

State of New York  
County of Fulton  
Town of Caroga

Minutes of the Caroga Town Board meeting held Wednesday February 14, 2024 at the municipal building located at 1840 State Highway #10 at 6:30 pm with the following persons in attendance by roll call. The flag salute followed.

Supervisor Ralph J. Palcovic - Here  
Council Member John Glenn – Here  
Council Member Barbara Deluca – Here  
Council Member Richard Sturgess – Here  
Council Member Matthew Cooper – Here

Also in attendance were Anthony Fancher – Code Enforcement Officer, Mike Kunath – BTI, Steve Stedman – Greens Keeper, Dave Cummings – Golf Course Manager, John Byrnes – Zoning Board of Appeals (ZBA) Member, Doug Purcell- Alternate ZBA Member, George Hamilton – Planning Board Member, John Livingston – Board of Assessment Review Member, the Stratford Supervisor Richard Fogarty and his wife, and reporter Tyler McNeil were in attendance. There were twenty- seven members of the public in attendance. Zack Vosburgh facilitated the zoom portion of the meeting. There were twenty signed into zoom at one time in the meeting.

Supervisor Palcovic stated the first order of business was to approve the bills as presented for audit. Council Member Sturgess made the motion. Council Member DeLuca seconded the motion. There were no questions on any of the bills. All board members voted to approve the bills as presented for audit, Palcovic, Glenn, DeLuca, Sturgess, Cooper.

At 6:32 pm Supervisor Palcovic opened the public hearing on the Short-Term Rental (STR) regulations Proposed Local Law #1 of 2024 a law entitled “Short-Term Residential Rental Law of the Town of Caroga.” The Supervisor stated there is a draft (STR) being proposed and speakers will have three minutes to address the board. The board may ask questions of the speaker, the public may not. If the speaker has comments exceeding three minutes they may submit the questions in writing to the board no later than 2/16/24.

Council Member DeLuca stated the proposed Short Term Rental Local Law was posted to the town website. The board received numerous emails and comments. The board appreciates the input of the community and because of some comments, fears, and concerns changes were made to the document more in line with the purpose and intent of this local law. The changes make the document less ambiguous and a little bit clearer.

After reviewing the Caroga Zoning Ordinance, Guest House, Cottage, and Cabin were removed from the definition of STR because the zoning ordinance says that those properties (structures) cannot be rented. In Section 5 the statement for any period of time more than 14 days in a calendar year and less than six consecutive months, was confusing, and was removed. Any dwelling that is rented leased, or occupied by a person or group of people other than the owner

under the conditions set forth by the definition of STR, so all STR by definition will require a permit that is valid for 12 months. Also added to this definition is the statement that existing permits are revocable and non-transferable. If you sell your STR that person has to get a new permit. In Section 10 General Requirements there were some questions as to where the requirements come from. The requirements are from the Caroga Zoning Ordinance, the New York State Building Code, New York State Fire Prevention Code or Department of Environmental Conservation Code. Chapter and verse were added to that sections so it can be easily found and documented. This includes the parking regulations, the occupancy, any signage, any campfire pits, garbage disposal, accessory dwellings, and the process for complaints. In Section 11 there was another area of confusion. It has been changed to say any lawful existing single family dwelling that is rented, leased or occupied by non-transient permanent town residents for 6 or more consecutive months shall be exempt from this section. This is for the people who rent their homes here and don't buy their homes but live here year round but rent. A section on Severability was added. This is a required statement for the law.

Mandatory posting about invasive species were in the original draft document. This was somehow lost in the version transition. Council Member DeLuca received a lot of emails about this. This information shall be posted in every rental. It quotes the DEC law in regards to boat washing. Marcus Harazin included a very comprehensive statement to be included with every permit.

Council Member DeLuca stated these changes make the document more clear and direct. She received numerous complaints about garbage. Council Member DeLuca stated that Fulton County Solid Waste has a Local Law in place – County Code 160- 42 this law states that they will not take commercial waste at the transfer station. Once you become a business it is commercial. In the zoning ordinance a commercial property is defined, “any land use or structure involving sale or rental or distribution of services or commodities either retail or wholesale.” Once you take money for renting your place it becomes a commercial entity. There are a number of options in regard to waste disposal.

She hopes this answers some questions people may have before the public portion of the meeting. These are things that were done so far. The last thing Council Member DeLuca noted was that the Fulton County Planning Department contacted her a few days ago and noted that the county also has to review the Local Law. Their meeting is the 20<sup>th</sup> of February.

The first name on the sign in list was called to speak.

Glen Wiacek asked about garbage. If the property is not rented full time and owners are occupying it the other part of the time does that mean that owners aren't able to put out garbage curbside? At what point is the property fully commercial or commercial/owner occupied. If he rents the property 15 times a year and he uses it the other times of the year for his own use does he still have to hire a garbage company? How is this regulated? He also questioned the 30 minute response time for issues. He thought it was a very unmanageable time line. As a landlord he does have other properties within Fulton County. Other properties have a four hour response time. He felt that was reasonable time. If you are shopping in Runnings you are 25

minutes away. A response time is needed but 30 minutes is too short. Those were his concerns as some of the things were changed that were his concerns.

Rick Florin stated his questions were addressed. He did ask when would he hear answers. Council Member Sturgess stated this would continue into next month's board meeting. Nothing will get passed tonight. The board needs time to observe what the public is saying and make sure we are making the right moves.

Trent Akins has had a place in Caroga that he has been renting since 2012. He has been here since 2007. First he said it was a good idea that the board is getting ahead of this as state laws are coming down the line. The county is interested in this. Everything he has seen on this is manageable, and in his view conservative. There are a lot of rules that other places are putting into laws that are very restrictive. There is a major demand for housing here short term for the tourist industry. He is happy the board is working with "us" to manage this. He is also hearing concerns about garbage. Personally he ended up getting a dumpster. Or maybe charging \$2.00 or \$5.00 by the bag so that maybe others coming for the weekend might want to dump there. Everyone he has spoken to their number one concern is the lake and about septic.

Kelly Irwin has a house she rents part time. Her main concern is the garbage. She uses the house herself. She is by Sherman's and the properties are very small and cannot accommodate a dumpster. She stated she has an older house. She asked about ceiling height and what the code was now and what happens if she can't meet them with her 1940's house. Rentals are needed she stated as there are no hotels. She brings guests that spend money and hires people to take care of her house. The 30 minute response time is a problem as cell service is not great here. An hour or two would be much better. She does have a local agent. Ms. Irwin stated she attended the 2019 meeting when the proposed law said you had to tell the people around you that you were a rental unit. She has not had any problems with her guests. She screens them well.

Merryn Byrnes is the owner of Canada Lake Store and Marine. They rent property through the business and also personally. She will put her concerns in writing, but wanted to speak to the broader picture of the whole law. She asked what the major problem is as to why the law is needed. What problem is the board trying to solve. If the town board does decide we need this law how does the town propose that they are going to be able to enforce the law. There are laws on the books right now that are not being enforced. Building permits are being issued without follow through. There are blight laws that have not been addressed for years. So, this is another burden on the town that is going to take time and resources. She again asked how this was going to be enforced. She did not believe the law should be approved without a plan in place. She hopes these two things will be answered before a vote is taken.

Dan MacIvor is an about 23-year resident of the town. He stated he is the new owner of the Pine Lake Lodge. He is happy the board is getting ahead of this. He would prefer to have this handled on the local level then on the state level. He stated Merryn's questions were fantastic. He asked for some real specificity as to the particular codes being targeted. Secondly he was concerned about the 30 minute response again noted there isn't cell service in 2/3 of the town. If he is golfing, or boating or hiking how will he get a call?

On Zoom Alan Fiedler was unable to be heard by the board due to our technical difficulties.

Mr. Wiacek again talked about the 30 minutes timeframe. The law does not say you have to live within the thirty minutes. He wanted to clarify it says respond in thirty minutes.

Mr. Atkins encouraged anyone who lives in the town who might have concerns with the short-term rentals to come up and say something. He stated everyone so far has been from the short term rental owners. He asked what the issues are. Were their complaints about parking, or the lake.

The clerk has heard from people who are concerned about density, and about how many homes will be snapped up by people so then there are not homes for kids to come to our schools. Council Member Sturgess stated this year alone the school has lost 30 some kids and are down to just over 100 kids in the district. High taxes was a reason given for people leaving the state, and tax upon tax to rent out your home is a lot of money. That is why so many young people are leaving the state.

Ms. Schnur stated the people are buying up places for \$300,000.00 & \$400,000.00 to run Air B&B's for only two months because of the season. She wonders why people are investing in them.

Mr. Fiedler again tries to address the board but technical difficulties continue. A member of the public tried to assist facilitating zoom.

Supervisor Palcovic noted that an article was published today about the city of Saratoga moving forward with the STR law. A comment in the article was that STR's are leading to a decrease in the housing supply because STR's are consuming the market. Another statement in the article note the rental prices have gone up for people who live there by 1.4%. In Saratoga there is a 3.2% increase in the cost of housing. The article states there is neighborhood disruption. The Supervisor stated their permitting fee is \$1,000.00. The Supervisor stated that New York State is right behind us with legislation which has already been proposed. Council Member DeLuca suggested that people look at the legislation. She stated the Department of State is going to require STR registration with three years' worth of records. Council Member DeLuca also noted the changes in the tax law on this. Reporting will also be done to the IRS.

Again connecting with Mr. Fiedler failed. Mr. Wiacek (father to the earlier speaker) was on zoom but had nothing to say. Anyone not getting their questions addressed through zoom were asked to send their concerns via email.

At 6:55 pm Supervisor Palcovic noted that no 100% decision will be made on this. It will be back in front of the public and the board will continue to gather information and put a plan together. The public hearing will reconvene at the next Town board meeting which is tentatively March 13, 2024 at 6:30 pm. Notification will be forthcoming. The Supervisor thanked everyone for coming.

A brief break in the meeting occurred as numerous people left the meeting taking candy with them. There were nineteen people remaining in the meeting.

**Department Reports:**

**Wheelerville Bike Trail** – Council Member DeLuca reported for Mr. Manning. His report noted that the DEC Smart Growth Grant was submitted on January 31<sup>st</sup>. Trails are currently open for fat biking and snow shoeing. A big thanks to Brett Fielding for volunteering his time to groom the trails for fat biking.

**BTI** – Mr. Kunath stated the program will be starting in sixteen days weather permitting. They will start monitoring streams and treating. He reorganized the list of streams as he has new employees. He has applied to the state for new licenses.

**Sole Assessor – Supervisor** Palcovic read the report from Leigh Anne Loucks. She is updating inventories, valuations, and reviewing sales. Air B & B listings are being reviewed regularly. She is updating addresses per the tax collector.

**Town Clerk/Tax Collector/Registrar/RMO** – As of today in tax collection the amount of \$2,637,477.56 has been collected, leaving \$812,989.22 remaining to be collected.

**Code Enforcement & Sanitation** – Supervisor Palcovic read the report from Mr. Fancher. Two permits were issued, twelve inspections were done on open permits. One Stop Work order was issued for no permit. An order to remedy letter for an unsafe structure was sent. Letters were also sent out for junk cars. More letters will be going out for property maintenance code violations. Letters were sent out for expiring permits. He has been working with board members on the STR law and the permit application. Mr. Fancher is working with the Assessor to update her inventory with supporting documents.

**Dog Control – Mr.** Dutcher sent a report via the clerk. Supervisor Palcovic read that eight tickets have been written and will be mailed. Nine tickets were written for the month. He received two calls and responded to one dog bite.

**Golf Course** – Steve Stedman reported that all of his cutting units are at Toro in Latham getting ground/sharpened. We don't have the capability to do that at the shop. Back in October the board approved some tree removal over by the 9<sup>th</sup> green. The stumps will not be ground. The trees were on the border of our property "but stump removal will be up to the homeowner."

Mr. Stedman stated he received a passing grade on our pesticide report submitted to the state. They were due on February 2<sup>nd</sup> and he sent them in on January 10<sup>th</sup>. They are checking the amount of chemicals used per acre. They reviewed 22 – 30 entries. The spray unit has been approved until 2026. There is a sticker on the unit to notify people of what is in the container.

He is detailing equipment, doing oil changes, hydraulic fluid, and air filters. When the units come back from Toro they will be put back on the machine. Holes # 4 & 10 will be ready to go with sod in the spring. Saratoga Sod was contacted to make sure we are on the list and that they have the correct contact information.

**Lakes Management Program** – Council Member Glenn announced that Marcus Harazin was awarded a \$100,000.00 grant from DEC for the lake stewards program, and decontamination station. It is over a three-year period. He did a lot of work on this and Council Member Glenn congratulated him. Supervisor Palcovic echoed many thanks.

Mr. Hogan submitted a report via email the town was awarded a \$50,000.00 grant to do a pilot study with ProcellaCOR. We worked with Glen Sullivan of Ready Scout LLC and have submitted all the required applications to the DEC and APA to obtain the permits needed to apply ProcellaCOR. The 3 targeted areas are known as the Football Field off Vrooman Rd., the Channel and at the beginning of the outlet. At one time the bay off Avery Road and the bay at the New York State Campsite boat launch were mapped in case we wanted to expand the application. But since this is a pilot program these last two areas are on hold until it is know that the pilot program is successful.

Mr. Hogan has contacted the divers. Two divers will not be returning. But there are two divers who live in Caroga that approached him last fall who would like to join the team if there were openings. He has purchased a 50' vacuum hose. Preparing the harvester will begin in May and harvesting will begin in June weather depending.

This Friday Mr. Hogan will be doing a virtual session with Brian Green who oversees the Adirondack Park Invasive Plant Program to use computer software for tracking our Milfoil locations and removal.

We were not awarded the grant Mr. Hogan submitted because we have had Milfoil longer than 3 years. The grant was for lakes with no or new Milfoil.

Mr. Hogan also submitted a report on the 2019- 2022 Invasive Species Report to the APA for East & West Caroga Lakes. The report was part of the application process.

**Highway** – Supervisor Palcovic read from a report submitted by the Hwy Clerk. They are looking forward to the local law allowing the Deputy Highway Superintendent to live outside the town of Caroga. The board is working on that. The clerk is updating files with vendors. He assisted with purchasing \$13,000.00 of road salt. The tree that was encroaching on Pine Lake Road has been removed. Routine maintenance is being done on all plow equipment.

**Town Hall Building** – Supervisor Palcovic reported that there is a roof leak in his office. An evaluation will be done for possible future repair contract or replacement contract.

**CTC (former PLRT)** – Council Member DeLuca stated there are some reappointments and appointments to make during resolutions. They had a meeting in January and some great ideas came up. One thing they are looking to do is a website for tourism. It will be separate from the town website. It will include businesses. Mr. Raiano has some extensive experience in social media. They will use Instagram to target a younger audience, they will be reaching out to the businesses to connect to their social media and websites. She is excited about this dynamic group. – Re Appoint Angela Germany – until 12/31/2030 Appoint Jennalynn Knecht – until 12/31/2027 & appoint Jeff Raiano until 12/31/2029

**Short Term Rental Committee-** has already been discussed

**Supervisor's Report:**

Supervisor Palcovic stated the board is instituting a policy for culvert pipe installation and inventory management with the highway department.

**RESOLUTION #2024-030 to set policy for culvert pipe installation** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on February 14, 2024.

**WHEREAS**, it is the desire of the Caroga Town Board to set a policy and procedure to install culvert pipes in the Town of Caroga now therefore be it

**RESOLVED** that the following procedure shall be implemented within two weeks of the adoption of this resolution.

- 1) An inventory database shall be created of all culvert pipes on hand listing (Lengths and diameters) This database shall be maintained, listing inventory out, and inventory in (newly purchased inventory) and submitted quarterly to the liaison to the highway department.
- 2) The **property owner** must fill out a form requesting that the town install a culvert pipe on their property. The form shall have the following information: name of property owner, their mailing address, the physical location, SBL #, a hold harmless statement, a statement that the town will supply man hours and equipment and that materials used will be charged to the property owner, and the signature of owner.
- 3) A bill/statement shall be issued to the property owner within 2 weeks of the highway department completing the work, listing materials used i.e.. crusher run, fabric, pipe etc.
- 4) A copy of the bill/statement sent out shall be filed in the office of the Town Clerk at the same time of its issuance to the property owner.
- 5) All payments shall be remitted to: Town of Caroga at PO Box 328 Caroga Lake NY 12032

Seconded by Council Member Glenn

Discussion: Council Member Sturgess clarified that the payments are given to the clerk. He asked who sets the inventory Larry? Supervisor Palcovic stated his staff will do an inventory. The Supervisor stated this was to organize when a tax payer requests a new culvert pipe to replace a 20-, 30-, or 40-year-old culvert pipe that is dysfunctional. It puts the Highway department on notice of a potential problem of flooding etc. It will make for a more efficient business model.

Adopted by a vote of 5 Ayes: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

The pending grant award of \$100,000 was already discussed. The supervisor noted a lot of hard work went into it. It will go a long way to help manage the lakes.

**Old Business:** Contract with the James A. Brennan Memorial Humane Society for the year 2024

**RESOLUTION #2024-031 to Contract with the James A. Brennan Memorial Humane**

**Society for the year 2024** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on February 14, 2024.

**WHEREAS**, the Town of Caroga received the annual contract for services with the James A. Brennan Memorial Humane Society, and

**WHEREAS**, the nine-page document along with Schedule A “Addendum” was attached and is the same as the contract signed last year, and

**WHEREAS**, the contract price remained at \$750.00, now therefore be it

**RESOLVED**, that the Caroga Town Board does hereby move to contract with the James A Brennan Memorial Humane Society for the year 2024.

Seconded by Council Member Sturgess

Discussion: Supervisor Palcovic stated it is a necessary, it is not an option. Council Member Cooper asked if there was any change from what was done in the previous years. The supervisor replied no.

Adopted by a vote of 5 Ayes: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

**RESOLUTION #2024-032 to designate contact persons for the Town of Caroga Workplace Violence Prevention Policy & Incident Reporting for 2024** was offered by Council Member DeLuca at the regular monthly meeting of the Caroga Town Board held on February 14, 2024.

**WHEREAS**, the town is committed to the safety and security of the employees in the Town of Caroga, and

**WHEREAS**, this policy is designed to meet the requirement of New York State Labor Law 27b, now therefore be it

**RESOLVED**, that all Town of Caroga personnel are responsible for notifying either contact person, Barbara DeLuca at 518-848-22146 or Ralph Palcovic 518-835-4211 x 110 office or at 518-649-0995 of any violent incidents, threatening behavior, including threats they have witnessed, received or have been told that another person has witnessed or received.

Seconded by Council Member Cooper, and reaffirmed by Council Member Sturgess

Adopted by a vote of 5 Ayes: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

**RESOLUTION #2024-033 to Authorize the Supervisor to sign the Agreement with the Adirondack Park Local Government Review Board at a cost of \$300.00** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on February 14, 2024.



**WHEREAS**, Supervisor Palcovic serves on this committee at the county level, and

**WHEREAS**, the goal of this review board is to insure that the interests of the people of the Adirondack Park and their local governments are protected as the Adirondack Park Agency carries out its duties set forth in the Adirondack Park Agency Act, now therefore be it

**RESOLVED**, that the Caroga Town Board does hereby move to authorize Supervisor Palcovic to sign the agreement and to remit the cost of \$300.00 to the Adirondack Park Local Government Review Board.

Seconded by Council Member DeLuca

Discussion: Council Member Glenn asked for more information on this agreement. Supervisor Palcovic noted they meet monthly at various locations in Hamilton, Warren, and Essex Counties. He has been to one meeting and found it to be informative. As information arises that effects the town he will deliver it back to the board.

Adopted by a vote of 5 Ayes: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

The Town Board recognized Tammie Subik Court Clerk. She received a certificate from the New York State Association of Magistrates Court Clerks Association for her 30 years of service.

**RESOLUTION #2024-034 to accept the audit review of the Town Justice books conducted on January 29, 2024** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on February 14, 2024.

**WHEREAS**, Judge James Subik sent a correspondence to the town dated December 21, 2023, setting the date and time for the auditing board of the town to examine his records, and

**WHEREAS**, Supervisor Palcovic and Council Member DeLuca examined the books of the Town Justice James Subik utilizing a checklist and have indicated that the fines therein collected have been turned over to the proper officials as required by law, now therefore be it

**RESOLVED**, that the Town Justice James Subik's books have been examined per the Uniform Justice Court Act 2019-a, and found to be in order.

Seconded by Council Member Sturgess

Adopted by a vote of 5 Ayes: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

**RESOLUTION #2024-035 to Re – Appoint and appoint members to the Caroga Tourism Commission** was offered by Council Member DeLuca at the regular monthly meeting of the Caroga Town Board held on February 14, 2024.

**WHEREAS**, the Term of Angela German expired on December 31, 2023, and

**WHEREAS**, she is a valued member of the Tourism Commission and desires to serve another term, and

**WHEREAS**, the Caroga Tourism Commission was expanded back to a seven-member board via resolution # 2023-074, and

**WHEREAS**, Jennalynn Knecht and Jeff Raiano residents of the Town of Caroga have expressed interest in serving on the Caroga Tourism Commission, now therefore be it

**RESOLVED**, that the Caroga Town Board does hereby move to re-appoint Angela Germany – until 12/31/2030 and to appoint Jennalynn Knecht – until 12/31/2027 & to appoint Jeff Raiano until 12/31/2029 to serve on the Caroga Tourism Commission.

Seconded by Council Member Glenn

Adopted by a vote of 5 Ayes: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

**RESOLUTION #2024-036 to make a Budget Transfer** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on February 14, 2024.

**WHEREAS**, the Bookkeeper Joanne Young has indicated the need to make a budget transfer in order to maintain a balanced budget, now therefore be it

**RESOLVED**, that the Caroga town Board does hereby move to make the following budget transfer in order to maintain a balanced budget.

FROM: A1010.41 Grant Writing CE	\$250.00	
TO: A1010.4 Town Board CE		\$250.00

Seconded by Council Member Sturgess

Adopted by a vote of 5 Ayes: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

At this time Supervisor Palcovic opened the floor for any public comments other than what was covered in the public hearing earlier this evening. Mrs. Holliday didn't think the leaky roof was discussed. The Supervisor again noted an appraisal and estimate will be done for repair and or replacement in the spring.

Council Member Sturgess noted that he, Steve Stedman, and Dave Cummings took over the score cards at the golf course last year. Somehow something happened and one of the advertisements had the wrong phone number printed, so Council Member Sturgess suggested waiving the fee of \$125.00 for that advertiser for this year.

**RESOLUTION #2024-037 to waive the score card advertising fee for Ralph Hayner for the year 2024** was offered by Council Member Sturgess at the regular monthly meeting of the Caroga Town Board held on February 14, 2024.

**WHEREAS**, Council Member Sturgess noted to the board that last year an advertisement on the Nick Stoner Municipal Golf Course score card was incorrectly stated, and

**WHEREAS**, Council Member Sturgess, Steve Stedman, and Dave Cummings discussed a remediation for this error, now therefore be it

**RESOLVED**, that the Caroga Town Board does hereby move to waive the score card advertising fee for Ralph Hayner of Hayner Construction for the year 2024.

Seconded by Council Member DeLuca

Adopted by a vote of 5 Ayes: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

Council Member Sturgess noted that all board members should have a copy of the golf course fee schedule for this year. There have been some changes. There was a meeting on this a month ago. The problem we have right now is that New York State passed a new law requiring the percentage charged to consumers using credit cards needs to be posted. He still has to find out from the point of sale system how much they are going to add on to the prices. It was noted the percentage can no longer just be noted on the bottom of the posting. The discussion was tabled.

Council Member Glenn made a motion to approve the minutes of the January 4th and January 10th Town Board meetings. The motion was seconded by Council Member Sturgess. All board members were in favor of the motion Palcovic, Glenn, DeLuca, Sturgess, Cooper.

Council Member Sturgess asked if the board wanted to discuss the 30-minute response time in the Short-Term Rental law. Council Member DeLuca stated it has to be looked at. Council Member Cooper commented that the changes should be posted. Council Member DeLuca stated they would be. Those who did not have an opportunity to speak will have until February 16 for their comments to be reviewed. A clear document will go to Fulton County Planning on the 20<sup>th</sup>, and at the same time it will go on the town website.

Council Member Glenn was concerned about Short Term Rentals effects on the lakes. Council Member Sturgess recounted a story from a planning training and a discussion about a STR where a deck collapsed with 30 people on it. It is on video. Council Member Glenn asked if the town Planning Board had reviewed the STR law. Council Member DeLuca stated the Planning Board Chairman was on the committee. Council Member Glenn stated that was one person what about the rest of the board. Council Member DeLuca did not know if he shared the information with them. As for the ZBA Council Member DeLuca stated there were some of them that definitely reviewed it, and definitely had input when the committee was working on it. Supervisor Palcovic noted some zoning questions did come up along the way. One was having commercial properties in a residential area. He stated New York State is going to look at that too.

Council Member DeLuca stated during her research she looked at about 15 different laws in the state of New York. One thing in common with all of them is they are a work in progress. Most have done alterations to their original document within a year to eighteen months, and it is on a regular basis. Things change. The first document is a starting point. Council Member DeLuca

noted you run into certain things like comments about not wanting them in certain zoning areas or having a certain percentage of short term rentals. Lake George for example will only issue 140 permits. That is it, it doesn't matter where they are. These laws have evolved over time.

Council Member Sturgess wanted to chime in on how we are going to police this. That will be a work in progress as well. The majority of the policing is going to happen with the yearly inspection. That is what it boils down to. Calls for people making noise at 10:30 at night turns into a police matter. One of the main concerns that the town has is the public safety end of it. There was an issue last year where fire trucks could not get down North Shore Road because a particular Air B & B property guests had the whole road blocked off. So confirming that there are X amount of parking spaces, and the septic systems aren't flowing into the lake is the start of the process. It will always be a work in progress with policing it.

Merryn Byrnes wondered if the code officer will be going around doing yearly inspections and still be able to do everything else. Supervisor Palcovic noted there have been discussions at length on this. He noted other qualified support might be brought in on this. He realizes this is a major undertaking especially in the first year of registries. The Supervisor noted there was a question on compliance. If the building is existing, the compliance is for the year it was built, for the most part unless there was a modification of 50% then you have to go to 100% compliance. This is structural integrity and windows and exits from the second floor.

Supervisor Palcovic noted an article just in the Adirondack Explorer magazine. Lake George just got a major Main Street USA Grant. The mayor was on TV stating they have to build housing for people to live in because of the short-term rentals consuming all the affordable housing. In another comment specific to Lake Placid that the staffing for the businesses cannot afford to buy a house because indirectly they can't afford the cost of a house due to STR's. The Supervisor stated tourism is a primary industry in this area. But there are some pitfalls of the magnitude of the STR's. Short Term Rentals are consuming the year round housing. This market is out of control throughout the Adirondacks. Council Member Sturgess is asked weekly about places to rent to stay in Caroga. He has only been able to put one person into a home once. The Supervisor stated we need to fill the school but the market is not there to support that. Supervisor Palcovic would love to get a Main Street Grant and have a developer put up housing.

Council Member Glenn stated there are grants out there. The supervisor stated they would talk about that later, and to perhaps get a grant writer.

Council Member DeLuca responded to Merryn's question on enforcement saying that more people will abide by the law and will get the permits. There is also a percentage that will not do that. The rental community will police itself also, making sure everyone is onboard. This is about safety Council Member DeLuca noted. In her 10 years as chief of the fire department there were times when they could not get in touch with anyone to deal with a situation. Merryn reiterated that the main problem the town is trying to solve is safety. Council Member DeLuca stated we want people to come and enjoy what we enjoy year round. But we want them to be safe.

Council Member Sturgess also believed it is the quality of life for the neighbor as well. As a board we have to protect the people who live up here year round and meet a quality of life. That was in a lot of the email the board had received.

Council Member DeLuca stated Mayfield has an excellent flyer they put out for the short-term renters about being a good neighbor. She just read it tonight. She thought the town would pursue this as well.

Council Member Glenn has some friends in Mayfield. They suggested to him to have a minimum number of days for a rental to control those out-of-control type people. Council Member Sturgess thought this could be something down the road. He stated this was a working document. Council Member DeLuca stated if there is a party house someone should be making complaints.

The clerk stated she had not read the new state law yet but if it is enacted, if it is more restrictive does that supersede our law or does the town local law supersede? Council Member DeLuca stated that New York State says if the town has a law already in place then people will abide by our law. The Supervisor stated the term is home rule. It was stated the governor thought it might become law by September 1<sup>st</sup>. Council Member DeLuca will again read the proposed law to see who supersedes. Mrs. Byrnes wanted to make sure that all STR would not be pushed out the window. Several members of the board responded that was not the intent. Mrs. Byrnes also wanted to make sure that there were not so many regulations that the people are going to stop doing rentals. The supervisor understood that, and stated that tourism is a mainstream part of this community. It was stated that people are buying junk structures and fixing them up for rentals and are improving our town. These could later be sold for permanent residency.

Supervisor Palcovic related a story from a few years ago. It was an Air B&B, the property owner was very responsible with all of the safety smoke and CO detectors hard wired in. The renters, not from the north country, started the wood stove and had wet wood and put it on top of the stove to dry while they went out to dinner. When they returned they found the fire department there. The party responsible for the property was there with the fire fighters. Simple things can be catastrophic. The system worked.

At 7:51 pm Supervisor Palcovic made a motion to adjourn the meeting. Council Member Sturgess seconded the motion. All board members were in favor of the motion.

Submitted by Linda Gilbert RMC, CMC

Caroga Town Clerk

General #'s 33-73 \$22,840.96

Prepaid #'s 16 -49 \$55,335.32

Highway #s14 – 33 \$39,184.80

General Park #'s 1 -7 \$11,806.15