

State of New York
County of Fulton
Town of Caroga

Minutes of the Caroga Town Board work session meeting held on September 30, 2026, at 6:00 pm at Town hall with the following board members in attendance. Supervisor John Glenn Council Member Richard Sturgess, Council Member Matthew Cooper, Council Member Greta Frasier. Absent was Council Member Kimberly Walker – Dailey.

CM before a name shall indicate Council Member.

Also in attendance were Steve Stedman – Greenskeeper, Jeremy Manning – Wheelerville Bike Trail manager, Bill Van Gorder, five members of the Caroga Lake Volunteer Fire Company and three members of the public.

Supervisor Glenn announced two items to be discussed: moving forward with the Fire District and the bicycle trail.

CM Sturgess noted we have to do this in order. The clerk handed out two packets to the board this evening. CM Sturgess asked what the point was of a public hearing if the board votes on this. Mr. McIntosh explained the board is voting to have a public hearing so that you can have the vote one way or the other, which has to be done after the public hearing. CM Sturgess confirmed so we are “not dissolving the fire company tonight.” Mr. McIntosh replied “No,” the board has to have a public hearing to dissolve the fire protection district and a public hearing to create the fire district. They can be done on the same night. Mr. McIntosh noted he talked to their attorney quite a bit today. They talked about converting to a fire district and how it is set up because they won’t have a budget in place the fire company would take their contract money and turn that over to them – a portion of that to run them through the end of the year. They would start operations on March 1st. The town pays the existing company, and they turn money over to them. They cannot even create a bank account until they exist.

CM Sturgess had a hold up with the resolution to dissolve the fire protection district. In Schedule A letter (i) ***states there is no consideration to be paid or funds transferred to the new Fire District:*** CM Cooper noted it contradicts what Mr. McIntosh just said. CM Sturgess noted it also contradicts the letter of intent.

Mr. McIntosh stated it is his understanding that the fire company is under no obligation to, but it is their intention to. “There are no funds that are required to...” he again reiterated that it is their intension to turn over funds. CM Sturgess stated this is the deciding factor of his personal vote tonight. How can this be worded so it (funding) is not in question. It was noted that this is in the letter of intent. CM Sturgess noted the letter of intent was not signed by anybody. Christopher Ackerknecht President did sign the letter of intent. It was noted that the Attorney General has to approve this also.

Supervisor Glenn asked who will own the equipment? It is their intent to transfer it to the fire district. CM Sturgess noted funding was talked about a percentage 60 -20-20. Mr. McIntosh stated the money they have is dedicated to a truck fund will be turned over if they (the commissioners) create a dedicated fund. Mr. McIntosh stated he couldn't give a percentage. He has to look at the numbers to see what they need to run through 2027 from March 1st. Once they get a bank account he has to see what is left because if insurance had to be paid... the insurance will change also because the district will own the truck and the company will not so that will all change. Mr. McIntosh stated it is their intention to take care of those things. They will fund it either way.

CM Cooper asked what the common practice for that. If the fire company doesn't transfer it they have to set up a new account for the district. Mr. McIntosh has to talk to the insurance company.

Mr. VanGorder noted nothing can be put in place until they are an entity.

Supervisor Glenn asked about transferring equipment and vehicles. Is there a money value put on it and then it is sold to the district. Mr. McIntosh did not know. They are transferring assets – no charge. CM Cooper asked what would it take to crunch the numbers, that is what we are looking for.

Mr. VanGorder stated what you are really asking is on March 1st what is it going to cost to run the fire district. It can be given all in one shot, within 2 -3 weeks if this all goes forward the entity to contract ceases to exist there is a period of limbo until the district gets the assets and money to be able to buy insurance and set up reserve accounts. The good thing is there will be an infusion of cash in February of 2027.

CM Cooper again noted that is not what the dissolution papers say in Schedule A (i). CM Sturgess noted you can sit here and tell us you are going to do something, but we are getting ready to pass a resolution that you are not going to/that you don't have to. CM Cooper noted it is contradictory. CM Sturgess stated at the end of the day business is business. He did not like the wording.

It was noted that a document going up for a public hearing must be in its finalized state. Wording cannot be significantly changed. This is what we have today to be presented to the public.

Mr. McIntosh goes into the hall to contact their attorney.

CM Frasier asked about the five board members (commissioners) that will be chosen to start the business how does that application/resume process play out? What is the time frame. CM Sturgess stated from what he understands the fire company has a list of people that they suggest and the town board can also bring forth some recommendations. It was noted they have to be a resident.

Mr. VanGorder has seen progress from the first meeting he sat in on concerning changing to a fire district.

The board reviewed Schedule A. Supervisor Glenn asked about hiring some people. The estimated cost was \$10,000.00 for two people or one doing both jobs. CM Cooper noted \$15,000.00 was budgeted for district creation.

The clerk asked who pays for the required legal notices. The town does was the response.

To save time while waiting for the call back from the fire company attorney the board then discussed the bike trail situation.

Mr. Manning noted he has been working with Mr. Stedman this past week to work out a solution to get by a section of the golf course that had been previously discussed. The trail has been built from Irving Pond and wraps around holes #8, #6, #4 and around to where it comes into hole three. It stops behind #3 green. The trail builders have advanced to where the trail resumes further up. Right now, they are trying to figure out how to get by hole #3. There is minimal land there. The course is right up against the border of state land. Mr. Manning is hoping to get permission from the board to continue along that barrier to get through that section on the outer edge of the golf course. Mr. Manning spoke to Kristofer Alberga last week from Department of Environmental Conservation. Mr. Manning gave them a proposal last year and nothing has happened with it in the last year about putting additional trails on forest preserve lands. It is possible down the road that he will get approval but there is no time frame right now. So, to continue with the trail and the grant Mr. Manning needs a way to get by to continue south with the trail to satisfy the grant funding. He has been working with Mr. Stedman to improve that area. They discussed moving the fairway back from that area. CM Sturgess has come up to look at the area. They have looked at all options over the past three years. To keep this trail going to the downtown area for the purpose of bringing trail users downtown for commerce to the businesses.

Mr. Stedman noted the length is maybe 150 yards of actual exposure on the golf course property side. A little bit of the rough and into the native area which is not an out of bounds area but an area where lots of balls are lost. Mr. Stedman stated if the town were to go through and allow that to happen there is no saying that that section if people didn't like it could be pushed 15 ft on the other side. He plans to put some trees down in that area as a buffer zone. Supervisor Glenn noted it could be temporary. He asked if the area would be dangerous to bikers or golfers? Mr. Stedman noted it would have to be perfectly timed (to hit someone). Mr. Manning noted signs could be posted in area where the trail pops out that bikes must yield to golfers. All sorts of regulations could be set up for use. CM Cooper noted we are calling it a bike trail, but it really is a multi-use trail. Mr. Manning noted anyone can use it. CM Cooper asked if the bridge (trail) across the stream is complete? Mr. Manning noted he is looking at a bridge to purchase. It has separate funding. CM Cooper noted initially this was a connector trail to connect to the trail network but right now it ends at the stream. Mr. Manning noted that by next it will be in. This trail will also connect to the area behind the cell tower which is being developed as a beginner and adaptive trail. Downtown will become a trailhead. People want to come up and ride the mellow trails. It has not been decided if a trailhead will be placed at the cell tower. There would be a separate entrance off

29A and potentially an entrance off Benson Road. There are multiple access points. CM Cooper asked about trailhead parking downtown. Mr. Manning stated he has agreements in place with people. The trailhead comes out behind Brian Yates property.

Supervisor Glenn asked Mr. Manning, “if this was a temporary situation you’d be OK with that.” Mr. Manning agreed he did not know how long... there is no time frame. If the state came back and said it was Ok... the supervisor stated he was calling Joe the head of the DEC tomorrow. Mr. Manning noted that Kris is Joe’s boss at the Northville office. It comes down to the state’s priorities. Mr. Manning put in a request to amend the UMP to have trails on the wild forest. They have different priorities it could take 1 year, 5 years or 10 years. It is a matter of having the temporary trail vs. permanent trail going on the DEC property is just a matter of moving the trail about 5 feet. Mr. Stedman thought it was more like 10 – 15 feet. He noted they were not asking for miles. There is a rock wall there. Mr. Manning stated he would keep it in the forest boundary as much as possible. Mr. Manning’s team will work with Mr. Stedman on drainage and removing rocks. Mr. Stedman would be in charge.

CM Sturgess’s thought process on this was he has talked to a lot of people for a lot of hours on this. Nothing moves forward in this town; it is always a fight. In the winter when you drive past the businesses and see 25 - 50 sleds. We don’t really have that in the summertime on something we know is recreation. It would be cool to see 25 bikes parked downtown. He hears complaints about the bike trail users that they don’t support the local businesses. He knows firsthand that they do. He owns Campers Corner Store. They come into the store and stay across the street at the state campground. He is in favor of this right now. If it turns into an issue shut the thing down if someone drives their bike across the green. If there is a massive tournament and Mr. Stedman feels it might be necessary to close for certain hours, that is doable. As a golfer himself a bike going past him for 10 seconds would not distract him. He did not think this was something that would negatively impact the golf course.

Mr. Stedman hears even though the course is improving that the diehards are still negative about the course. He noted Tuesdays and weekends are busy. Recreation has to go on. He did not think it would impact on the number of people playing golf. It is a far area to get down into.

CM Frasier noted that it was phenomenal that the two are working together.

RESOLUTION #2026-094 to allow the bike trail to continue the connector trail past the green on hole #3 with Steve Stedman’s guidance and with the intent in the future that if the DEC allows the trail to go on state land that we look at that option was offered by Council Member Sturgess at a Caroga Town Board work session meeting held on September 30, 2026.

WHEREAS, the concept of the Wheelerville Bike Trails was introduced in March of 2017 with a resolution to submit an application to the Adirondack Smart Growth Implementation Grant, and

WHEREAS, Mr. Manning has secured several sources of grant funding for the trails, and

WHEREAS, he is currently working on a connector trail from Irving Pond down around holes #8, #6, #4, and #3 on the Nick Stoner Municipal Golf Course owned by the Town to the downtown area and at this time is asking the board to temporarily allow access to place the bike trail on an approximately 150 yard section of the golf course along the fairway of hole #3 until such time as the Department of Environmental Conservation approves use of forest land for the trail or for a period of two years at which time the board would again review this, and

WHEREAS Mr. Stedman the Greenskeeper will have the option to manage, oversee, and direct the construction of the trail along hole #3 and shall also have the discretion to open and close the portion of the trail as he sees necessary, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to allow the trail building team of the Wheelerville Bike Trail to continue the connector trail past the green on hole #3, for approximately 150 yards, which shall be temporarily placed on the property of the Nick Stoner Municipal Golf Course until such time as the NYS DEC approves trails on forest land and upon review in two years by the town board.

Seconded by Supervisor Glenn

Discussion: Supervisor Glenn stated that it was his understanding that a previous Supervisor Ralph Palcovic had already discussed this with DEC. He gave this a verbal that it was taken care of but apparently that is not true. Supervisor Glenn stated he would get in touch with Kris Alberga and Joe to see what they are coming up with on the Unit Management Plan (UMP)

Adopted by a vote of 3 Ayes: Glenn, Sturgess, Frasier with one Nay Vote – Cooper

The clerk received a call from a newer resident. He asked if he was allowed to hunt on the Wheelerville Bike trails Mr. Manning stated the town has an open hunting policy. The town does not regulate. Hunting is permitted on portions of Town-owned land, so visitors should exercise particular caution during hunting season, wear bright clothing and avoid riding during early morning and evening hours. Mr. Manning noted the land was given to the town for recreation. The caller also asked about two parcels over by the transfer station on parcels 115.-1-66 and parcel 115.-1-48.1 It was believed that hunting was allowed on those parcels. The town has never limited it. The clerk noted there are blue landowner permission cards. Mr. Ackerknecht noted you don't have to use those cards it is at the landowner's discretion. CM Cooper noted that the snowmobile trails open after hunting season closes, by the state. If we are looking for a precedent if there is snow before hunting season is over the state trails are not open.

Supervisor Glenn noted he spoke to town Attorney Chris Langlois concerning the fire district contract. The supervisor noted he went to a symposium in Avriil Park about fire districts he got the name of an attorney who specializes in fire districts, Greg Serio, in case we needed a specialist to review the contract. Attorney Langlois noted after he reviews the document he will let the town know if we need a specialized attorney.

Anita Long asked to make a brief comment on the New York Brick application. She received an email from Jim Thorne. He did a preliminary review of the grant application, and the town does not qualify for this grant. A minimum of 30 points is needed and the town had 20. The town is not located in a disadvantaged zip coded area.

Mr. McIntosh returns with suggested wording, but their attorney did not text back. Mr. VanGorder suggested having the wording approved by both attorneys.

Mr. McIntosh gave the board the following wording for Schedule A item (i) “Considerations will be made to transfer the funds to the new fire district to appropriately establish the financial accounts.”

RESOLUTION #2026-095 ON DISSOLUTION OF FIRE PROTECTION DISTRICT TO ALLOW FOR THE FORMATION OF NEW FIRE DISTRICT was offered by Supervisor Glenn at a Caroga town Board work session held on September 30, 2026

WHEREAS, there is one fire protection district in the Town of Caroga, Fulton County, New York which encompasses the entire Town of Caroga; and

WHEREAS, the Town Board of the Town of Caroga, Fulton County, New York (“Town”) having duly convened this date for the purpose of considering the dissolution of the Fire Protection District within the Town of Caroga, pursuant to the provisions of General Municipal Law, Article 17-A; and

WHEREAS, such dissolution of the Fire Protection District is necessary to be completed in order to form the Southern Adirondack Fire District (or as it will otherwise be known), which will then encompass all of the territory currently encompassed by the existing Town of Caroga Fire Protection District; and

WHEREAS, at least a majority of the Town Board (“Board”) endorse a proposed dissolution plan as well as the formation of a new fire district over the (soon to be) prior boundaries of the fire protection district, attached hereto as **SCHEDULE A and Map**, and

WHEREAS, the members of the Board are required to hold a public hearing on the endorsed proposed dissolution plan, which also will include the formation of a new fire district pursuant to Town Law § 170; and **NOW, THEREFORE, BE IT RESOLVED AND ORDERED**, that the Town Board of the Town of Caroga will hold a public hearing on the 11th day of November, 2026, at the Caroga Town Hall, 1840 St. Hwy 10, Caroga Lake, NY 12032 at 6:00 pm, to consider the proposed dissolution plan for the dissolution of the existing Fire Protection District in accordance with the proposed dissolution plan attached hereto as **SCHEDULE A**, and also to consider the formation of a new fire district over the existing boundaries of the fire protection district to be dissolved, pursuant to Town Law § 170; and **BE IT FURTHER RESOLVED AND ORDERED** that the District Secretary shall, within five (5) days of the adoption of this resolution:

1. cause a copy of the proposed dissolution plan, along with a descriptive summary thereof, to be displayed and readily accessible to the public for inspection in a public place or places within the existing Fire Protection District;
2. cause the proposed dissolution plan, along with a descriptive summary thereof and a reference to the public place or places within the entity where a copy thereof may be examined, to be displayed on the website maintained by the Town of Caroga;
3. arrange for the publication of the descriptive summary of the proposed dissolution plan, and a reference to the public place or places within the existing Fire Protection District where a copy thereof may be examined, such publication being at least once each week for four (4) successive weeks in a newspaper having a general circulation within the Fire Protection District; and **BE IT FURTHER RESOLVED AND ORDERED** that the resolution to be considered at the public hearing is as follows or similar in content and purpose thereto:

“NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Town Board of the Town of Caroga determines that it is in the public interest to dissolve the existing Fire Protection District pursuant to the proposed dissolution plan for the dissolution of the existing Fire Protection District, attached hereto as **SCHEDULE A** and to form a new Fire District over the prior existing boundaries of the Fire Protection District, and that the territory of the new Fire District shall be described as follows: All of the Town of Caroga, Fulton County, New York, and

BE IT FURTHER RESOLVED AND ORDERED that the Town Clerk is hereby directed to cause a certified copy of this resolution to be duly recorded in the office of the clerk of Fulton County and shall, within ten (10) days cause a certified copy of this resolution to be filed in the New York State Department of Audit and Control at Albany, New York, and

BE IT FURTHER RESOLVED AND ORDERED that, as soon as the condition precedents to the formation of the Southern Adirondack Fire District (or as it may otherwise be known), over the former boundaries of the existing Fire Protection District, have been met, the Town Clerk is hereby directed to cause a certified copy of the resolution creating the Southern Adirondack Fire District (or as it may otherwise be known) to be duly recorded in the office of the clerk of Fulton County and shall, within ten (10) days, cause a certified copy of the resolution creating the Southern Adirondack Fire District to be filed in the New York State Department of Audit and Control at Albany, New York.

BE IT FURTHER RESOLVED, that no such dissolution shall occur until the State Comptroller has provided the approval to form such fire district, as required by law.

SCHEDULE A

Proposed Plan for the Dissolution of Fire Protection District

The Town Board of the Town of Caroga hereby proposes, pursuant to General Municipal Law § 774, the following as its dissolution plan for the dissolution of the Town's only Fire Protection District:

- (a) the name of the local government entities to be dissolved is the Caroga Fire Protection District, which encompass all of the Town of Caroga, Fulton County, New York;
- (b) the territorial boundaries of the entity created in place of the Fire Protection District to be dissolved is as depicted on a **map** attached hereto and described as follows: All of the Town of Caroga, Fulton County, New York.
- (c) the fiscal estimate of the cost of dissolution is \$20,000, being primarily legal fees and expenses, which also includes the formation of the Southern Adirondack Fire District (or as it may otherwise be known), which will encompass the former limits of the Fire Protection District, as described above and as shown on the attached map;
- (d) there are no public employees of the Fire Protection District to be transferred or eliminated;
- (e) the Town of Caroga has no assets held in the name of the Fire Protection District;
- (f) the Town of Caroga has no liabilities or indebtedness, bonded and otherwise dedicated to the Fire Protection District; the fair value thereof in current money of the United States is \$0.00;
- (g) there are no agreements entered into between the Town of Caroga and any entity to carry out the dissolution;
- (h) the manner and means by which the residents of the entity will continue to be furnished municipal services following the dissolution of the Fire Protection District is by the creation of a new fire district encompassing the entire limits of the (soon to be) former Fire Protection District, as shown on the **map** attached hereto. The fire department serving this area is presumed to continue to provide fire protection;
- (i) The Fire Company shall transfer funds to the Fire District's appropriately established financial accounts, in an amount to be agreed upon by the Fire Company and the Fire District once established;
- (j) there are no local laws, ordinances, rules or regulations of the entities, and thus, none shall remain in effect after the effective date of the dissolution and none shall remain in effect for a period of time other than as provided by section seven hundred eighty-nine of this title;
- (k) the effective date of the proposed dissolution of the existing fire protection district is to occur

immediately prior to the formation of the Southern Adirondack Fire District (or as it will otherwise be known), and such dissolution will be effective after the approval of the State Comptroller is received, as required by law;

(l) the public hearing on the dissolution of the existing Fire Protection District, shall be held on the 11th day of November, 2026, at the Caroga Town Hall, 1840 St Hwy 10, Caroga Lake, NY 12032, which shall commence at 6:00 pm, and shall occur with the public hearing to form a new Fire District over the same (prior) boundaries;

(m) there are no other matters desirable or necessary to carry out the dissolution of the existing Fire Protection District.

Seconded by Council Member Sturgess

Discussion: The town clerk noted that November 11th is the date of the regular monthly town Board meeting. It was noted that the fire house would be a larger venue for the public hearing. Mr. McIntosh offered that the town board could hold the regular monthly meeting at the fire station. It was noted the date and time of the regular monthly meeting could be changed. CM Frasier noted when people hear the words public hearing they think Town Hall. It is the Town's public hearing. CM Sturgess amended the above resolution to state that the public hearing would be held at Caroga Town Hall.

CM Cooper noted numerous times in the resolution it states that the Southern Adirondack Fire District which will then encompass all the territory currently encompassed by the existing Town of Caroga Fire Protection District. He asked if Arietta and Bleecker are on board. Mr. McIntosh noted they were not part of our fire district. Those are done by contract at this time.

Adopted by a vote of 4 Ayes: Glenn, Sturgess, Cooper, Frasier

RESOLUTION #2026-096 OF THE TOWN OF CAROGA TOWN BOARD PURSUANT TO TOWN LAW § 170 TO ESTABLISH A FIRE DISTRICT was offered by Council Member Cooper at a Caroga Town Board work session meeting held on September 30, 2026.

WHEREAS, the Town of Caroga contains one fire protection district; and

WHEREAS, the Town Board of the Town of Caroga is in the process of dissolving the Fire Protection District; and

WHEREAS, the Caroga Fire Protection District will no longer be in existence after the dissolution; and

WHEREAS, the Town Board hereby intends to create a fire district in the area presently encompassing the Caroga Fire Protection District via Town Law § 170; and

WHEREAS, it appears to the Town of Caroga to be in the public interest of this Town to form a new fire district over the entire territory previously as the Caroga Fire Protection District, upon the dissolution of the fire protection district; and

WHEREAS, the proposed fire district is proposed to be established, and the district will be situated in part in the town which is wholly within the Adirondack Park and has within this town boundaries state lands subject to taxation assessed at more than thirty per centum of the total taxable assessed valuation of the town as determined from the assessment rolls of the town, as completed from time to time, the town board shall not adopt a resolution establishing any such fire district unless the state comptroller, on behalf of the state, previously has consented to the establishment of the fire district. **NOW THEREFORE**, it is hereby **RESOLVED** that the Town of Caroga shall provide notice of and host a public hearing on whether to form the new “Southern Adirondack Fire District” over the territory previously constituting the Caroga Fire Protection District described as follows: All of the Town of Caroga, Fulton County, New York

The public hearing shall be held on November 11, 2026 at the Caroga Lake Town Hall, 1840 St. Hwy 10, Caroga Lake, NY 12032 consecutive with a public hearing upon the dissolution of the Town of Caroga’s Fire Protection District.

A public meeting to consider the resolution to form the fire district shall be held immediately thereafter;

The estimated rate per thousand dollars of assessed valuation, based on the aggregate assessed valuation of taxable real property of the proposed fire protection district shown in the latest completed final assessment roll, projected to be assessed, levied and collected for purposes of the proposed fire protection district for the fiscal year of its operation, of the property located in the proposed Fire District, upon a taxable assessed valuation (at 100% valuation) of \$526,513,017.32 (2026 tax rolls) is approximately 0.435759407 per thousand dollars, and \$43.58 per each one hundred thousand dollars of taxable assessed valuation raised for fire protection.

It is further **RESOLVED** that notice of such hearing be provided in accordance with Town Law §§ 170(2) and 171(2) and the clerk of this municipality is directed to:

1. cause such notice to be given by publishing notice of the hearing in a newspaper having general circulation in the proposed Fire District at least once, and
2. posting such notice conspicuously in the Town of Caroga’s Fire Protection District, the first publication and post of which is not less than ten (10) days nor more than twenty (20) days before the date of the hearing
3. post the notice on the sign-board of the Town maintained pursuant to subdivision six of section thirty of Article 11 of the Town Law, not less than ten (10) nor more than twenty (20) days prior to the hearing; and

4. serve each member of this Town Board with such notice by mailing such notice to the address of each member at their last known post office address, at least ten (10) days before the date of the hearing.

This resolution has received the affirmative vote of at least a majority of the Board of the Town of Caroga, as signed below and such resolution is hereby approved.

Seconded by Council Member Sturgess

Adopted by a vote of 4 Ayes: by a roll call vote:

John Glenn, Supervisor

Richard Sturgess, Council Member

Matthew Cooper, Council Member

Greta Frasier, Council Member

Absent was Kimberly Walker- Dailey – Council Member

BY ORDER OF THE TOWN BOARD OF THE TOWN OF CAROGA, FULTON COUNTY, NEW YORK Dated: September 30, 2026 Linda Gilbert, Town Clerk

At 7:21 pm Supervisor Glenn made a motion to adjourn. The motion was seconded by Council Member Cooper. All board members were in favor of the motion to adjourn: Glenn, Sturgess, Cooper, Frasier

Submitted by

Linda Gilbert, RMC, MCM
Caroga Town Clerk

