

# ***Caroga News Flash***

## ***Town Board Meeting Highlights***

**April 13, 2022**

TownOfCaroga.com contains all issues of the ***Caroga News Flash***.

This monthly meeting started at 6:00 pm and lasted 175 minutes at Town Hall and via zoom. The Board met in executive session about real property and securities, with no decisions made. The meeting featured presentations about the proposed Municipal Center (see transcript below).

### **Resolutions / Local Laws:**

#### **1. Highway Department —**

- Approved selling the old highway sweeper at auction (5-0 vote)
- Approved soliciting 3 bids for a 30' x 40' and/or 30' x 80' salt storage shed (4-1 vote)

#### **2. Invasive Species — Approved \$1261.81 extra costs for work to weed harvester (5-0 vote)**

#### **3. Miscellaneous —**

- Approved up to \$1,000.00 to renew the NEC telephone system contract (5-0 vote)
- Approved donating 4 rounds of golf with 2 carts for Nick Stoner Trailers fundraiser (5-0 vote)
- Approved donating 4 rounds of golf with 2 carts for Caroga Arts Collective fundraiser (5-0 vote)
- Paid bills as presented for audit (5-0 vote)
- Approved minutes from the 3/9/2022, 3/18/2022, and 4/1/2022 meetings (5-0 vote)

### **Announcements:**

- ❖ On April 1, the Transfer Station began operating with summer hours: Monday and Friday 8:00 am to 4:00 pm, Wednesday 4:00 to 8:00 pm, Saturday 8:00 am to noon.
- ❖ The Nick Stoner Municipal Golf Course will open on Thursday, April 21, 2022.
- ❖ Caroga Tourism will host a Father's Day Fishing Tournament on June 19, 2022.
- ❖ The Town Yard Sales and Sherman's Car Show will be held on July 30, 2022.
- ❖ A Caroga Tourism celebration with fireworks is being planned for Labor Day Weekend.
- ❖ When corresponding with Town officials, please use Caroga.Town email addresses.

### **Next Public Meeting:**

Up to 12 members of the public may attend at Town Hall with reservations. Zoom will not be available.

**Town Board Monthly Meeting**

**Wednesday, May 11, 2022 6:00pm at Town Hall**

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### **Municipal Center Project Presentation Transcript #2 (April 2022)**

**Scott Horton, Caroga Supervisor**

**We have a special guest here from the Phinney Design Group.** Before we get on to his presentation, I just wanted to give a brief update on our capital program for the municipal center. Councilman Sturgess and myself met with the Phinney Design Group a couple weeks ago, and we also met with NYMIR on our insurance claim for the clubhouse fire. The Town is applying for 2 federal grants. One we submitted on Monday. That was the Community Funding Grant in the amount of \$2,200,000.00. We're asking that the money go toward this project. And there's the Northern Borders Grant that we're in the process of submitting that will probably be sent by the end of this week. That's in the amount of \$350,000.00. **So those two grant programs together are about \$2.55 million.** Tor Shekerjian and myself also attended an on-line seminar on the subject of applying for state grants as well. We know that the funding for this ambitious project is going to be important to the taxpayers. There's considerable savings of getting into new buildings, but also there's costs involved in what we want to do. We want to get this thing down to as manageable as possible long-term savings overall. So, with that on the financial side, I think it's a great time. **I am extremely excited to have Ed Anker here to come up and talk to us about what the Phinney Design Group has done to design the project.** And then I'm going to have questions. We'll open up to the public for some questions. Like I said, on the financial side of this thing, Ed's not going to be addressing that. **He will be addressing the design sizes and spaces and things like that.**

**Edwin Anker III, Phinney Design Group**

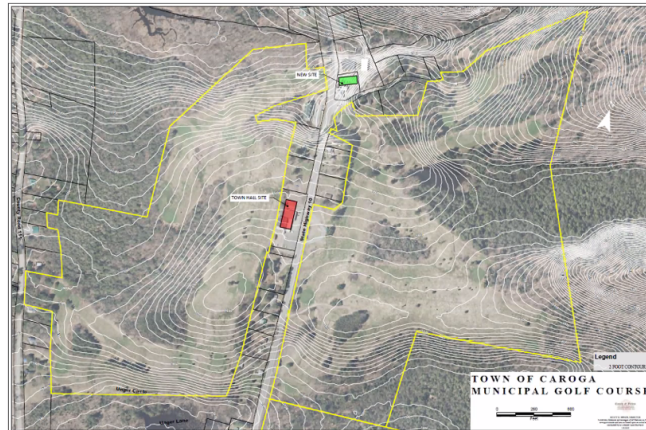
Thank you all for having us. I'm Ed Anker with the Phinney Design Group, as Scott mentioned. We've been working with the Golf Committee and the Town Board on putting together a plan to replace the building that was destroyed by the fire in the form of the Golf Clubhouse.

We started the project basically doing an exhaustive review of what made the most sense for where to put a potential new building. We looked at actually relocating the Golf Clubhouse and Municipal Center to this location. **In the end, we ended up going with the prior existing Clubhouse location as being the optimal location, based not only on golf operations but also how to adequately house and park on-side parking for both the Clubhouse and the Municipal Center.**

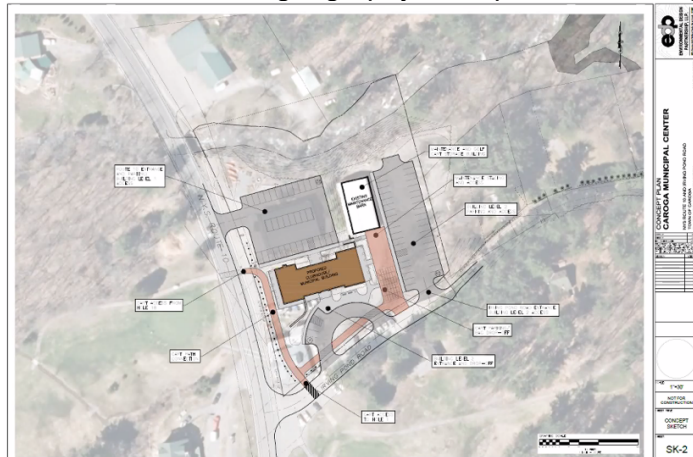
We're going to far exceed what's capable on this particular site. Backing up a little bit. When we were first contacted by the Town on building another Clubhouse, we hadn't really been thinking about the Municipal Building as being a potential for replacement. As I got into it with Scott and the Town Board, they had me kind of do a little bit of evaluation of this building and what the requirements were going to be to keep this building for a long period of time. Unfortunately, those costs are pretty significant. It's an aging building with a fair amount of problematic issues with having toxic materials. So, we started looking at what would this new building look like to more efficiently use space. This building is far larger than the Town actually needs in terms of its requirements, not only from a space standpoint but from a heating and cooling and ongoing maintenance standpoint. But also what are the needs and wants and responsibilities for the Golf Course to accommodate.

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So to reorient everyone a little bit, this is the topography in and around the new municipal site. You can see the red is the current Town Hall, where we are now, and the green box is where the previous Golf Clubhouse existed. As we started to get into it, and look at the location of this, we got a bunch of different locations. Given the location of the existing Golf Course flow coming off of the 18<sup>th</sup> and transmission off holes 1 and 9 and 10, the original location is actually best suited for that spot. So, that plot has its own challenges. There's a topography thing going on there. There's some municipal services things that happen at that location. But we felt that from a geography standpoint, this was going to be best.



Let's go to the slide (above). The next piece of the puzzle was to determine whether or not what we're coming up with in terms of square footage was going to fit on this site. So, we engaged with Environmental Design Partnership (EDP) who we've worked with many many times in the past. They're familiar with the area. They do a lot of work in and around the Adirondack Park, and they actually do a lot of golf course clubhouses with us as well in addition to a variety of other K-12 educational sites. So this brown box in the middle is kind of the configuration of the Clubhouse. On the back is actually the existing maintenance building and salt storage. This is the proposed site plan that we looked at in terms of how we could get the number of cars that we need based on municipal requirements but also the requirements for the golf course. Now, truth be told, we came out here last week with Joe Danible from EDP. He and I walked that entire site all the way out to the back connecting to where the golf course is along the river. There's going to need to be some changes to this to accommodate the grades and topography that exist currently on that site. But we think we can get the required number of vehicles on the site, making sure that the golf carts coming off of 18, heading toward 1 and 10 can do so safely on the edge of the road. That in the current configuration, we've got golfers and golf carts running along Route 10, up and down Route 10. That's not really very safe. So, we're trying to increase the level of safety.

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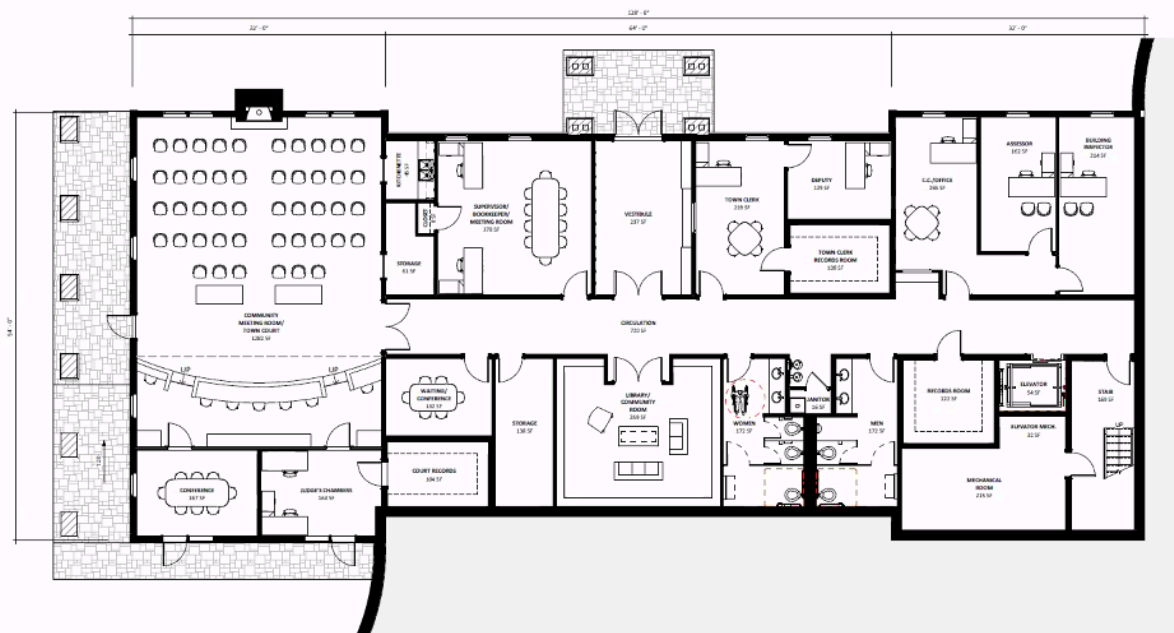
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Also, accommodating some needs for golf cart storage in the off season and for maintenance, the existing maintenance building would be converted into a storage facility in the wintertime and also house the golf course maintenance equipment along the backside. Again, we're still developing this, but we kind of did a test fit to make sure that everything we need to do is going to fit in the site and on the site. I don't want to spend too much time of this, because it's probably going to change fairly significantly, but the general bones of what we're going to do are there.

Next slide. So, basically, we have two essential functions that we have to accommodate. Obviously, the golf course functions and the municipal functions are quite different in their scope. But we thought that the correlation between the two had a lot of shared use spaces could be accommodated. So we came up with a fairly conservative floor plan. Understanding that this building is essentially a lot larger than what is actually needed by the Town. There are meeting spaces and some of the other corollary spaces. We took an opportunity to right-size the municipal functions. So, lots of things going on in Town Hall. We actually met with Town Hall staff and also some of the other Supervisor's staff to make sure that we were going to accommodate those people. Also, Town Court was another key function that happens in this building. So, I'll kind of walk you through the floor plan here, and then we'll talk about the Golf Clubhouse floor plan.

So, this is actually on the grade level, or the lower level grade. About two-thirds of this building is actually built into the hill. It slopes off pretty significantly. This building exists almost exactly on the same spot as the existing prior Clubhouse, albeit set back from the road just a little bit more. It was pretty tight before. We're taking an opportunity to make it a little safer along the façade.



So, the main entry happens on what amounts to the lower level of the building. We enter into a secure vestibule, that is controlled by a window to the Town Clerk's Office, so they can conduct business and not have to have people filtering through the building. The deputy clerk also has an office, and the clerk has an office and a records room, which is also fire safe and secure storage which is required for some of the records that Linda has to accommodate. Directly adjacent to that and just behind that is the Code Compliance Office. The Assessor and the Building Inspector, they kind of share space right now, but we're giving them independent spaces, connected in the same office suite. If someone needed to conduct

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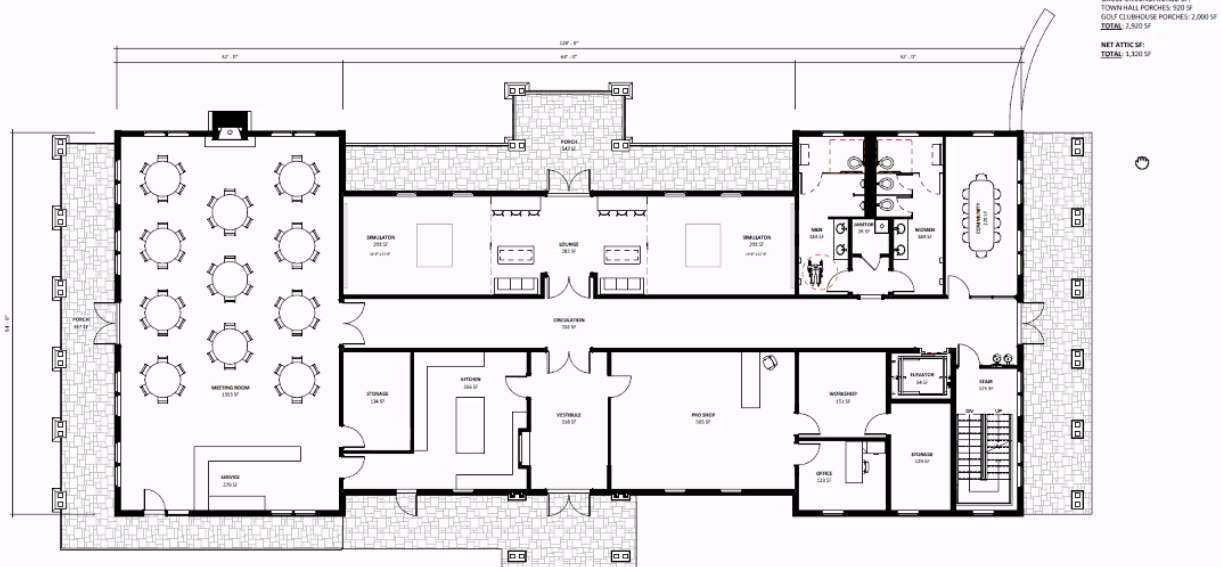


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business with the Building Officials, Code Compliance Officers, they would be let into the building and actually use the window at the Code Compliance Office, not necessarily having to come into the office. Directly on the other side is a stair that goes up to the upper level, so we get proper egress from the building, and an additional secure records room on the lower level. Then we also accommodate an elevator, and directly behind that is mechanical space. We have to put the indoor mechanical space somewhere, and this is the right space to do it. Men's and women's toilet rooms are code-compliant with what is necessary for the current occupancy. And then in the middle, across from the vestibule and the main entrance, we understand how significant the community library is. So, we created a space, kind of a lounge and community library that is functional for that space, and it is actually a little bit nicer and more organized than we currently have just inside the main entry. It's a similar location, but designed for that specific use. Additional storage areas on the other side and then a waiting and conference area, kind of associated with the court, but I'll get into that in a little bit. Across the hallway and adjacent to the vestibule is the Supervisor's office and executive conference room for executive sessions during Board meetings and whatnot. And then Supervisor Horton's office and office assistant. The other large portion of the site, or the plan rather, is what we're terming as a multi-function space.

We understand, obviously, that the Court functions of that space are important, albeit they only happen a very few times during the month. So, we're taking the opportunity to create a larger space that can function and do multiple deeds. So, during Town Court nights, the dais functions for Town Court, and then other times of the month and throughout the year, that same dais can function for Town Board meetings. This function and this table that we setup is raised up a little bit, and it's a little bit more appropriate for Town Board meetings. The Town Board members can sit at the dais adjacent to the audience. This can also be closed off, with the dais and the more private functions. So this can be used as a community meeting space. It is accessible from Town Hall, but it is also accessible from directly off of Route 10. So if we wanted to close this off and not necessarily let people into the rest of the building, it's all about controlling access to various parts of the building during various times that it's needed. So, directly behind the dais is the Judge's chambers and a conference space. We understand that there are times, albeit very rare that the State Police or the Sherriff's Office has to bring people who are on trial into the building and do not need to parade them through the center of the building and so create private access entries on the back of the building that can be accessed from the parking lot on Route 10. We can get into questions on this if you want, but I think we'll switch to the next floor plan and go through the rest of it.



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Ok. So, this is actually the upper level. The access, because the grade slopes off, the access to the main Golf entry is on the end. Also, the access at the end of the hallway for egress, but you may also want to take advantage for some golfers coming from the back parking lots in that direction. But, in general, we want most people to come into the main vestibule. Adjacent to the main vestibule is the Pro Shop, where people are going to pay their greens fees and then go directly back out to the course and where the golf carts are parked on the loop that we showed you on the previous site plan. All the Pro Shop functions that currently exist now are temporary spaces and would be relocated to the new space off the main entry. Immediately on the other side of the main entry is a kitchen, so that concessions for golfers can be sold directly from a window. That kitchen can also be set up for catering functions for the larger meeting space upstairs. We set this meeting space up overlooking the 18<sup>th</sup> green, so it's a really interesting and really elevated view of the 18<sup>th</sup> green. We envision this being used for public events. Potentially, it can be rented out for weddings. We set up a small service bar. And then this is an event space that can house about 100 to 125 people comfortably. Not necessarily rented out, but it can be used for any of the community events that happen now, and it can open up possibilities for future use of the space. Immediately adjacent to the circulation space that's right over here, it has a portion that is essentially elevated above the lower level. We set up the possibility of adding golf simulators in the future. Golf simulators have become really popular in the last few years. They create the opportunity to extend the seasonality of golf, but also to allow for folks to come in during the winter time and hit a few balls. We know that one of the other golf centers that we designed is actually on one of the snowmobile trails, and the snowmobilers come in. They have a set of clubs that are at the place. They hit a couple balls in simulators, and have a meal, and then they continue out on their snowmobiles. So, it opens up some additional off-season use for the building on the upper level.

On the other end of the building, we've got men's and women's toilet rooms setup for the occupancy of the building, workshop and office space for the Pro Shop, another community meeting space that's a little bit smaller that's directly off the main access from the rear of the building. So that can be used for a variety of different functions for smaller meetings in and among the community, and there is a stairway that goes to the lower level. Another patio on that side and can allow access to that side of the building that's protected. So, main entry predominantly happens on the golf side here, and the lower level entry is happening on the low side essentially for Town Hall.

So, what does this all look like? One of the things that we take pride in is we kind of site the buildings specifically for the site, but also for the municipality and the general public to have an understanding of the vernacular and the architecture. So, we want to do things that pick up on some of the local things—stone, granite, wood—and incorporate those into the building. We operate on a very site specific and a very user specific design as you can see here.

So, we can show you what this might look like. Oh, this is the attic. We're taking advantage of the gabled attic space, so that we can use that for mechanical space, and it is protected on the inside of the building, as opposed to being out on the roof.

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Ok. So, there we go. On the lower level, you'll see a lot of green here right now, and that's really a place holder. Mostly, it's essentially going to be a parking lot on the lower level and landscaped along the front of the building. This is the entry into the Caroga Municipal Center on the lower level. This is that balcony where the golf simulators are up top. So, in the municipal buildings that we've done, we want to make sure that the building has a municipal presence. We want that Town of Caroga side to have a little bit more height and to have a little bit more presence. This is right along Route 10. We want people to know that this is where they come to conduct business with the Town. So, these are some of the things that we've incorporated into the design. So, again, you start to see timber and a lot of stone that is natural or native to the area. A lot of the darker hues take cues from some of the local buildings around the area. One of the things that we use as some of the precedent that we pull from was the Town of Caroga History Book by Barbara McMartin. We were given a copy of that book, and a lot of the cues and things you see relative to the way that things are angled and sloped are indicative of historic architecture that exists in Caroga over many many years.



Do you want to flip to the next one? So, this is a straight on shot as you would be walking up to the Town of Caroga Town Hall. Because of the site slopes, we will have some retaining walls that exist around the perimeter on either side. This would essentially be where the main parking lot would be heading up to the building.



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This is the façade that is directly on Route 10. On the lower level is where the Town Court and the Town Meeting Room will be housed as a multi-purpose Meeting Hall. And then up on top this is the balcony of the kind of meeting space and banquet space on the upper level. This view looks directly out onto the 18<sup>th</sup> green. It is directly oriented right down the fairway.



This is a view as you would be approaching on Route 10 heading north, so you would start to see this is where the high side is. This is where the Golf entry would be. And then you start to see how the façade on Route 10 there would essentially right in this zone be the area for golf carts to go from 18 out to 1 and then back to the Clubhouse.

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This is a view basically from the high side as you would enter from the golf course. It is an important function, but we want it to be diminutive and not be as large and as overpowering as the municipal side. So this is a little bit lower, albeit the same kind of architecture and vernacular with these three gabled masts. In the rear here is where the other community space is.



Ok. I think there's one more there. And again this is just a straight on view as you are approaching the Golf Course Clubhouse. Coming up, this is what you would see when you come to play golf. Ok. That's the entirety of my presentation.

### **Scott Horton, Caroga Supervisor**

First of all, Ed, thank you very much. We've been waiting a long time to bring this out to the public, so that they can see the amount of work that you've put into this. You know, all the parts and pieces and getting them into the same footprint is not an easy task. **I think you did just a wonderful job, being able to reduce the size of the Town Hall and still keep it functional. You know, incorporating the meeting space with the Clubhouse was really important. I think it is also important for the public to know that with the Golf Clubhouse we are very very concerned obviously about the cost of the project. And we know after talking to many people in the golf industry that although this Golf Clubhouse is not large and ostentatious like maybe Saratoga National or something like that, and the primary function is to service the golfers. But we also wanted to setup space that would bring revenue in.** What does revenue do? Revenue helps to offset taxes. It was important when we talked to everybody that we do have like a little meeting area that we can have there that's not going to be a full-fledged restaurant. It's just going to be a place where people could have birthday parties, anniversary parties, and such. We know in Caroga Lake that there's a lot of summer gatherings with families. And where are they going to go when they want to do something like that? You know, I went across, and I talked to Charlie and Becky at the 19<sup>th</sup> Hole. They're very excited about, you know, seeing that area cleaned up, and how nice it would be. And they can do catering there, and other restaurants in Town can do catering there. And we would actually have a real community center that could be facilitated by this room up there.

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And then, Ed obviously talked about it before: the golf simulators. There's a golf course, and I can't remember the name of it. It is just south of Albany. They just bought two golf simulators, and they're rather expensive: \$45,000.00 or something a piece, and in the first season they paid for them. You know, that's the kind of revenue that brings us. So you can think about that \$90,000.00 is paid for the first year, and then they're good for 10 years or 12 years, something like that. That's extra revenue that's gonna come to the taxpayers. And then, this is important, when we get into financials, and we're working on that very hard, you're gonna see where the revenue is going to offset an awful lot of the cost for this capital program. **And I want the towns people to realize that that's how we're working on this thing, because it's really not the project costs that's so important. It's what it's going to cost the taxpayers. And we're very cognizant of that, and we know that we have to make this fit into a shoe that the people can buy into.**

So, those are some of the futures that the Phinney Design Group put in here. I'd just like to let you know that they've done other golf courses. Excuse me. I'm getting over a cold. They did Kinderhook. They just finished that. It's extremely successful. [The Ticonderoga Clubhouse. They're currently working in Amsterdam, working on VanPatten Golf Club. They've done work at Saratoga National, quite a bit of work there. And a spattering of other ones. Much of the work is actually in the Adirondack Park with private residences, but they do a lot of municipal work as well and are well rooted in this community.] So, that was really important to us to have that. And then also if we go down into the Town Hall area, there's a library. Having spaces that were amenable to all of the groups that we have in Town. You know, we have the seniors. We have the snowmobile club, and we've got the museum, and all those little different groups in town. And they also need a place to conduct business and to do that safely. And the way that it's designed, we can actually close off part of the building and have access to just part of the building. So, that was also very important. A lot of work went into this.

**This will actually be what they call Municipal Center. It will service many functions other than just government. It will service the golf course. It will service the public. And that was a key element in the design. And we talked extensively about that.** I think you did an excellent job. I think I'm going to open this up to the Board if you have any questions, and then the public.

## **Comments and Questions**

*Council Member Glenn:* First of all, thank you very much. I know you've come a long, long ways. The hard work that was done with the committee, and the hard work you guys have done. And the financial investigation, etc. etc. I think it's beautiful. I think, as we've talked about before, going down this road, we have two major issues. One is to replace the Clubhouse. Number two is long term and the problem with this building. If we have an opportunity to combine two capital projects into one, then I think that's a win-win for everybody. Do you have an opinion?

*Ed Anker:* We've done a lot of multiple-functional buildings. Anytime you can build one building instead of two to handle those functions, it's much more cost effective to do so, especially with the cost of construction these days and the logistics and the supply chain problems we're having. Anytime you can kind of combine uses in a single facility, it's only beneficial to the Town. With most of the municipal buildings I've worked on in the past, there's always multiple functions that happen in those buildings. Very rarely is it just the Town Court or just the Town Offices or just the Golf Clubhouse. They're doing as many of those things as possible all in one location. Really, I would say that the Town of Caroga is in an enviable position, as it goes, relative to the ability to house all those functions in a relatively geographically ideal location. I mean, the Town Hall was here. The Golf Clubhouse was down there. You don't have to go across Town to get to either one of them. **So, it's almost, it would be foolish not to incorporate those two entities into the same building. And then, you're kind of getting a two-for-one deal. You're paying for one building, and you're getting two out of it. Anytime you can do that, it's a win-win.**

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*Jack Glenn:* I just wanted to make sure that the taxpayers know that.

*Ed Anker:* I would go so far as to say also that it would probably be cost-prohibitive for the town to have to build two buildings. Right? To have to build two separate buildings at any one point in time, if you were going to replace the Golf Clubhouse. You know, it's not fortuitous that the building unfortunately burned down, but there was going to be a time when that was going to have to be replaced. And there was a time when this building would certainly have to be replaced. Both were nearing the end of their useful life. It's a golden opportunity to kill two birds with one stone.

*Jack Glenn:* Ok. Thank you very much.

*Clerk Linda Gilbert:* How many heating zones are in the building?

*Ed Anker:* I think that is something that we will study. I think it's going to be some more back and forth to determine what heating zones need to exist. I mean, in our mind, the capabilities in the heating in the upper and lower levels are separate. How many heating zones we have downstairs versus what we have upstairs is really going to come down to discussion. Certainly, the larger spaces are zoned separately and sometimes operated on a limited basis, and the heating and cooling depend on weather. Now, in places like the offices, those will all independently have to have their own heating zones. Typically, each office zone has a space, and sometimes offices within that zone have their own heating spaces. I think, just to take that one step further, the other opportunity here is that building a new building and incorporating some of the newer systems that are available now, as far as efficiency goes, are going to far outstrip what you are even capable of doing in a building like this one and what was available in the old Clubhouse. And combining those systems, again, will be kind of a two-for-one deal. Not only do you have to not separate those systems in two locations, but the mechanical systems can be combined and essentially zoned off in different locations of the building. So, you can have one large air handler rather than two or three separate units that all have to be maintained. So, from a long-term maintenance standpoint and an efficiency standpoint and an operational expense standpoint, it's all beneficial.

*Linda Gilbert:* What's the occupancy of the library, if we're going to use it for meeting space?

*Ed Anker:* It's based on square footage. This room is about 359. There's essentially two ways to calculate occupancy at 7 square feet per person—that's a standing event, basically because you would not have the furniture in there—but we generally design this for about 15 square foot per person with furniture and that's about a 20 to 22 person event space.

*Linda Gilbert:* I'm just thinking about the seniors if we do that.

*Ed Anker:* Sure. Now, that library community space could be used for senior meetings, and if there's a larger event or if the group grew, then they could use another meeting space in a larger room. That could be setup in a variety of different ways. The furniture is not nailed to the floor. I mean, it's essentially movable. It's demountable. It could be setup with tables and chairs or rounds for an event or if you had a talk or whatever. The whole idea is keeping the spaces as flexible as possible, so they can be for a variety of different uses, depending on the number of people attending.

*Council Member Barb Deluca:* What is the total square footage of the building?

*Ed Anker:* I knew you were going to ask me that. We are just a little north of—it's right up here. So, we calculate square footage two different ways. We have kind-of conditioned and unconditioned square footage. The conditioned square footage, in other words, is the space that we're going to be heating and cooling. That's about 12,850, so call it about 13,000 when it is all said and done. And then the unconditioned space—which is the porches and the balconies and the outdoor spaces—is about another 2900 square feet. You know, we have to pay for that during construction, but we don't necessarily have to heat and cool that space. So, we calculate it separately.

*Barb Deluca:* Thank you.

*Ed Anker:* Yes. Does that make sense? Yes.

*Scott Horton:* Is there anybody here or on-line who would like to ask a question?



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*Tor Shekerjian:* Let's just remind folks, if we could, if you want to speak, there's a way to raise your hand. At the bottom of your view, you should see a reactions icon. It's like a smiley face and plus. Click on that, and you can raise your hand if you want to speak.

*Ed Anker:* Yes. Here in the audience.

*Lynne Delesky:* I have two questions. It's not clear to me exactly where the building is going. Can you just clarify that. Where is the building located?

*Ed Anker:* [Near the old Clubhouse.] Right. So, if we can go back to the site. Route 10 right here starts to go around the curve. This is the 18<sup>th</sup> hole. Ok. And this is the 19<sup>th</sup> Hole restaurant right there next to it. Across Route 10, this is Irving Pond Road, and it goes up the hill. One of the things that we very quickly understood when we started to look at where golfers were. One of the nice things about Google Earth these days is that you can see exactly where people were two or three years ago. There's cars parked all over the road and not on the road and sort of on Irving Pond Road. So, what we're going to take the opportunity to do is actually orient Irving Pond Road and get those cars from parking on the road into a parking lot off the street, and then make a much safer intersection at Irving Pond Road. Ideally, when you come into a major highway intersection, you want to come in at a 90 degree angle from Irving Pond. So, we kind of designed this to have a little bit of an on-ramp, as it were, that's perpendicular to Route 10. So, as you're pulling up to the intersection, you can look north and south and not have to worry about kind of doing that over your shoulder, kind of try and see over your blind spot. So, we're taking the opportunity to create an actual curb line along Irving Pond Road, as opposed to here on the edge. So, the building is set back a little bit from where Irving Pond Road currently exists. The Golf Clubhouse is basically right where my hand is—in this zone. So, it's pulled back a little from where it currently was, so that we could get a proper drop off lane out in front of the building.

*Lynne Delesky:* And where is the stream going through?

*Ed Anker:* The stream actually goes right over here, kind of along the back. There's a pretty significant drop off that happens right here. This parking lot is actually where the highway garage is right now. It's the Quonset Hut style building is. The stream is kind of set back as it does up—or goes down the hill, as it were. This dashed line is the center line of the stream. The highway garage would go away to make room for the parking lot. This is a parking lot right here. Yes.

*Question:* What is the siding on the building?

*Ed Anker:* We're just showing a color. Most likely, it would be some kind of cement board product. There's other wood-based products too. Typically, we don't specify anything for the outside of the building that doesn't have at least a 10-year warranty associated with it. We typically specify things—if maintained properly—are lifetime products, from the walls to the roofs to the other timbers. We use wood prominently but sparingly. There's an ongoing maintenance to use wood. We have a whole series of kind-of treatments and products that we use to treat that wood that keep it good for usually between three to five years before they need to be re-coated and treated. I will say though that the species that we typically pick for the columns and what-not that you're seeing in this are usually Doug fir, and they weather very well. Sometimes cedar, but we like Doug fir better, because it has better structural capabilities. Sometimes our clients opt to let them go gray. That's perfectly fine too.

*Tor Shekerjian:* I see no hands at this point. Ah. There's one. Ok.

*Steve Egan:* Can you guys hear me? My name is Steve Egan. I have a camp on Canada Lake on the north shore. I'm just curious about the logic of the Town as it regards to building space to compete directly with Charlie and Becky across the street [at the Nick Stoner Inn]. I'd like somebody to explain that to me, and whether we can save any money by not competing with them. It seems to me they've worked really hard in the last four—three or four—years to make the 19<sup>th</sup> Hole what it is today. I'm just curious. Why does the Town want to go into competition?

*Scott Horton:* That's a great question. Thank you. I thought I lead into it a little bit earlier. Ah. This is not going to be a space that's going to compete with anybody in Town. It's going to be a space that other restaurateurs can use to enhance their business. I actually had a meeting with Charlie and Becky last

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week. And they're very excited about this. Ah. I think early on, somehow, somebody started talking about this, about the kind of capacities we wanted to have in the building and what the functions were gonna be. It got out there that we were gonna have this full-blown restaurant, and that the Town was gonna be in the restaurant business. That's not true. It's a rumor. I'm so glad that you brought it up. They are very happy about this. There's an opportunity. They also understand that there's municipal parking. They are challenged with parking at their restaurant. They're really looking forward to getting that. I'm just going to be up front about it, of getting the ugly highway barn out of the area. They're putting an awful lot of money into their building. And they're working very very hard to have a fine business in Town. And this is going to enhance their business. They see it that way. And they're looking at the opportunities. All these extra golfers that are gonna be attracted to the Town are just potential patrons for them as well as the other restaurants in Town. So, that's a great question. Sure.

*Council Member Rick Sturgess:* Steve, I also want to let you know that, coincidentally, this week I had an organization contact me about doing a bar-b-que for a golf tournament. And normally this organization goes to the 19<sup>th</sup> Hole for their golf tournaments. But the 19<sup>th</sup> Hole had booked a wedding for that day. So, now this organization is out there right now and they're like, "Well, what are we gonna do if it rains?" You know, the only spot they can do it is the Harris Park pavilion across the street right now. They asked me if I could cook chicken or something like that. I said, "Ya. We'll figure something out." But if we have that event space up there, then now Charlie and Becky can do a wedding and also do a party across the street. They're fully capable of doing a double party. They do excellent catering jobs up there. You know, they have the multiple floors that they do right now. But now having that wedding booked, they're not able to do that next event. If there's a spot right across the street, then they can cook the food in one kitchen and bring it across the street, serve it, and everything would be fine. This organization has gone to the 19<sup>th</sup> Hole, you know, for a handful of years, and they always had a great time there. But, unfortunately, for this organization, they booked a wedding that day. So, not having the capability to have two different events. You know, that's one thing that's gonna help out the 19<sup>th</sup> Hole and other restaurants.

*Scott Horton:* Any other questions?

*Tor Shekerjian:* Not that I see.

*Scott Horton:* Well, ah. This is exciting.

*Tor Shekerjian:* Someone is here.

*Scott Horton:* Oh. Good.

*Michael Hoffman:* Hello. This is Michael Hoffman. Is this going to be a total electric building, and have you considered solar panels?

*Rick Sturgess:* I would say no and yes.

*Ed Anker:* We certainly investigated in all of our buildings, despite where they are, using sustainable design technologies, whether it be solar panels, whether it be wind or solar tubes. I don't think we're at that point yet where we have determined whether or not we are going to zone or have an incentive package available to have it be cost effective. You know, solar panels are great, and we put them on a ton of our buildings, but usually it's because of some level of incentivizing of those packages, making sure we can get them on the building with the recommended systems properly and have them provide enough power. You know, we use a variety of hybrid systems, kind of like hybrid cars. Sometimes it runs on gas. Sometimes it runs on electric. I don't think we're at that level of design yet, but it's certainly something that we're going to be looking into when we're at that point. Great question, though.

*Rick Sturgess:* Didn't we look at the Creek right there for power also, or is that something that Scott and I talked about?

*Scott Horton:* That was a separate project. We had some people interested in putting the dam back in, and then generating power. It was a different project.

*Tor Shekerjian:* You have another question. Yes.

*Karen Morlock:* Yes. This is Karen Morlock. And what is this going to do to our taxes?

*Scott Horton:* I don't know if you were here when we first talked about this.

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*Karen Morlock:* I wasn't.

*Scott Horton:* Ok. So. **What we've been looking at is that it's not the cost of the project. It's the cost to the taxpayer that's most important, I believe, for the taxpayer. And so, we've tried to look at many different avenues. We're not there quite yet. I hope that by next meeting, we'll have a better idea.** I just don't want to throw numbers out there. But if you recall, we're getting about \$2.7 million dollars—if we build—we'll have about a \$2.7 million reimbursement from the insurance company. We're out there looking for, right now, \$2.55 million in grants, and we'll look for other sources of grants out there. The Town also has a Fund Balance that's rather sizeable. That's all going to make a big difference in the amount of money that we would have to borrow to build this. In addition, as I said earlier, we are looking at this new facility bringing in a lot more revenue than what we currently get from the golf course. Right now, the golf course is just about sustaining itself. There have been times when the golf course revenue was actually using the General Fund, but that's not good if you're not taking care of the golf course. But we've looked into this thing, and we can see a net of anywhere between \$50,000.00—maybe up to \$75,000.00—in addition to what it would cost us to run the golf course and put money aside for the future needs of the golf course. So, with this building in mind, with the simulators and everything, we're looking for different revenue sources. The old Town Hall site here could be leased out. I think when we put it all together, and we take a look at the money we are gonna save through electricity and energy conservation, long-term maintenance, the additional revenue that's gonna come to the Town to reduce taxes, and the money we're gonna get from the insurance proceeds. **I think it's, ah, there may be an impact. But I don't think there's going to be an impact that the taxpayers are going to revolt—I'm going to use that word. It's a strong word—against when they see what something like this would do and what this project would do for this Town.** We've got to have faith in ourselves. Also, this Town is a beautiful, beautiful Town. And I can tell you Wheelerville will take care of Wheelerville up here, and then the Town Center is going to take care of itself. We really owe this to future generations. It's not just us. We've got to think about where we want to be in the future and what we want to give to this Town and the townspeople who come after us. So, I've just seen a lot. Take a look at the Dollar General. Take a look at the Fire Station, and especially the Fire Station. You know, when that Fire Station was built, I'm sure some people had some of the same reservations saying, "What's wrong with this one that we have?" Well, you know, there were a lot of things wrong with it. And the Fire Company did one heck of a job. They have different financing mechanisms than the Town has. But they saved the money, and they built a building that I think everybody is extremely proud of. I mean, obviously, it's extremely functional, but more important than that, it's beautiful and it improved that whole area of Town tremendously. This is going to do the same thing, but on steroids. People will be proud to come here and be in these public spaces for the public. I mean, the taxpayers pay for this, and we want to have as much public space as we possibly could, and I think we did that. I think we did it very well. So, well, not we, but the Phinney Design Group did a very good job. We just asked them for it.

*Karen Morlock:* Hello. This is Karen again. You got way off the subject of how is it going to impact the taxpayers. I just want short and sweet answers. I've been part of the Town all my life, and I live on Canada Lake. I also have another question, as it appears, not just with the golf course. You said something that you might lease out where the Town Hall is. Does that mean that you're keeping the building? I thought the building was going to be demolished.

*Scott Horton:* Correct.

*Karen Morlock:* Then how are you going to lease out a plot of land? I mean, does somebody rent land?

*Scott Horton:* That's not true at all. Ah. Uhm. Sometimes we have to revisit things that we said in the past, but. Ah. I have been approached by two individuals who would be very interested, you know, you have to keep this stuff confidential, but in leasing. Well, they proposed they'd probably like to buy it. But I'm not somebody who likes to sell stuff. **So, I would want to lease the property for an Inn on this property.** It's one of the functions that people have looked at. And this is a very beautiful piece of

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property. It's right along side of the 10<sup>th</sup> fairway. I think we could find somebody who would want to do something with this property. Just as we did with the Nathan Littauer Clinic here. People said that you couldn't do that. Well, we did it, and we're making a nice little buck off that little piece of property. So, we can do the same thing here. Again, I'm looking out for the taxpayers' dollars. So, ya.

*Jack Glenn:* So can I reframe what it's going to cost the taxpayers? I remember we had a conversation about worst case scenario and best case scenario. Maybe that's where the question's coming from?

*Scott Horton:* **Well, I've done some projections. And again, I hate to get out ahead of yourself, but in 10 years or so, it's probably going to save the taxpayers a ton of money. Ya. In a month or two, we hope to have much more accurate numbers, and we'll have projections, and we'll see a little bit better where we are. But this is not something that's gonna cost people thousands of dollars. I can tell you that.** I hope that answers your question. I'm not trying to avoid it. But I don't want to tell you something that we don't know. I don't want to pick a number out of the air. It doesn't make any sense.

*Tor Shekerjian:* That's it.

*Scott Horton:* Well, I'd just like to thank everybody. And I'd like to thank you, Ed, for coming over. And with that, I think we'll—if people don't have anything else to say—we'll close this part of the meeting. I'll just give a minute or so for Ed to get his stuff together. Great presentation. We've been chomping at the bit to get this out to the public.

*Jack Glenn:* You know, we have people who live right on Irving Pond Road. I didn't hear if you have any concerns or questions.

*Scott Horton:* Yes. Once upon a time, we thought we'd have to move the road around or do this or that, and the project just got to be way out. We're trying to save the taxpayers as much money as we can. We want more family members to play golf. The road will be the road, and the parking is going to be to the north, and then there's going to be lower parking and there's going to be stairs that come up from the lower parking to get up to the Clubhouse.

*Rick Sturgess:* It won't be the fiasco that it's been for how many decades, you know? You can't park on Irving Pond Road. You won't have golf carts backing out while you're trying to drive up through there. You know? They'll have their own separate space to park. And a dedicated crosswalk area for all that to happen. And a safe thing for coming across the road. The way it's designed, they're gonna come across the road at one stop, because that's the way they have to come across the road. You know, at that 90 degree point. You know. You golf. It's a nightmare coming across the road. If you're not in the right spot, then you can't see up the road. You know? So that's definitely something we spent a long time on.

*Scott Horton:* We did talk about parking. We talked about golf carts and automobiles and all those things. There's another group that has an interest in the design. It's called our insurance company. They have a lot to say.

*Jack Glenn:* Oh. Denny Fincke is on. Do you have anything? Jack Glenn here. You live on Irving Pond Road. Do you have any comments or concerns or suggestions concerning the presentation summary?

*Denny Fincke:* Well, I think most of my concerns have been answered. The main concern for all people who live on Irving Pond Road has been over the years that Irving Pond Road has become a parking lot for the golf course, and with this new plan we would just appreciate assurance that Irving Pond Road would no longer be a parking lot for the golf course and that it will be a through-road for the people who live on Irving Pond Road.

*Scott Horton:* That is true. That is definitely the design that we're looking at. This won't be the last presentation, but we wanted to get this out. As Mr. Anker stated before, there's still more design work to be done. But I know that people were anxious. **It's been a year and five months since the fire. And we've had these plans. We've had them for a while, and we've tweaked them to the point that we thought that we pretty much knew where we were going, other than some of the smaller details, and we wanted to get it out to the public and get the public's reaction. Because it's a big project, and I know people are wondering, "What's going on?"**

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