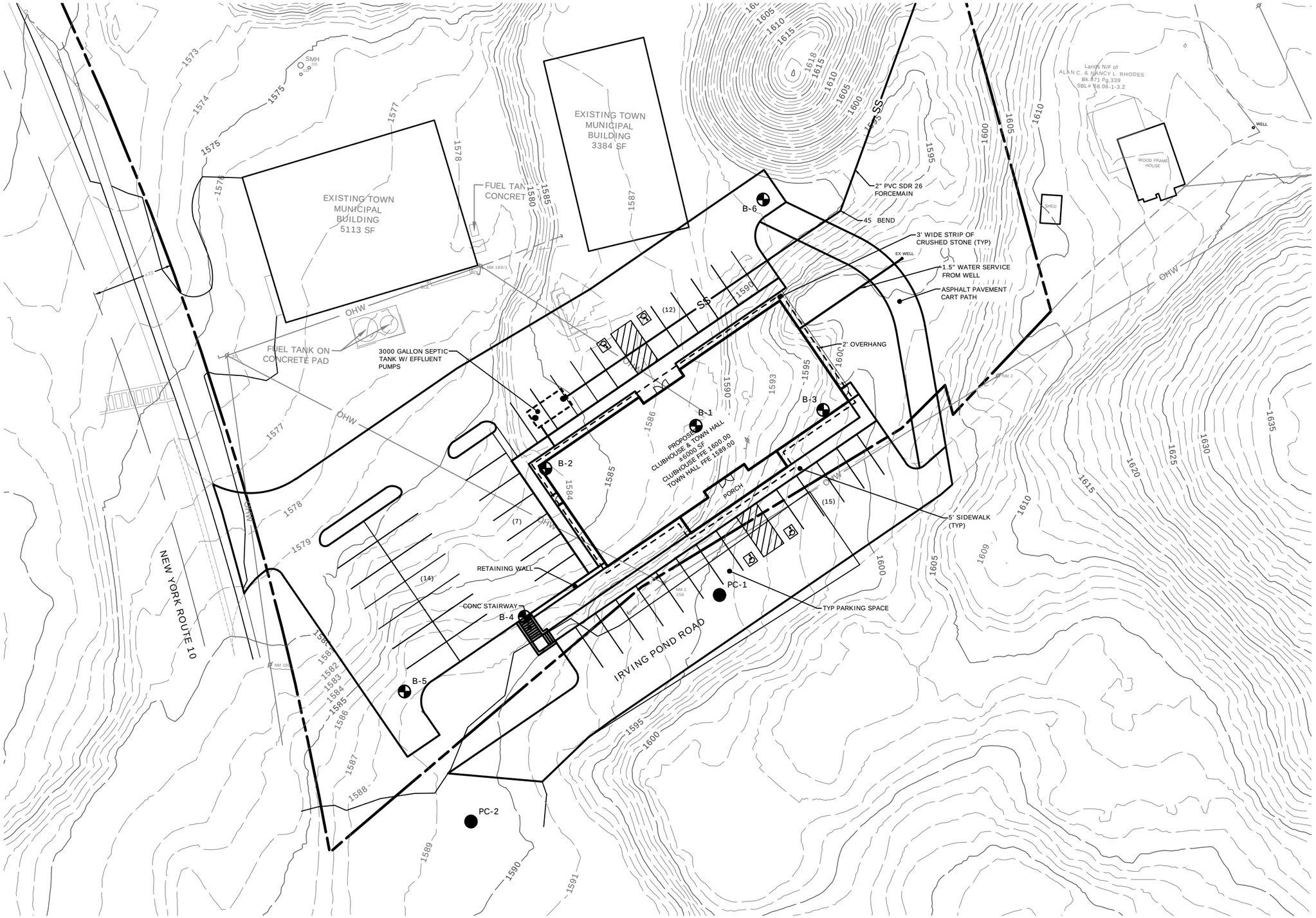
APPENDIX A

Subsurface Exploration Location Plan

XREFS



LEGEND

B-1 TEST BORING LOCATION

PC-1 PAVEMENT CORE LOCATION

CAD DWG. FILE NAME: FIG1

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SUBSURFACE EXPLORATION LOCATION PLAN

NEW CLUBHOUSE AND TOWN HALL

PROJ. NO.: 24.5102	DRAFTED: JDB	SCALE: 1" = 40'	DATE: 8/4/25	TOWN OF CAROGA FULTON COUNTY, NEW YORK

APPENDIX B

Test Boring Logs

C.T. MALE ASSOCIATES

GENERAL INFORMATION & NOTES TO SUBSURFACE EXPLORATION LOGS

The Subsurface Exploration Logs present the observations and records maintained at the site and the visual classification of the samples recovered from the test borings. The samples removed from the borings represent only a fraction of the total volume of the deposits at the site and may not necessarily be representative of the subsurface conditions between adjacent borings or between the sampled intervals. The data presented on the Subsurface Exploration Logs together with the recovered samples provide a basis of evaluating the character of the subsurface conditions. Evaluation of the information presented on the Subsurface Exploration Logs and the recovered sample classifications must be performed by qualified professionals. The information presented in the following notes defines some of the procedures and terms used in preparing the logs. Refer to the 'Key to Subsurface Exploration Logs' where the numbers for the following notes are shown below the columns of the portion of the example log illustrated.

Note 1. The figures in the Depth Column define the scale of the Subsurface Exploration Log.

Note 2. The Sample Type Column shows graphically the type and depth interval from which a sample was recovered. See Table I for a description of the symbols used to signify the various types of sampling techniques.

Note 3. The Sample No. is used for identification on sample containers and/or Laboratory Test Reports.

Note 4. Blows on Sampler – shows the results of the "Penetration Test", recording the number of blows required for each 6 inches of penetration of a split spoon sampler into the soil. The first 6 inches of penetration is considered to be a seating drive. The number of blows required for the second and third 6 inch increments of the penetration is termed the penetration resistance, N. Unless otherwise noted a standard 2" O.D./1-½" I.D. split spoon sampler was driven with a 140 lb. hammer falling 30 inches.

Note 5. Length of sample recovered in decimal feet.

Note 6. All recovered soil samples are visually classified by an engineering technician, hydrogeologist, environmental scientist, geologist or geotechnical engineer, unless noted otherwise. The method of visual classification is based primarily on the Unified Soil Classification system (ASTM D2487) with regard to the particle size and plasticity, as noted in Tables II and IX. Additionally, the relative portion, by weight, of two or more soil types is described for granular soils in accordance with "Suggested Methods of Test for Identification of Soils" by D.M. Burminster, ASTM Special Technical Publication 479, June 1970 (See Table III). The description of the relative soil density or consistency is based upon the penetration records as defined in Table IV. The description of the soil moisture is based upon the relative wetness of the soil sample recovered and is described as dry, moist, or wet as described in Table VI. Water introduced in the boring either naturally or during drilling may affect the moisture condition of the recovered sample. For granular components of samples, terms used to described the particle shape are used as described in Table VII. Special terms are used as required to describe materials in greater detail; several such terms are listed in Table V. The presence of boulders and large gravel is sometimes, but not necessarily, detected by an evaluation of sampler blows or through the "action" of the drill rig.

Note 7. The description of the rock shown is based on the recovered rock core. The terms frequently used in the description are included in Table VIII.

Note 8. The stratification lines represent the approximate boundary between soil types. Actual boundaries may vary between sampling intervals and may be gradual in nature.

Note 9. Miscellaneous observations and procedures noted during drilling are shown in this column. Water level observations are indicated at the bottom of this column. Reliability of water level observations depend on soil type, drilling methods, seasonal fluctuations, and/or perched conditions. If definite conclusions cannot be made, it is often prudent to examine the conditions more thoroughly through test pit excavations or the installation of groundwater level observation wells. Notes about other field tasting data may be included as well, such as photoionization detector, pocket penetrometer, torvane readings, etc. Notes about other observations may be listed, including the presence of cobbles/boulders, hard drilling, mottling, root zones, odors, staining, etc.

Note 10. Rock Coring: The length of core run is defined as the length of penetration of the core barrel. Core recovery is the length of core recovered divided by the core run. The RQD (Rock Quality Designation) is the total pieces of NX (2-⅛" diameter) core exceeding 4 inches in length divided by the core run. Fresh, irregular breaks distinguishable as being caused by drilling or recovery operations are ignored and the pieces counted as intact lengths. RQD values are valid only for cores obtained with NX size core barrels or larger.

KEY TO SUBSURFACE EXPLORATION LOGS

C.T. MALE ASSOCIATES

SUBSURFACE EXPLORATION LOG

BORING NO.:
ELEV.: **DATUM:**
LATITUDE: **LONGITUDE:**
START DATE: **FINISH DATE:**
SHEET __ OF __

PROJECT: _____ CTM PROJECT NO.: _____
LOCATION: _____ CTM OBSERVER: _____

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY (FT.)	SAMPLE CLASSIFICATION	NOTES
		1	15	9	11	14	20	0.9	Topsoil ±0.5'	
		2	12	11	15	20	26	1.2	Brown fine to coarse SAND, Some Silt, trace fine gravel; moist; subrounded; medium dense [SM]	
									(GLACIOLACUSTRINE FINE SAND) ±4'	
5									Gray LIMESTONE; Hard; Sound; Planar Bedded	RUN #1: 4.0' to 9.0' NX Size Rock Core 100% Recovery 60% RQD
									±9'	
									End of Exploration (9')	

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ See General Information & Notes

TABLE I - SAMPLE TYPE

	Split Spoon Sample
	Shelby Tube Sample
	Macrocore Sample
	Auger or Test Pit Sample
	Rock Core

TABLE II - SOIL TYPE & PARTICLE SIZE

Identification of soil type is made on basis of an estimate of particle sizes, and in the case of fine grained soils also on basis of plasticity.

Soil Type		Soil Particle Size	
Boulder		>12"	Coarse Grained (Granular)
Cobble		3" - 12"	
Gravel	- Coarse	3" - 3/4"	
	- Fine	3/4" - #4	
Sand	- Coarse	#4 - #10	
	- Medium	#10 - #40	
	- Fine	#40 - #200	
Silt	- Non Plastic (Granular)	See Table VIII, IX	Fine Grained
Clay	- Plastic (Cohesive)		

TABLE III - SOIL TYPE PROPORTIONS

The following terms are used in classifying soils consisting of mixture of two or more soil types.

Term	Percent of Total Sample
"and" (&)	35 - 50
"Some"	20 - 35
"little"	10 - 20
"trace"	less than 10

(When sampling gravelly soils with a standard split barrel sampler. the true percentage of gravel is often not recovered due to the relatively small sampler diameter.)

TABLE IV - RELATIVE COMPACTNESS OR SOIL CONSISTENCY

The relative compactness or consistency is described in accordance with the following terms:

Granular Soils		Cohesive Soils			
Term	**Blows per Foot, N**	**Term**	**Blows per Foot, N**	**q_u (tsf)**	**Field Test on Undisturbed Sample**
Very Loose	<5	Very Soft	<3	<0.25	Oozes between fingers when squeezed
Loose	5 - 10	Soft	3 - 4	0.25 - 0.50	Easily molded in fingers
Medium Dense	11 - 29	Medium Stiff	5 - 8	0.50 - 1.0	Molded with strong pressure by fingers
Dense	30 - 49	Stiff	9 - 15	1.0 - 2.0	Readily indented by thumb
Very Dense	>50	Very Stiff	16 - 30	2.0 - 4.0	Difficult to indent with thumb
		Hard	>30	>4.0	Cannot indent with thumb

(Large particles in the soils will often significantly influence the blows per foot recorded during the Penetration Test. The blows per foot is not always indicative of the actual consistency of cohesive soils. Approximate value for q_u, unconfined compressive strength, can be estimated using a pocket penetrometer)

TABLE V - STRATIFICATION DESCRIPTION

Varved: Horizontal uniform layers or seams of soil(s).
Layer: Soil deposit more than 6" thick.
Seam: Soil deposit less than 6" thick.
Parting: Soil deposit less than 1/8" thick.

TABLE VI - MOISTURE DESCRIPTION

Dry: Absence of moisture
Moist: Damp but no visible water
Wet: Visible free water

TABLE VII - PARTICLE SHAPE

Description	Criteria
Angular	Sharp edges and relatively plane sides with unpolished surfaces
Subangular	Similar to angular but have rounded edges
Subrounded	Nearly plane sides but well-rounded corners and edges
Rounded	Smoothly curved sides and no edges

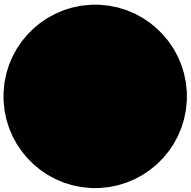
TABLE VIII - FINE GRAINED SOIL THREAD TEST

Nonplastic: Will not support >1/4" roll if held on end
Low Plasticity: 1/8" to 1/4" roll can be repeatedly rolled and supports itself
Medium Plasticity: 1/16" to 1/8" roll can be repeatedly rolled and supports itself
High Plasticity: <1/16" roll can be repeatedly rolled and supports itself

TABLE IX - FINE GRAINED SOIL CLASSIFICATION

Component	Overall Plasticity
Silt	Non-Plastic
Clayey Silt	Slight
Silt & Clay	Slight-Low
Clay & Silt	Low-Medium
Silty Clay	Medium
Clay	High

1/16" 1/8" 1/4"



Quarter Reference

SEE REVERSE →

TABLE X - ROCK CLASSIFICATION TERMS			
Term		**Meaning**	
Hardness	Soft	Scratched by fingernail	
	Medium Hard	Scratched easily by penknife	
	Hard	Scratched with difficulty by penknife	
	Very Hard	Cannot be scratched by penknife	
Weathering	Very Weathered	Judged from the relative amounts of disintegration, iron staining, core recovery, clay seams, etc.	
	Weathered		
	Sound		
Bedding	Laminated/fissile	Less than .08"	
	Thin bedded	1/2" - 2"	
	Medium bedded	2" - 2'	Natural breaks in Rock layers
	Thick bedded	2' to 4'	
	Massive	More than 6'	
(Fracturing refers to natural breaks in the rock oriented at some angle to the rock layers.)			
Rock Quality Designation (RQD): Total length of all segments >4" divided by run length, measured from center of breaks			

TABLE XI - Unified Soil Classification System (USCS)				
Major Divisions			**Group Symbol**	**Group Name**
Coarse-grained Soils: More Than 50% Retained on No. 200 Sieve	Gravel: More Than 50% of Coarse Fraction Retained on No. 4 Sieve	Clean Gravel	GW	Well-Graded Gravel, Fine to Coarse Gravel
			GP	Poorly-Graded Gravel
		Gravel with Fines	GM	Silty Gravel
			GC	Clayey Gravel
	Sand: More Than 50% of Coarse Fraction Passes No. 4 Sieve	Clean Sand	SW	Well-Graded Sand, Fine to Coarse Sand
			SP	Poorly-Graded Sand
		Sand with Fines	SM	Silty Sand
			SC	Clayey Sand
Fine-grained Soils: More Than 50% Passes No. 200 Sieve	Silt and Clay Liquid Limit Less Than 50	Inorganic	ML	Silt
			CL	Clay
		Organic	OL	Organic Silt, Organic Clay
	Silt and Clay Liquid Limit 50 or More	Inorganic	MH	Silt of High Plasticity, Elastic Silt
			CH	Clay of High Plasticity, Fat Clay
		Organic	OH	Organic Clay, Organic Silt
Highly Organic Soils			Pt	Peat

C.T. MALE ASSOCIATES

TEST BORING LOG

BORING NO.:	**B-1**		
ELEVATION:	**+/- 1,587'**	**DATUM:**	**NAVD88**
LATITUDE:	**43°09'29"N**	**LONGITUDE:**	**74°29'09"W**
START DATE:	**7/15/2025**	**FINISH DATE:**	**7/15/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall — CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga, New York — CTM OBSERVER: D. Landreville

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY	SAMPLE CLASSIFICATION	NOTES
		1	1	5	4	4	9	14"	Brown fine to coarse SAND, little silt, trace fine gravel; moist, subrounded, loose [SM]	
		2	1	1	1/12"		2	17"	Becomes wet, very loose	
									FILL +/- 4'	
5		3	3	31	33	50/3"	64	16"	Brown fine to coarse SAND, Some Silt, little fine gravel; moist, mottled, subrounded, very dense [SM]	
		4	16	50/3"			>50	5"	Cobble/Boulder Fragments	
		5	18	50/3"			>50	9"	KAME DEPOSITS	Auger Refusal @ 9'
10									End of Test Boring @ 9' on Bedrock	
15										
20										
25										
30										

N = NO. OF BLOWS TO DRIVE 2" SAMPLER 12" WITH A 140 LB. WT. FALLING 30" PER BLOW

DRILLING CONTRACTOR: Core Down Drilling

DRILL RIG TYPE: CME 55 Track Mounted

METHOD OF INVESTIGATION: 3-1/4" Inside Diameter Hollow Stem Auger

Automatic Hammer

GROUNDWATER LEVEL

DATE	LEVEL	CASING	STABILIZATION TIME

SAMPLE CLASSIFICATION BY: J. Blake

THE SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FOR C.T. MALE EVALUATION. IT IS MADE AVAILABLE TO AUTHORIZED USERS ONLY THAT THEY MAY HAVE ACCESS TO THE SAME INFORMATION AVAILABLE TO C.T. MALE. IT IS PRESENTED IN GOOD FAITH, BUT IS NOT INTENDED AS A SUBSTITUTE FOR INVESTIGATIONS, INTERPRETATION OR JUDGMENT OF SUCH AUTHORIZED USERS.

C.T. MALE ASSOCIATES

TEST BORING LOG

BORING NO.:	**B-2**		
ELEVATION:	**+/- 1,584'**	**DATUM:**	**NAVD88**
LATITUDE:	**43°09'29"N**	**LONGITUDE:**	**74°29'09"W**
START DATE:	**7/15/2025**	**FINISH DATE:**	**7/15/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall — CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga, New York — CTM OBSERVER: D. Landreville

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY	SAMPLE CLASSIFICATION	NOTES
		1	13	13	18	8	31	20"	Brown fine to coarse SAND, Some fine Gravel, trace silt; moist, subrounded dense [SP] FILL +/-2'	Burn Wood Fragments
		2	2	1	1	11	2	18"	Topsoil +/- 4.5'	
5		3	1	4	15	29	19	10"	Brown fine to coarse SAND, little silt, little fine gravel; moist, mottled, subrounded, medium dense [SM]	
		4	50/4"				-	4"	Grades Some fine Gravel, little silt; wet [SM]	
10		5	12	25	14	14	39	21"		
		6	10	16	>50		>50	18"	KAME DEPOSITS	Auger Refusal @ 11'
15									End of Test Boring @ 11.5' on Bedrock	
20										
25										
30										

N = NO. OF BLOWS TO DRIVE 2" SAMPLER 12" WITH A 140 LB. WT. FALLING 30" PER BLOW

DRILLING CONTRACTOR: Core Down Drilling

DRILL RIG TYPE: CME 55 Track Mounted

METHOD OF INVESTIGATION: 3-1/4" Inside Diameter Hollow Stem Auger

Automatic Hammer

GROUNDWATER LEVEL

DATE	LEVEL	CASING	STABILIZATION TIME
7/15	6'	11'	15-20 mins

SAMPLE CLASSIFICATION BY: J. Blake

THE SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FOR C.T. MALE EVALUATION. IT IS MADE AVAILABLE TO AUTHORIZED USERS ONLY THAT THEY MAY HAVE ACCESS TO THE SAME INFORMATION AVAILABLE TO C.T. MALE. IT IS PRESENTED IN GOOD FAITH, BUT IS NOT INTENDED AS A SUBSTITUTE FOR INVESTIGATIONS, INTERPRETATION OR JUDGMENT OF SUCH AUTHORIZED USERS.

C.T. MALE ASSOCIATES

TEST BORING LOG

BORING NO.:	**B-3**		
ELEVATION:	**+/- 1,598'**	**DATUM:**	**NAVD88**
LATITUDE:	**43°09'29"N**	**LONGITUDE:**	**74°29'09"W**
START DATE:	**7/15/2025**	**FINISH DATE:**	**7/15/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall — CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga, New York — CTM OBSERVER: D. Landreville

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY	SAMPLE CLASSIFICATION	NOTES
		1	1	9	10	7	19	10"	Topsoil / Brown fine to coarse SAND, trace silt, trace fine gravel; moist, subrounded, medium dense [SP]	
		2	2	14	2	4	16	19"	Topsoil / Fine to coarse SAND, Some fine to coarse Gravel, little silt; moist, medium dense, subrounded [SM]	
5		3	50/5"				-	4"	Topsoil / Wood Fragments / Cobble Fragments FILL End of Test Boring @ 4.5' on Bedrock	Auger Refusal @ 4.5' Offset 5', readvanced, refusal @ 4.5'
10										
15										
20										
25										
30										

N = NO. OF BLOWS TO DRIVE 2" SAMPLER 12" WITH A 140 LB. WT. FALLING 30" PER BLOW

DRILLING CONTRACTOR: Core Down Drilling

DRILL RIG TYPE: CME 55 Track Mounted

METHOD OF INVESTIGATION: 3-1/4" Inside Diameter Hollow Stem Auger

Automatic Hammer

GROUNDWATER LEVEL

DATE	LEVEL	CASING	STABILIZATION TIME

SAMPLE CLASSIFICATION BY: J. Blake

THE SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FOR C.T. MALE EVALUATION. IT IS MADE AVAILABLE TO AUTHORIZED USERS ONLY THAT THEY MAY HAVE ACCESS TO THE SAME INFORMATION AVAILABLE TO C.T. MALE. IT IS PRESENTED IN GOOD FAITH, BUT IS NOT INTENDED AS A SUBSTITUTE FOR INVESTIGATIONS, INTERPRETATION OR JUDGMENT OF SUCH AUTHORIZED USERS.

C.T. MALE ASSOCIATES

TEST BORING LOG

BORING NO.:	**B-4**		
ELEVATION:	**+/- 1,588'**	**DATUM:**	**NAVD88**
LATITUDE:	**43°09'29"N**	**LONGITUDE:**	**74°29'09"W**
START DATE:	**7/15/2025**	**FINISH DATE:**	**7/15/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall — CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga, New York — CTM OBSERVER: D. Landreville

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY	SAMPLE CLASSIFICATION	NOTES
		1	3	3	4	10	7	12"	Topsoil	
									Brown fine to medium SAND, trace silt; moist, loose [SP]	
		2	10	12	11	10	23	13"	Grades fine to coarse SAND, little silt, little fine gravel; subrounded, medium dense [SM] FILL +/- 4'	
5		3	23	50/4"			>50	10"	Topsoil	
									Brown fine to medium SAND, trace silt; moist, loose [SP]	
		4	17	13	20	20	33	11"	Grades fine to coarse SAND, Some fine Gravel, little silt; wet, subrounded, dense [SM] KAME DEPOSITS +/- 8'	Bedrock Fragments in shoe
		5	50/4"				-	13"	Bedrock Fragments	
10									End of Test Boring @ 8.3' on Bedrock	
15										
20										
25										
30										

N = NO. OF BLOWS TO DRIVE 2" SAMPLER 12" WITH A 140 LB. WT. FALLING 30" PER BLOW

DRILLING CONTRACTOR: Core Down Drilling

DRILL RIG TYPE: CME 55 Track Mounted

METHOD OF INVESTIGATION: 3-1/4" Inside Diameter Hollow Stem Auger

Automatic Hammer

GROUNDWATER LEVEL

DATE	LEVEL	CASING	STABILIZATION TIME
7/16	4'	8'	15-20 min

SAMPLE CLASSIFICATION BY: J. Blake

THE SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FOR C.T. MALE EVALUATION. IT IS MADE AVAILABLE TO AUTHORIZED USERS ONLY THAT THEY MAY HAVE ACCESS TO THE SAME INFORMATION AVAILABLE TO C.T. MALE. IT IS PRESENTED IN GOOD FAITH, BUT IS NOT INTENDED AS A SUBSTITUTE FOR INVESTIGATIONS, INTERPRETATION OR JUDGMENT OF SUCH AUTHORIZED USERS.

C.T. MALE ASSOCIATES

TEST BORING LOG

BORING NO.:	**B-5**		
ELEVATION:	**+/- 1,587'**	**DATUM:**	**NAVD88**
LATITUDE:	**43°09'29"N**	**LONGITUDE:**	**74°29'09"W**
START DATE:	**7/15/2025**	**FINISH DATE:**	**7/15/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall — CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga, New York — CTM OBSERVER: D. Landreville

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY	SAMPLE CLASSIFICATION	NOTES
		1	3	4	2	2	6	12"	Brown fine to medium SAND, trace silt; moist, loose [SP]	
		2	1	10	8		18	12"	Grades fine to coarse SAND, trace fine gravel; medium dense [SP]	Spoon deflecting on obstruction. Sampling stopped
5		3	22	15	6	4	21	9"	Topsoil / Brown fine to coarse SAND, trace silt, trace fine gravel; moist, subrounded, medium dense [SP] +/- 6'	
		4	WH	5	3	4	8	12"	Topsoil FILL	
									Brown SILT, trace fine sand; wet, loose [ML]	
		5	50/5"	-	-	-	-	5"	Bedrock Fragments	Auger Refusal @ 8.5'
10									End of Test Boring @ 8.5' on Bedrock	
15										
20										
25										
30										

N = NO. OF BLOWS TO DRIVE 2" SAMPLER 12" WITH A 140 LB. WT. FALLING 30" PER BLOW

DRILLING CONTRACTOR: Core Down Drilling

DRILL RIG TYPE: CME 55 Track Mounted

METHOD OF INVESTIGATION: 3-1/4" Inside Diameter Hollow Stem Auger

Automatic Hammer

GROUNDWATER LEVEL

DATE	LEVEL	CASING	STABILIZATION TIME

THE SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FOR C.T. MALE EVALUATION. IT IS MADE AVAILABLE TO AUTHORIZED USERS ONLY THAT THEY MAY HAVE ACCESS TO THE SAME INFORMATION AVAILABLE TO C.T. MALE. IT IS PRESENTED IN GOOD FAITH, BUT IS NOT INTENDED AS A SUBSTITUTE FOR INVESTIGATIONS, INTERPRETATION OR JUDGMENT OF SUCH AUTHORIZED USERS.

SAMPLE CLASSIFICATION BY:

J. Blake

C.T. MALE ASSOCIATES

TEST BORING LOG

BORING NO.:	**B-6**		
ELEVATION:	**+/- 1,589'**	**DATUM:**	**NAVD88**
LATITUDE:	**43°09'29"N**	**LONGITUDE:**	**74°29'09"W**
START DATE:	**7/15/2025**	**FINISH DATE:**	**7/15/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall — CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga, New York — CTM OBSERVER: D. Landreville

DEPTH (FT.)	SAMPLE TYPE	SAMPLE NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	RECOVERY	SAMPLE CLASSIFICATION	NOTES
		1	2	12	19	22	31	16	Brown fine to coarse SAND, little silt, trace fine gravel; moist, subrounded, dense [SM]	
		2	20	27	38	36	65	19		Cobble/Boulder Fragments in shoe
5		3	20	43	>50	-	>50	20	Grades Some Silt, little fine gravel; mottled, very dense [SM]	Auger Refusal @ 5.5', offset 5' and readvanced
		4	>50	-	-	-	-	11	Cobble Fragments	Cobble/Boulder Fragments in shoe
		5	26	21	44	20	65	14	Becomes very dense	Hard Augering @ 7'
10										Auger Refusal @ 8.5'
		6	20	19	50/5"	-	>50	24		
									KAME DEPOSITS	
									End of Test Boring @ 11.4' on Bedrock	
15										
20										
25										
30										

N = NO. OF BLOWS TO DRIVE 2" SAMPLER 12" WITH A 140 LB. WT. FALLING 30" PER BLOW

DRILLING CONTRACTOR: Core Down Drilling

DRILL RIG TYPE: CME 55 Track Mounted

METHOD OF INVESTIGATION: 3-1/4" Inside Diameter Hollow Stem Auger

Automatic Hammer

GROUNDWATER LEVEL

DATE	LEVEL	CASING	STABILIZATION TIME

THE SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FOR C.T. MALE EVALUATION. IT IS MADE AVAILABLE TO AUTHORIZED USERS ONLY THAT THEY MAY HAVE ACCESS TO THE SAME INFORMATION AVAILABLE TO C.T. MALE. IT IS PRESENTED IN GOOD FAITH, BUT IS NOT INTENDED AS A SUBSTITUTE FOR INVESTIGATIONS, INTERPRETATION OR JUDGMENT OF SUCH AUTHORIZED USERS.

SAMPLE CLASSIFICATION BY:

J. Blake

APPENDIX C

Pavement Core Logs

CT MALE ASSOCIATES

PAVEMENT CORE LOG

CORE NO.:	**P-1**		
ELEVATION:		**DATUM:**	
LATITUDE:	**43.157942**	**LONGITUDE:**	**74.485833**
START DATE:	**7/16/2025**	**FINISH DATE:**	**7/16/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall

CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga Lake, New York

CTM OBSERVER: D. Landreville

TYPICAL PAVEMENT CORE SECTION	DESCRIPTION
0"	
	1.5" Asphalt Top Course
5"	End of Pavement Core @ 1.5"
10"	
15"	
20"	

General Notes:

CT MALE ASSOCIATES

PAVEMENT CORE LOG

CORE NO.:	**P-2**		
ELEVATION:		**DATUM:**	
LATITUDE:	**43.157658**	**LONGITUDE:**	**74.483783**
START DATE:	**7/16/2025**	**FINISH DATE:**	**7/16/2025**
SHEET 1 OF 1			

PROJECT: New Clubhouse and Town Hall

CTM PROJECT NO.: 24.5102

LOCATION: 1795 NY-10, Caroga Lake, New York

CTM OBSERVER: D. Landreville

TYPICAL PAVEMENT CORE SECTION	DESCRIPTION
0"	
	1.25" Asphalt Top Course
	2.75" Asphalt Base Course
5"	End of Pavement Core @ 4"
10"	
15"	
20"	

General Notes:

APPENDIX D

Websoil Survey Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Fulton County, New York

August 6, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,440 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fulton County, New York
Survey Area Data: Version 24, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2022—Oct 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1170B	Henniker fine sandy loam, 3 to 8 percent slopes	3.5	55.1%
1171B	Metacomet fine sandy loam, 3 to 8 percent slopes	2.9	44.9%
Totals for Area of Interest		**6.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Fulton County, New York

1170B—Henniker fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: bqnq
Elevation: 1,000 to 2,820 feet
Mean annual precipitation: 35 to 50 inches
Mean annual air temperature: 37 to 43 degrees F
Frost-free period: 90 to 130 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Henniker and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Henniker

Setting

Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Friable loamy till underlain by firm sandy lodgment till derived from igneous and metamorphic rock

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
Ap - 2 to 8 inches: fine sandy loam
Bw1 - 8 to 20 inches: gravelly fine sandy loam
Bw2 - 20 to 31 inches: gravelly fine sandy loam
Cd1 - 31 to 52 inches: gravelly loamy fine sand
Cd2 - 52 to 72 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 20 to 40 inches to densic material
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 28 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F143XY501ME - Loamy Slope
Hydric soil rating: No

Minor Components

Metacomet
Percent of map unit: 9 percent
Hydric soil rating: No

Skerry
Percent of map unit: 6 percent
Hydric soil rating: No

Becket
Percent of map unit: 5 percent
Hydric soil rating: No

Monadnock
Percent of map unit: 2 percent
Hydric soil rating: No

Pillsbury
Percent of map unit: 2 percent
Hydric soil rating: No

Unnamed, stony
Percent of map unit: 1 percent
Hydric soil rating: No

1171B—Metacomet fine sandy loam, 3 to 8 percent slopes

Map Unit Setting
National map unit symbol: bqnm
Elevation: 1,000 to 2,820 feet
Mean annual precipitation: 35 to 50 inches
Mean annual air temperature: 37 to 43 degrees F
Frost-free period: 90 to 130 days
Farmland classification: All areas are prime farmland

Map Unit Composition
Metacomet and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Metacomet

Setting
Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Head slope
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Friable loamy till underlain by firm sandy lodgment till derived from igneous and metamorphic rock

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
Ap - 2 to 8 inches: fine sandy loam
Bw - 8 to 20 inches: fine sandy loam
BC - 20 to 27 inches: fine sandy loam
C - 27 to 31 inches: cobbly loamy sand
Cd - 31 to 45 inches: gravelly loamy sand
C' - 45 to 72 inches: cobbly loamy sand

Properties and qualities

Slope: 3 to 8 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 20 to 38 inches to densic material
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F143XY501ME - Loamy Slope
Hydric soil rating: No

Minor Components

Pillsbury

Percent of map unit: 8 percent
Landform: Ground moraines
Hydric soil rating: No

Skerry

Percent of map unit: 5 percent
Hydric soil rating: No

Henniker

Percent of map unit: 3 percent
Hydric soil rating: No

Adirondack

Percent of map unit: 2 percent
Hydric soil rating: No

Unnamed

Percent of map unit: 2 percent
Hydric soil rating: No

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Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Project Personnel

The Town of Caroga has assembled an experienced project team with the administrative, technical, and operational capacity necessary to successfully implement the proposed project. The Town is currently working with its architectural and engineering consultants to advance project design and prepare the project for final design, bidding, and construction.

The Town Supervisor, as the duly authorized representative identified in the project Resolution, will serve as the primary municipal contact and will be responsible for executing grant-related agreements and program documents. The Town Clerk and Deputy Supervisor will assist with project administration, including recordkeeping, procurement coordination, program compliance, reporting requirements, and reimbursement request preparation.

The Town will also draw upon the experiences of Anita McMartin Long, PhD and Jeremy Manning. Anita is the Town's Comprehensive Plan Committee Secretary and Grant Contact while Jeremy services as the Wheelerville Bike Trails Manager and currently assists with administration and implementation of multiple grant-funded projects in Caroga, including initiatives supported through Mohawk Valley funding programs. The combined experiences of coordinating grant activities, project documentation, and funding requirements will provide additional administrative support and build on stakeholder partnerships throughout project implementation.

Operational oversight and coordination will also be supported by the Golf Course Superintendent, who will assist with project planning, site coordination, and implementation activities as construction advances. Together, Town staff, project consultants, and supporting personnel provide the expertise and organizational capacity necessary to manage project administration, maintain compliance with program requirements, oversee construction activities, and successfully deliver the project on schedule and within budget.

Krause, Melanie

From: Jeremy Manning <jeremym.manning@gmail.com>
Sent: Saturday, July 25, 2026 9:34 AM
To: Krause, Melanie
Subject: Wheelerville Documents/Information
Attachments: CAROGA TRAILS PLAN 2023.pdf; WT_BIKEFEST2026_poster_F2.pdf; WHEELERVILLETRAILSMAP V5-MAY2025.pdf

External: Please confirm the sender is legitimate before interacting with links or attachments.

Hi Melanie,

Here's a list of notable grant funding secured for the Wheelerville Trails project. There has been considerable public and private funding as well, in addition to support from Fulton County.

2023 Federal DOT Recreational Trails Program Grant for Wheelerville-Caroga Connector Trail Project- $88,600
2026 DEC Adirondack Communities Smart Growth Grant- $125,000 (Adaptive Trail Construction)- parcels 68.-1-26 and 68.-1-27
2024 DEC Adirondack Communities Smart Growth Grant-$99,000- Phase Two Trail Construction.
2019 DEC Adirondack Communities Smart Growth Grant-$66,500- Phase One Trail Construction
2017-DEC Adirondack Communities Smart Growth Grant- $6,000- Feasibility Study

I have several SEQR forms, not sure if you want all of those though. Here is a map of the current Local Trails Plan as adopted in 2023, which shows the location of the (yellow) connector trail project and its connection between the current trail system and the downtown area. This will connect the main trail system, golf course, additional trail expansion area, the CAC MyHil project and Sherman's Park with a 3 mile non-motorized trail for bicyclists and pedestrians. The trail is set to be built in August 2026 and listed as a Priority Project for Tourism by the Mohawk Valley Regional Economic Development Council. Please let me know if you'd like to discuss the project and how it would buttress the application for clubhouse project. I am also working with DEC for adoption of an amendment to the Shaker Mountain Wild Forest Unit Management Plan for additional trail expansion on adjacent Wild Forest lands.

Caroga Lake Recreation & Redevelopment Project

Town of Caroga (Fulton County, Mohawk Valley Region)

Cost Share Summary

The Town has actively advanced the project through preliminary architectural and engineering (A/E) services, working closely with its A/E consultants to refine project programming, evaluate site considerations, and develop the conceptual building design. As a result, the costs identified in the Cost Share Summary reflect the remaining professional services required to complete final design and bidding rather than the full cost of project design.

The total project cost is estimated at approximately $5-million, based on preliminary architectural and engineering design and construction cost estimates. Remaining A/E services are estimated at $160,500 and include final architectural/engineering, MEP engineering design, preparation of construction documents, and bid-phase services necessary to advance the project through procurement.

Construction costs were established using a 2026 Rough Order of Magnitude (ROM) estimate provided by Triumph Modular based on approximately 40% of design documents prepared by the project architect and engineering design consultants. Building construction costs, including site work, foundations, modular building fabrication, installation, and mechanical, electrical, and plumbing systems, are estimated at $4,672,380, with project administration, coordination, and construction oversight projected at $165,120.

The Town has secured $1.7 million in committed local funding through fire insurance proceeds following the 2020 Golf Clubhouse fire. This significant local investment demonstrates the Town's commitment to project implementation and provides a substantial contribution toward required matching funds.

To further advance implementation of the Caroga Lake Recreation & Redevelopment Project, the Town is requesting $675,000 through the OPRHP Environmental Protection

Fund (EPF) Parks Program and $670,000 through Empire State Development Regional Council Capital Funds.

The Town continues to pursue additional funding opportunities necessary to complete the project. Future grant awards, including the Northern Border Regional Commission Catalyst Program, combined with collaborative support from private/public partnerships, legislative representatives, and regional partners throughout the Mohawk Valley, will help close the remaining funding gap.

COST SHARE SUMMARY
PARKS, PRESERVATION AND HERITAGE GRANT PROGRAM (EPF)

Project Title: Caroga Lake Recreation & Redevelopment Project, CFA161036

A. Planning: Structural Assessment, Environmental Assessment, Cultural Landscape Report, Feasibility Study, etc.			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
			$
			$
			$
			$
Subtotal			$ 0.00
B. Pre-Development: Architect, Engineer, Landscape Architect, Archaeology, Asbestos Abatement, Permits, etc.			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
Contractual	A/E Final Design	Local	$ 85,300.00
Contractual	MEP Engineering Final Design	Local	$ 66,700.00
Contractual	Bidding	Local	$ 8,500.00
			$
			$
Subtotal			$ 160,500.00
C. Construction: Contracted, Force Account, Materials, Donations, etc.			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
Construction	Site Work	Local	$ 1,610,500.00
	Foundations	Local/Other	$ 391,880.00
	Modular Building	EPF/ESD/Local	$ 1,500,000.00
	Installation	Other	$ 830,000.00
	Building MEPs	Other	$ 340,000.00
			$
Subtotal			$ 4,672,380.00
D. Administration: Site Supervision, Grant Administration, Audit, Procurement Costs, Project Sign, etc.			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
Project Sign	Project Sign	Local	$ 120.00
Contractual Site Admin.	Construction Supervision, Project Coordination	Local	$ 165,000.00
			$
Subtotal			$ 165,120.00
E. Acquisition: Property (Fee Simple), Lease, Easement, etc.			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
			$
			$
			$
			$
Subtotal			$ 0.00
F. Associated Acquisition Expenses: Appraisal(s), Legal Fees, Survey, Abstract, Title Insurance, etc.			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
			$
			$
			$
Subtotal			$ 0.00
G. Other			
Expense Type/Use	**Purpose - Description**	**Funding**	**Amount ($)**
			$
			$
			$
Subtotal			$ 0.00

BUDGET SUMMARY

Budget Category	**State Funds Requested**	**Applicant Share**	**Total**
A. Planning Grant	$	$	$ 0.00
B. Pre-Development	$	$ 160,500.00	$ 160,500.00
C. Construction	$ 675,000.00	$ 3,997,380.00	$ 4,672,380.00
D. Administration	$	$ 165,120.00	$ 165,120.00
E. Acquisition	$	$	$ 0.00
F. Associated Acquisition	$	$	$ 0.00
G. Other	$	$	$ 0.00
PROJECT TOTAL	$ 675,000.00	$ 4,323,000.00	$ 4,998,000.00

APPLICANT SHARE SUMMARY

Funding Source	**Status of Funds**	**Type of Funds**	**Restrictions**	**Date**	**Total Amount**
ESD RCCF Grant	Requested	State	Capital Funds		$ 670,000.00
Fire Recovery Insurance	Committed	Local	None		$ 1,700,000.00
Grants and Partnerships	Anticipated	Other	Fed/State/Private/Public Stakeholders		$ 1,627,380.00
Local Reserves	Committed	Local	None		$ 325,620.00
					$
					$
Total Applicant Share					$ 4,323,000.00

C.T. Male Associates
A DESIGN PROFESSIONAL CORPORATION
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 Century Hill Drive, Latham, New York 12110 Tel. 518.786.7400 Fax 518.786.7299

Invoice

Terms subject to interest after 30 days, 1.25% Interest compounded monthly. Invoices paid by credit card will be charged a 3.5% service fee.

Town of Caroga
1840 State Highway 10
Caroga Lake, NY 12032

May 21, 2026
Project No: 24.5102
Invoice No: 116268

Project 24.5102 Town Hall and Golf Course Club House

For engineering services for the New Clubhouse at the Nick Stoner Golf Course per Contract dated October 15, 2024 and subsequent change orders. Services through May 16, 2026.

Hourly NTE Services: $25,000.00 - Task Complete

Topographic Survey: $14,000.00 - Task Complete

Geotechnical Investigation and Report: $27,000.00 - Task Complete

Architectural Programming: $4,500.00 - Task Complete

Preliminary OWWTS Investigation: $6,400.00 - Task Complete

Site Civil and Structural
Total LS Cost: $99,400.00
Total Completed: $70,175.00
Previously Invoiced: $70,175.00
Amount Due: $0.00

Architecture Services
Total LS Cost: $105,000.00
Total Completed: $47,910.00
Previously Invoiced: $42,885.00
Amount Due: $5,025.00

Mechanical, Electrical and Plumbing Engineering
Total LS Cost: $73,200.00
Total Completed: $6,610.00
Previously Invoiced: $6,610.00
Amount Due: $0.00

Bidding Services
Total LS Cost: $8,500.00
Total Completed: $0.00
Previously Invoiced: $0.00
Amount Due: $0.00

5,025.00

Total this Invoice **$5,025.00**

Prepared by:
Jake Gordon, P.E.
Project Manager

Caroga Lake Municipal Building & Golf Club House Modular ROM Proposal

TRIUMPH MODULAR

Awarding Authority:

CT Male Associates

Project:
Caroga Lake Municipal Building & Golf Club House

1840 NY-10
Caroga Lake, NY 12032

Cole Tobin
Senior Estimating Manager
ctobin@triumphmodular.com
603-370-2028

02/06/26

TRIUMPH MODULAR
A TECNOFAST COMPANY®

2/6/2026

Dayna Goodell
C.T. Male Associates
50 Century Hill Drive
Latham, NY 12110

Dear Dayna,

Thank you for the opportunity to provide a modular municipal facility and golf clubhouse with Triumph Modular. The modular construction method enables a significant amount of construction, in some cases up to 80%, to be completed off-site concurrently with permitting and preparation of the site to accept your new building.

The result is less disruption to your campus and personnel, more assurance of schedule and cost, and greater speed to occupancy.

Please find attached Rough Order of Magnitude pricing on the options detailed.

Please do not hesitate to reach out if you have any questions.

Best,

Dylan Abbott
Estimator
dabbott@triumphmodular.com
508-259-0726

Cole Tobin
Senior Estimating Manager
ctobin@triumphmodular.com
603-370-2028

TRIUMPH MODULAR
A TECNOFAST COMPANY®

Building Information:

- (10) Modular Units
- Approximately 6000 SF

Associated Costs:

• Site Work:	$1,610,150
• Foundations:	$391,650
• Modular Building:	$1,496,850
• Installation:	$826,750
• Building MEPs:	$340,000
• **Total Building Cost:**	**$4,665,400**
• Truss Roof Option:	$ TBD
• Structural Steel:	$ TBD

- Building drawings – Architectural, Structural, MEP for modular building components only
- Transport units from factory partner to Caroga Lake, NY
- Foundation system – Full concrete basement with poured concrete slab
- Set modular units via crane
- Install interior and exterior seaming at mate lines
- Hardie Smart Panel Siding
- LVT Flooring in Lounge/Snack bar/Hallways and open flex areas
- Carpet Tile in Golf Shop/Offices
- VCT Flooring in Bathroom spaces
- Painted Drywall Walls
- 9’ x 6’ Aluminum Windows
- Storefront type Glass Doors
- Imperial Oak Solid-core Interior Doors
- Exposed Rafters painted White
- 7 ton Rooftop HVAC unit W/ ERV
- Exposed Galvanized Supply/Return duct painted black

Please understand that providing Rough Order of Magnitude pricing is a challenge as specifications, design, site conditions, and scopes of work are all loosely defined at best.

The risk therefore providing a budget that is too low, resulting in disappointment with the results of a formal bidding process, or one too high that might cast doubt about the viability of a project.

Code Classification:

- Number of Stories: One
- Occupancy: B
- Construction: VB

Triumph will provide the following:

Division 1 – General Conditions, Building Code and Permitting Clarifications

- Structural foundation design engineering services for construction and building department submission
- Design engineering services for electrical extension and connection to existing electrical service
- Design engineering services for water/sewer extension and connection to existing water/sewer
- Client to provide civil design plan with proposed building layout
- All required staffing and general requirements to responsibly manage and facilitate turnkey construction project
- Submission to local building department for building permit and certificate of occupancy following installation

Division 2 – Site Work, 3 – Concrete, 4 – Masonry, 5 – Metals, 6 – Wood & Plastic, 7 – Thermal Moisture Protection, including Delivery, Set Up and Construction Services, at installation

- Building foundation will be per approved PE drawings provided by Triumph and approved by local authorities.
- Transport the modular units to the site, including road transportation permits and route survey (if required), escort cars and local police escort if required.
- Removal and disposal of shipping walls and materials from modular units, preparation for set up on foundation, furnish of rigging equipment to set modular units on foundation specified, level and bolt buildings together and make weather tight.
- Placement of modules is assumed to be by track machines
- Anchoring of the building according to licensed engineer stamped tie down plan (provided by Triumph)
- Furnishing and installation of skirting materials around building perimeter with appropriate access and ventilation as required.

Division 15 – Mechanical/ Plumbing

- Rooftop electric HVAC unit for heating and cooling
- Men's and Women's gang bathroom facilities
- Sprinkler system included in proposal
- Water and sewer connections (Assumed to municipal utilities)
- HVAC crossover connections

Division 16 – Electrical

- Assumed electrical service is adequate size to accommodate new load requirements
- Outlets, switches, interior and exterior lights to code
- Security systems, card access, cameras, card access equipment, wiring and programing are provided by others
- TM has carried an allowance of $36,000 for low voltage/data equipment and wiring.
- TM has carried an allowance of $48,000 for an addressable fire alarm system within the modular building. Programming and integration with existing systems is by others.
- Electrical connections (Assumed to municipal utilities)

Division 17 – Miscellaneous

- Proposal is based on prevailing wage rates unless specified otherwise
- Assumes all existing utilities are adequately sized to support additional load with no modifications or improvements required
- Furniture (desk, chairs, tables, etc.) for these units have NOT been included in the above pricing
- Marker boards and smart boards for these units have NOT been included in the above pricing
- Shut down of any existing systems or any associated fee(s) if applicable, by others
- Upon completion of construction, TM will provide professional level cleaning of installed buildings.
- Pricing does NOT include sales, use, personal or real property taxes if applicable
- Police site details for traffic management during installation are NOT included

Caroga Town Hall- Deliniation of Responsibilities			
Description	**Customer**	**Triumph**	**Notes**
DIVISION 0 MODULAR CONSTRUCTION			
BUILDING			
Modular Building		X	New Units/ Building
Transportation to the Site		X	
INSTALLATION			
Building Setup		X	Assumed placement by crane
Staging Area to Strip & Prep Modules		X	
Interior/Exterior Mate Line Seams		X	
Install HVAC Mate line connections		X	
Install Crawl Space Vents (Static)		X	
Remove Tires		X	
Remove Hitches		X	
DIVISION 1 GENERAL REQUIREMENTS			
Architecture/Engineering & Testing	X		
Architectural Drawings		X	3rd Party Stamped and P.E. Sealed Building Drawings by Triumph.
Civil Engineering Drawings	X		Civil Design if required, by Customer
Structural Engineering Drawings		X	Modular Building Structural Foundation
Geotechnical Investigation	X		
MEP Engineering Drawings		X	
Surveying		X	
SWPPP Planning/Design	X		
Soil Testing	X		
Concrete Testing		X	
Electrical Testing		X	
HVAC Testing and Balancing		X	HVAC test and balance by Triumph. Commisioning if required by customer.
Plumbing Testing		X	
Fire Suppression Testing		X	
Third Party State Sealed Approved Shop Drawings for Permit Package		X	
Product Literature Submittals		X	
Review Product Literature	X		Customer/ AOR to review/ approve submittals
PERMITS, FEES, BONDS			
Bid Bond	X		
Performance Bond	X		
Building Permits		X	Prepared and submitted by Triumph.
Site Permit		X	Prepared and submitted by Triumph.
Foundation Permit		X	Prepared and submitted by Triumph.
Electrical Permit		X	Prepared and submitted by Triumph.
Plumbing Permit		X	Prepared and submitted by Triumph.
Fire Suppression Permit		X	Prepared and submitted by Triumph.
Sales Tax	X		
Transport Permits		X	
Road Closing Permits		X	
Modular Crane Permits for Installation		X	
Crane lift and Pick Plan		X	
TEMPORARY LABOR AND FACILITIES			
Site Clean Up Labor		X	
Building Clean Up Labor during set up		X	
Final Building Cleaning & Polish		X	
Modular company Construction Offices		X	If applicable
Construction Toilets		X	
Dumpsters		X	
Flag men as necessary for Modular movement		X	
EQUIPMENT			
Lull Rental w/ Fuel		X	If applicable

Bobcat Rental w/Fuel		X	If applicable
Crane for Modular Installation Rental		X	If applicable
SAFETY AND PPE			
Fire Extinguishers for Construction		X	
Safety Signage		X	
Safety PPE Modular set up crew		X	
First Aid Kits		X	
Project Drinking Water		X	
Eye Wash Kits		X	
SITE CONTROLS AND UTILITIES			
Construction Fencing		X	
Construction Entrance		X	
Soil Erosion & Storm Water Control		X	
Temporary Heat or Cooling for Modular Building during construction		X	If applicable
Temporary Lighting		X	If applicable
FIELD PROJECT MANAGEMENT			
Project Manager for Modular Scope of work		X	
Superintendents for modular scope of work		X	
QA/QC Manager		X	
Modular Factory Inspections		X	
Site Security at site & Staging Area		X	Provided within normal working hours
SUBMITTALS AND PLANS			
O&M Submittals Modular scope of work		X	
Closeout Submittals modular scope of work		X	
Warranty		X	
DIVISION 2 SITE CONSTRUCTION			
Site Clearing		X	
Site Demolition		X	
Tree Removal		X	
Removal Topsoil		X	
Dispose of Topsoil		X	Assumes majority of spoils to be re-used on site
Utility Trenching & Backfill		X	
Site Preparation for Asphalt		X	
Storm Drainage		X	
Rough Grading		X	
Final Grading		X	
Topsoil		X	
Seeding		X	
Sod	X		
Lawn Maintenance	X		
DIVISION 3 CONCRETE			
Complete Modular Foundation System		X	
Concrete Walks, Pads, Drives		X	
Concrete Pad for Generator		X	
DIVISION 5 METALS			
Steel Bearing Plates		X	
Misc. Flashing		X	
Decks/ramps/stairs		X	
DIVISION 7 THERMAL AND MOISTURE PROTECTION			
EPDM Roofing - NEW		X	
DIVISION 8 WINDOWS AND DOORS			
Exterior Steel Doors and Frames with hardware		X	
Interior Solid Core Doors w/ vision Lights		X	
Interior metal Frames, HM frame for solid core		X	
Exterior Panic Hardware		X	
Interior Lever Locksets		X	

Door Closures		X	
Construction Cores		X	
Master Key System		X	
Mag lock systems and hardware for card access doors		X	
Crawl space access doors	X		
DIVISION 9 FINISHES			
LVT Flooring		X	
Vinyl Covered Gypsum Walls		X	
Suspended Ceiling grid		X	
Vinyl Cove Base		X	
Paint Door Frames		X	
Paint Windows	X		Storefront type Windows
Exterior Siding		X	
DIVISION 10 SPECIALITIES			
Marker Boards	X		
Tack Boards	X		
Skirting Vents	X		
Exterior Signage		X	Signange on building only
Interior Signage		X	Room Identification Signage
Fire Extinguishers		X	Two Fire Extinguishers one at each end of corridor
DIVISION 12 FURNISHINGS			
Shades	X		
Office Furniture	X		
DIVISION 13 MODULAR BUILDING			
Exterior Walls		X	
Exterior Finishes		X	
Interior Walls		X	
Interior Finishes		X	
HVAC		X	Roof mounted type HVAC
Fire Sprinkler		X	
Electrical		X	
Plumbing		X	
Windows		X	
Doors		X	
DIVISION 15 MECHANICAL			
Fire Sprinkler branch line and heads		X	
Sprinkler trunk or lines		X	
Fire Sprinkler Main Service in riser room		X	
Fire Riser		X	
Fire Pump		X	
Fire Backflow Preventer Modular Building		X	
Plumbing System rough-in		X	
Water Closets		X	
Lavatories		X	
Hot Water Heater - Domestic Service		X	
Final Domestic Plumbing Connections to Modular Building		X	
Crawl Space Plumbing Manifolding		X	
Plumbing at Mate-line		X	
HVAC Ducts, Diffusers		X	
Mate line Work for mechanical Ducts		X	
Change HVAC Filters for Turnover		X	
Test HVAC Units		X	
DIVISION 16 ELECTRICAL			
Transformer		X	
Power Wire from Transformer though meter(s) to MDP		X	
Conduit Path and infrastructure to a point outside the building		X	

Lighting controls, lightings - conduit and wiring		X	
Voltage magnetic starter, VFD, Central metering	X		
MDP Panel		X	
Power Wire from MDP to Circuit Breaker Panels		X	
Circuit Breaker panels		X	
Power wire all 120v Duplex Convenience Power		X	
2 x 4 drop-in Lights in ceiling grid		X	
Electrical Crossover @ Mateline		X	
Wire Crawl Space Vents	X		
Telephone/Data- Conduits stubbed from wall box to accessible ceiling.		X	
Telephone/Data Cabling		X	
Conduits for flushed Fire Alarm devices		X	
Fire Alarm wiring		X	By Allowance
Flow Alarm for Fire Sprinkler		X	
All conduit for the flushed devices to the corridor locations		X	
Key Card Access System wiring and card reader	X		
AV Cabling		X	By Allowance
AV Conduit and back boxes		X	
PA System (equipment and cabling system)	X		
Security System (Empty conduit and back boxes)	X		
Emergency Generator with Transfer switch	X		If Applicable by owner