

State of New York  
County of Fulton  
Town of Caroga

Minutes of the regular monthly Caroga Town Board meeting held Wednesday June 11, 2025 at the municipal building located at 1840 State Highway #10 at 6:30 pm with the following persons in attendance by roll call.

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

Department representatives in attendance were: Jeremy Manning – Wheelerville Bike Trail Manager, Mike Kunath – BTI, Howard Dutcher- Health Inspector and Dog Control Officer, Steve Stedman – Golf Course Greenskeeper, Walter Hogan – Weed Harvesting Coordinator, Marcus Harazin – Lakes Management, Roy Stock – Highway Superintendent, Mike Voght – Deputy Highway Superintendent, Mike Voght – janitor, Karen Dutcher – Planning Board Member, John Livingston – Board of Assessment Review member, Former Town Supervisors Scott Horton and Robert Sullivan – Caroga Lake Volunteer Fire Company President, Anita Long – Comprehensive Plan Committee Member, and one member of the public.

Supervisor Palcovic called the meeting to order at 6:30 pm.

Councilmember Sturgess made a motion to waive the reading of the previous month's minutes. Councilmember DeLuca seconded the motion. All board members were in favor of the motion: Palcovic, Glenn, Sturgess, Cooper.

#### **Department Reports:**

***Wheelerville Bike Trail*** – Mr. Manning reported they are continuing to work on the retread of the most popular downhill trail. It is going slowly due to the amount of water we've had this year. The work should be done this week. Because of the amount of rain, the trails are closed down. This past weekend there was a big event. Two shops came from out of the area and brought demo bikes in. The trails got really shredded. He is working to restore them right now and then give them time to dry. The trails may be closed this weekend.

He has had meetings with the bike Borderlands Network people. This has 18 different trail networks in the North East and Canada. They are putting together a challenge, similar to the high peaks challenge. Those who visit all of the various trail network locations would be entered into a grand prize lottery. It is a way to encourage tourism through the trail locations in the north east.

Mr. Manning spoke to Councilmember Sturgess about doing advertising on the back of the trail maps. On a busy weekend between 300 – 400 trail maps are given out. He wants to be able have local business advertise so people know what is here. Some don't have cell service when they get here. A map would be put on the back. Rates will be set for that.

**BTI** – Mr. Kunath stated water is an issue as everyone knows. The applicators are out there. He has not had any real bad reports on black flies.

**Sole Assessor** – Leigh Anne Loucks submitted a written report. Grievance Day was held on June 4<sup>th</sup>. While it was not without some issues, we did follow most of the laws prescribed by NYS. It was a definite improvement over the last two years. We have one pending legal from last year, who also filed a complaint this year. She has been in touch with the town attorney and would like to discuss the matter with the entire board when he deems it necessary.

The Assessor also redid the Fire District parcel list and budget/tax rate estimates for future discussions.

Routinely the assessor is doing data collecting, filing paperwork that has been neglected for the last few months, updating the Short-Term Rental list and going to Real Property biweekly, as well as answering calls, and emails. She is on the 24/7 call.

**Town Clerk/Tax Collector/Registrar/RMO** – Linda Gilbert submitted written reports to the board electronically. The tax books were again presented for audit. One more board member was needed to review the books.

There will be a Primary Election Vote in the town on Tuesday June 24, from 6 am till 9 pm for republicans only. Town offices will be closed.

**Code Enforcement & Sanitation** – Mr. Fancher submitted a written report stating that 22 permits were issued and \$4,000.00 in fees collected with a valuation of \$296,725.00. He conducted 36 inspections and two short term rental inspections.

Under routine updates the code office is sending out expired permit letters and property maintenance violation letters as well as making phone calls to owners to clean up their yards. Responses are positive from phone calls and he will continue down that path.

**Dog Control** – Mr. Dutcher reported he had half a dozen calls the past month. It is approaching the busy season with kids getting out of school and people showing up to the lakes with dogs.

Tonight, he hopes the board will approve the pooper scooper law. He was asked to explain how this will work. Mr. Dutcher stated this is another tool in the tool box. There are already several regulations for dogs. When he issues a warning, he gives someone a copy of the ordinance. Pooper Scooper will work the same way. First, they will get a warning and a copy of the ordinance. If there is a second complaint then he can issue a ticket. It makes it easier to issue a warning when there is something on the books. The town received 100% of the revenue from the law. If it is a state law the town doesn't get 100%.

**Golf Course** – Mr. Stedman also noted problems with all of the water, especially cutting grass under ½ inch of water. The course has been open and closed, open and closed. There has been over 20 inches of rain so far in the Albany area with 5.2 inches coming this month. His rain gage at home measured over 2 inches the last 72 hours. They are squeegeeing water, keeping drains clear, and roping the course as needed. They are overseeding and fertilizing.

Jerry Groom Sr. has taken the manager position at the Pro Shop. He is ordering gloves, balls and merchandise. The Tee Shirts are on order with Silk Screen.

Most events are in August through September this year. He is working to coordinate with Mr. Farber for the Cy Dury Day. About 500 old style (1940's) birthday score cards will be printed for

the event at a cost of about \$200.00. The Caroga Museum website has a nice article about the donation of the land for the golf course. Mr. Stedman noted he will have flyers made up and distributed to local businesses for free greens fees on August 14<sup>th</sup>.

Council Member Glenn commended Mr. Stedman on the pristine shape of the course as he sees it when he drives by.

**Highway** – Roy Stock reported they are working around the rain filling pot holes and digging ditches. He has been working on the 284 form and he hopes the board will sign it tonight. They have been fixing equipment and keeping the roads as good as they can keep them. He has also been answering complaints.

**Lakes Management Program** – Marcus Harazin reported the committee met last month on the 20<sup>th</sup>. There were about 14 people participating. Elaine Onion was online and spoke on the algee blooms. The information will continue to be shared with the board. There was talk among the lake associations on the upcoming boating season, including the invasive species inspection program. One of the recommendations from the meeting was to inspect more boats going into the Caroga Lakes. The campsite already does it. But there is a launch at the Caroga Marina. There was a discussion on how the Ziemanns could be involved. It was noted that data has to be collected, inspections done, and education of the boating public along with referrals to the decontamination station. Mr. Harazin checked with DEC to see if that would be reimbursable by the state through the current grant. They agreed that it would. It is a way of closing the loop. Now that a lot of invasive species have been cleaned out of the Caroga Lakes, we need to make sure they are not reintroduced. Last year the data shows that boats came from over 90 different waterbodies into our area. Mr. Harazin asked the board for an agreement via a resolution to reimburse the Ziemanns for their time to collect that data at a cost of \$10.00 per boat.

In a written report from Mr. Olm, Mr. Harazin noted the steward program is underway. There is a steward from Adirondack Watershed Institute provided by DEC that are there part of the week and town stewards are there the other days along with volunteer stewards are there early in the morning and late in the afternoon from the Canada Lake Conservations Association.

At the meeting the results from Citizens Statewide Lake Assessment Program (CSLAP). Our lakes look fairly good. One concern was the uptake of salt into the water including local wells. This will continue to be monitored.

Councilmember Glenn offered the following resolution.

**RESOLUTION #2025-058 to work with Caroga Marine to inspect watercraft as part of the Town Invasive Species Prevention Program** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on June 11, 2025

**WHEREAS**, the Town of Caroga has an aquatic invasive species program and wishes to ensure that watercraft being launched and removed from East and West Caroga Lake are free of aquatic invasive species; and

**WHEREAS** the launch at Caroga Marine is used by many watercraft operators to access the East and West Caroga Lakes and wishes to assist the Town in assuring such watercraft comply are free from aquatic invasive species, now therefore be it

**RESOLVED** that the Town of Caroga will reimburse Caroga Marine for inspecting watercraft using their launch to access East and West Caroga Lakes, providing education about invasive species prevention to boaters, collecting information required for the Town's Invasives Species prevention program, and referring boats needing decontamination to the Town's invasive species decontamination station; and be it further

**RESOLVED** that the Town will reimburse Caroga Marine at a rate of \$10 for each watercraft inspected and documented through the reporting system; and be it further

**RESOLVED** that the Town will reimburse Caroga Marine during the 2025 boating season commencing June 14 through October 12, 2025.

Seconded by Supervisor Palcovic

**Discussion:** Supervisor Palcovic reaffirmed that the money paid to the Caroga Marine will come from the invasive species grant. Councilmember Glenn replied correct. It was asked how many boats are launched over there? Mr. Harazin noted the high points are on the weekends. It was estimated to be at about 700 per season. It all depends on the weather. It was noted that Karl Zieman is part of the committee. Councilmember Cooper asked if there was a threshold on the number of boats inspected in relationship to the funding in the grant. Mr. Harazin noted it is a three-year grant and it was underspent last year.

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

The clerk noted the ALAP report from last year was put on the town website. The clerk was sorry that Pine Lake and Stoner Lakes were not part of the report. Mr. Harazin will check to see if there is any data for those lakes. The clerk found it interesting that East Caroga had a higher sodium level than any of the other lakes. Mr. Harazin noted it had to do with the roads around the lakes and the depth of the water and if it is spring fed. Some residents sampled their wells and found higher levels of sodium. It is a problem everywhere. There are known culverts draining into West Caroga. Supervisor Palcovic noted there is state drainage by his house that ultimately migrates into Bennetts bay. Councilmember Glenn noted Ms. Onion, in her talk, stated salt is one of the major issues that stratifies the water so it can't turn over. Mr. Harazin stated salt can also affect algee growth as well as fish.

Mr. Hogan reported he is still working to get the grant reimbursement money. The repairs to the rails and the stairs on the harvester are finished. It is ready to go. Mr. Ziemann needs two days' notice to move it. That will happen next week. The Trailer and john boat were already taken down to Kowalski point. The divers may start going out on Thursday or Friday.

Mr. Hogan budgeted for a new sonar system to do monitoring now that ProcellaCOR is in, it has to be closely monitored. It took some time to research and find the right system. He selected the Garmin model. He spent time with the clerk this afternoon searching on the internet for two other vendors. Dick's Sporting and the vendor NVN have the same model at equal or above the Garmin price of \$4,399.98.

Mr. Hogan also gave the board an article from Adirondack Explorer about Minerva Lake showing their results using ProcellaCOR. They have gone 4 years and are just now doing some spot treating.

Mr. Hogan also reported he has been in contact with Jim McCauley of Peck Lake. They want to meet because if we have a slow season and they have a problem maybe we can help them.

Mr. Hogan read about the SCALE program. Which is an immersive educational program that combines government with internships. Permission has been given to come to West Caroga to place monitoring buoys under the surface of the water to measure all different types of things including temperature, chemicals etc. Weather stations will also be placed a several locations too. The professors are from RPI and Cornell along with DEC. This will be discussed at the next meeting.

At 7:00 pm Supervisor Palcovic opened the public hearings for Proposed Local Law # 1 and Local Law #2. He asked that each person speak for 3 minutes.

Mr. Sullivan asked if the appointment of the Highway Superintendent becomes appointed does the budget change. Supervisor Palcovic thought it would stay within the guidelines of the budget. It would still be the highway fund.

Mr. Potocar asked if the Pooper Scooper law applied to dogs hiking on trails like Kane Mountain. Mr. Dutcher replied if it were on the trail yes.

Councilmember Sturgess asked how this law would affect neighbors who may not like each other and call the DCO to complain using this new law. How is proof given that a particular dog deposited the material. After a warning, on the second call there will have to be proof – pictures. Everyone has a cell phone. There will be supporting depositions. Councilmember Sturgess asked if there wasn't already a state law on this. Mr. Dutcher replied no. It was asked if the Assoc. of towns was contacted. That was not deemed necessary. Mr. Dutcher stated the law just helps him to proceed and spells out the warning. He has already had two calls on this this year. Every camper brings a dog that is when it happens. Mr. Dutcher reiterated there has to be proof then it will go to the judge. As stated earlier Local Law violation fines stay 100% in the town. Councilmember Sturgess stated revenues are not a reason to have the law. He noted if the town gets 100% with a local law clearly there's something else out there already. Councilmember DeLuca stated yes with a law the town gets all of the fine money; it doesn't mean that there is another one. Mr. Dutcher stated Councilmember Sturgess doesn't have to deal with this with the location of his house. But for other people it is a nuisance.

Anita Long noted in 2002 the town put together a Local Law for nuisance dogs which includes a dog defecates on another person's property. This could supersede that law. Mr. Dutcher stated it defines the law more.

The clerk asked if the elected highway superintendent position is changed to appointed and the appointment doesn't work out, is there an out to get that appointee out or does the two-year appointment stands, therefore nothing changes? Supervisor Palcovic replied that his take on this was that the individual would serve at the pleasure of the board. The clerk asked if the law states that. What would be the grounds for dismissal? Two board members stated it would be a

condition of employment/a policy. The clerk noting the lack of existing policies. Supervisor Palcovic used the analogy of certain county department heads with a termination type process.

Mr. Manning stated in the absence of an elected position then, the town board would ultimately be responsible to the public for the condition of the roads. The Supervisor replied the legality of the highways will still be operated, maintenance and management by the red book the NYS Highway Manual regardless of the position and who is filling it. This would apply to the deputy in the absence of the highway superintendent.

Mr. Manning asked who is beholding to the public the Hwy Superintendent or the board for the conditions of the highways. The Supervisor stated it is still defined in the red book. Councilmember Cooper stated it put the town board as the oversight on the Superintendent. The board is not taking the responsibility away from it, it is just oversight. Will the public now come to the board with problems? It was stated the public already does it now.

Karen Dutcher asked if the appointed Highway Superintendent can live out of town. Supervisor Palcovic believed they have to reside within the county. Her concern was that Caroga is a different world from downtown. We have snowstorms when others don't. Last year, the Supervisor noted there was a problem with the deputy Highway Superintendent not living in town. Councilmember Sturgess noted his concern was with the quality of the roads. Councilmember Cooper stated it needs to be a resident.

Mr. Livingston stated he just read up on this a couple of weeks ago. He stated an appointed Highway Superintendent can be from this county or any adjoining county. Councilmember DeLuca asked where he read this. Councilmember Sturgess stated this is something the town board can take into consideration when appointing somebody.

The public hearing was to remain open for another ten minutes.

Councilmember Glenn asked Mr. Potocar for his input. When Ms. Onion reviewed the analysis of the lakes it was noted they have been reasonably stable for some time. There has been an uptick in phosphorus and some other chemicals. He noted we have to be mindful of fertilizer and shoreline cutting which can affect the long-term viability of the lake. It's been impressive on how long we have maintained the quality of the lakes. CSLAP reports go back 20 years. Mr. Potocar stated East Caroga is closer to a defcon level of 40, (it is at 30 now) and West Caroga is not far behind. That is what he got from the presentation.

***Town Hall Building*** – Councilmember Cooper reported that customers and the clerk are complaining about the moldy smell in the town hall building. Part of it was resolved after pumping out 2 feet of water from the basement due to a faulty pump. Councilmember Cooper also stated he would look into having an assessment made of the building to make sure it is a safe environment.

***Caroga Tourism Committee*** – Councilmember DeLuca no report.

### **Supervisor's Report:**

The Supervisor stated he has an agreement with DMR to design and develop plans for renovations to pole barn for future golf course use. There will be a resolution on this later.

There is a drive on to applying for the 2025 Smart Growth Community Planning Grant. There will be a resolution on this later. This will help finance our Comprehensive Plan update. There is a community team working on it. The grant would help the town complete the mission.

In other news the Supervisor reported within the last 30 days he has had numerous communications from Verizon Wireless. They are in the process of getting Adirondack Park Agency (APA) approval to put an antenna on our existing AT & T tower. The APA has streamlined this process. The antenna may be below the tree level. The town is not in control of this. Also, the Supervisor noted he was aware of a new cell tower going up in Arietta at the intersection of Route 10 & 8. It will be 1500 feet off the road. It is being called a monopine. It will also have emergency communications for ambulances and firetrucks which will benefit north county travelers.

### **\*\*Public Comments**

Mr. Zeitler sent an email to the Town Supervisor seven months ago that he was going to raise the rent on the old firehouse that the golf course is using, that in five months' time if the town didn't zone that parcel commercial that he was going to ask the town to vacate the property. So, when he returned from his winter stay in Arizona, he came in to see the Supervisor and asked if anything had been done on it. He was given a piece of paper with Tony Russitano's name on it and was told to go see him on it. Before he had a chance to see Mr. Russitano the code officer intervened and told him all he needed to do was fill out paperwork and give it to the Zoning Board. The Code officer said he'd done research on this and because the property was in a hamlet it would be no problem getting it rezoned. Mr. Zeitler gave the paperwork to the zoning board and he received a letter back from the zoning board stating he had to go to the Town Board because the Zoning Board had no jurisdiction over it. He wanted to know where he stands. The Supervisor stated the clerk knows about this. The clerk stated the Zoning Board of Appeals found there were three ways to get a zoning change. The Town Board can recommend a zoning change, the Planning Board can recommend a zoning change or the property owner and surrounding neighbors can petition the town for a zoning change. The clerk thought the minutes of that meeting were sent to the board. Mr. Zeitler stated this just keeps going in circles. The Supervisor noted this hasn't happened with any frequency. It is not a dead issue. Mr. Zeitler stated it is stagnant right now. He wants to know what he has to do to move it forward. Does he need to hire an attorney?

The clerk asked what exactly Mr. Zeiter wanted to do with or on the property. Mr. Zeitler stated he wanted to "RENT IT TO THE TOWN LEGALLY!" Right now, he is renting it to the town illegally. This has been going on 5 – 6 years. Councilmember Glenn asked Mr. Zeitler to write a letter to the town board and copy it to the zoning board and the planning board. Councilmember Sturgess asked the clerk what was the option the board could do. The board has to make the recommendation/put it on the record that they want to have property rezoned.

Councilmember Cooper noted when a snap decision is made without doing research then you end up making bad decisions. Supervisor Palcovic stated we will move forward next month. The Supervisor noted the fire house was inappropriately zoned in a conservation district 20 years prior, but no one paid attention until the building was in the process of being sold. The clerk noted there would probably have to be a public hearing and have to go to the APA and also to County Planning.

Mr. Kidder asked how the board was doing on the rebuilding of the golf course building. Supervisor Palcovic noted he had a meeting with CT Male today. The board will approve a couple

more steps in the process this evening. Mr. Kidder asked about the timeframe? It has only been 6 years. The Supervisor could not give him one and noted he has only been here for two years. Mr. Kidder noted not all of the board have...

Mr. Hogan suggested contacting the APA to ask what their definition of a Hamlet is and what you can do in it.

Julia Butler announced the opening of the Museum on Thursday evening June 26. She hoped that everyone would come to support this jewel. She also announced the two little libraries on the registry. On Saturday from 1 -4 there will be an event and you can come to and drop off books. You will be able to make a bookmark and kids are encouraged to come too.

Trish Isabella stated that she owns three properties in the area. She has the vacant lot adjacent to Royal Mountain, the Jammer, and a second home at 1090 state Highway 10. She is here tonight looking for an order to remedy the property of her neighbor at 1094. He has been a terrible neighbor for four years. He has not mowed the lawn in four years, paid his taxes in four years and his house imploded in February. Supposedly this guy was going to go court. According to the code officer someone was going to buy it. She asked if he'd seen a contract or purchase agreement or knew the name of the lawyer. She is still looking at a house next door to hers with 22-inch-tall grass and about eight trees down on the property and a double wide trailer that is falling in. She is begging the town to figure out this situation. If Anthony (code office) had just given Mr. Stewart the proper documentation to get him to court maybe something would have happened. She will be sending a Freedom of Information Law request to the clerk. Mrs. Isabella wants a timeframe. She has been kicked down the road for a long time. She is in fear for her house if anyone lit a match to the neighbor's property. Her shed could get on fire and then her house and then she will sue the town. She has come to the town over and over. She has come to the code officer for a year to say the neighbor has not mowed his lawn. She had 17 snakes in her yard last year and racoons. She is looking for action! The Isabella's offered to buy the property. Why can't the town tear down the house and put a lien on the property. Last year she did call the fire department because the tenant decided to light the garbage on fire in the front yard and drive away. The grass caught fire and headed toward the Isabella's fence. What can we do together? There are eight families in the area including businesses. She has invested in Caroga; she takes care of her properties. From the code's perspective shouldn't the property be taped off as a hazard? She asked the board what they can do for all of the upset homeowners in that area. She doesn't feel she is getting any results. Tell her what to do should she sell her house because the town doesn't care?

Councilmember Sturgess did not think it was a simple thing to tear down the house and put a lien on it. Mrs. Isabella stated they do it in Gloversville pretty easy. There is no reason this person hasn't been brought into court. She has heard over and over that a citation was going to be issued. Councilmember Sturgess noted the house just fell in February. The only thing the town could site him on was tall grass. Mrs. Isabella noted problems with a renter's dog barking from 7 am till 10 pm, and garbage. Mrs. Isabella reiterated there are problems there. She has a record of the times she's called and emailed. Why was this never in court? Nothing she feels has been done.

Supervisor Palcovic stated part of the problem was we could not locate him to serve him. Mrs. Isabella gave the town contact information. The Supervisor noted he was contacted through his work. Councilmember Sturgess again noted 6 months ago the house was still standing. Supervisor Palcovic stated she had valid complaints. She asked what can be done. She wanted the owner in

court. Supervisor Palcovic stated he would check the status on this and get back to her on Friday. Mrs. Isabella has called the judge who stated he didn't have any paperwork on this situation.

Mr. Dutcher noted to back her up on this he has been to the property several times. There were bags and bags of garbage stacked on the front porch. The porch was not safe to walk up on. The dogs were barking and finally the tenant did get rid of the dogs. The tenant was a 911 dispatcher and the owner does not like to answer his phone.

Karen Dutcher stated part of the problem is the code officer. The supervisor stated it is not that simple to do what you have to do sometimes. Supervisor Palcovic stated there was a condemned building down by South Shore Road that is in limbo because the owner died. Councilmember Sturgess stated if we put tape on it then the town is liable. He didn't think we could go on people's property. Mrs. Isabella noted the town owns the edge of the road.

Mr. Potocar stated he agreed with Mr. Dutcher on the poop law. He has been thinking about it the whole meeting. He also was in agreement on the Comprehensive Plan and noted it has to have teeth in it. Every two-year thing will be accomplished, if we don't there is a report card to the people.

Councilmember DeLuca noted the Comprehensive Plan committee had worked very hard to pull together a survey to engage the community. The group works very well together and they have good plans and goals and objectives. Chris Foss is leading the group and you will see those things. The last Comprehensive Plan had 7% input from the community. The state would like more than that. Our goal is to get 50% or higher.

At 7:41 Supervisor Palcovic closed the public hearing on proposed Local Laws #1 & #2.

**Old Business:** the Highway Superintendent wanted to discuss the 284 Form. Council Member Cooper stated the board never signed it last month. This will be under resolutions.

**New Business:** Supervisor Palcovic noted the town received two letters of interest for the open Zoning Board of Appeals seat. One from Doug Purcell and the other from Scott Horton. Councilmember Cooper stated that Jeff Raiano reached out to him and expressed interest in the open seat also. Councilmember DeLuca wanted to see his letter. This was tabled until next month.

**RESOLUTION #2025-059 to approve two applications for fireworks displays** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on June 11, 2025.

**WHEREAS**, the town clerk received two applications for fireworks displays from Majestic Fireworks, which included the proof of insurance and licenses, now therefore be it

**RESOLVED**, that the Caroga Town Board does hereby move to approve the two applications and does hereby move to have the Supervisor sign said permits which are to take place on July 3<sup>rd</sup> at Pine Lake and on July 5<sup>th</sup> on Canada Lake.

Seconded by Councilmember Sturgess

Adopted by a vote of five Ayes; Palcovic, Glenn, DeLuca, Sturgess, Cooper

Supervisor Palcovic introduced a resolution from Fire Company to Establish a Fire District.

**RESOLUTION #2025-060 Pursuant to Town Law §170 to Establish a Fire District** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on June 11, 2025

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

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

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

**WHEREAS**, the Town Board of the Town of Bleecker is in the process of diminishing the boundaries of the existing fire protection district so as to participate in the formation of this single fire district which will be formed in the portion of the Town of Bleecker excluded from the fire protection district; and

**WHEREAS**, the Town Board hereby intends to create a fire district in the area presently encompassing the Caroga Fire Protection District as well as the diminished portion of the Town of Bleecker via Town Law § 170;

**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, and including the Town of Bleecker's diminished portion of its fire protection district, upon the dissolution of the fire protection district on or about July 22, 2025 and upon completion of the Town of Bleecker's diminution process.

**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 and the diminished territory within the Town of Bleecker, as shown on the attached map (in green) and as described as follows:

All of the Town of Caroga, Fulton County, New York, and all that portion of the Town of Bleecker, described as follows, and as depicted in the map shaded in Green only, and excluding all parcels in any other color:

Starting at the northeast corner of the Town of Bleecker, running southeasterly along the eastern border of the Town of Bleecker, Fulton County, New York, with the western border of the Town of Benson, then continuing southeasterly along the western border of the town of Mayfield, until arriving at the southeastern border of property located at Tax Map 056-1-29, then running westerly along the southern border of tax map 056-1-33 and 056-1-36.1 and 056-1-37 and along and above the northern border of tax map 055-1-48, then southwesterly along the western border (but not including) 055-1-48 to the southern border of tax map 055-4-49, then west along the southern border of 055-4-49 until the intersection with the northeastern

border of Tax Map 070-2-6 and (and running along the southern border of Tax Map 055.-1-52 and) running along the southern border of Tax Map 070-1-79 and along the southernmost borders of Tax Maps 070-1-19.1, 070-1-19.2, 070-1-18, and including all of 070-1-17 and then northerly along the western (most) border of 070-1-17 until the intersection with the southeastern border of tax map number 070-1-4, and then westerly along the southern borders of tax map numbers 070-1-4, 070-1-3, 069-1-27.2 (and including 069-1-27.1) and then southeasterly along the eastern boundary of 069-1-43, 069-1-68, 069-1-44, and then east along the northern border of 069-1-38 then south along the eastern border of 069-1-38 and 069-1-37 then east along the northern border of 084-1-6 until the intersection with 070-1-64 (but not including such lot) and south along the eastern boundaries of 084-1-6 until intersecting with Peck Lake, then running along the western border of the lake to include all parcels touching the lake (including all of those properties on Hemlock Drive, Evergreen Drive, that portion of North Shore Road in the town of Bleeker, Little Gem Terrace, and that portion of Maplewood Drive in the town of Bleeker) until the intersection of the southern border of the Town of Bleeker and the northern border of the town of Johnstown, then westerly until the intersection of the southwest border of the town of Bleeker with the eastern border of the Town of Caroga, then northerly along such western border of the town of Bleeker until reaching the northwest border of the town of Bleeker, then easterly along the northern border of the town of Bleeker, then to the northeast corner of the Town of Bleeker, the point of the beginning.

The public hearing shall be held on July 22, 2025 at the Caroga Town Hall at 1840 NY-10, Caroga Lake, NY 12032 consecutive with a public hearing upon the dissolution of the Town of Caroga's Fire Protection District and the Town of Bleeker's diminution of its 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 \$240,000 (2024 tax rolls) is approximately .90 - 1.10 per thousand.

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.

Seconded by Councilmember DeLuca

**Discussion:** Councilmember Sturgess reviewed the second to the last page where the tax rate was listed. Supervisor Palcovic noted the numbers are based on last year's figures. They are an estimate.

Bob Sullivan Vice President of the Fire Company noted the area covered is not going to change. The town of Bleecker has one fire district that has to be separated out between Caroga's portion and Mecos portion. It has been considered one but Caroga has been contracted to cover half.

The fire company will not go away Supervisor Palcovic noted. It will become its own political entity and taxing authority. They would no longer have a contract with the Town of Caroga. This will be explained at the public hearing.

Councilmember Glenn stated that this has been kind of sprung on him and there are a lot of questions and things to talk and think about. He needs more information.

Councilmember Sturgess wishes there had been a meeting prior to this resolution. So, he would have clarification on why the Fire Company wants to do this. Supervisor Palcovic stated there was a presentation over a year ago. Councilmember Sturgess noted it was a brief 10 minutes speech by Mr. Sullivan. Councilmember Sturgess stated the public thinks the board wants to go for a fire district because the board voted yes for the public hearing.

Supervisor Palcovic stated the town board has to sponsor the public hearing. The voters will make the eventual decision. Mr. Sullivan stated the town board makes the final determination. It is not a vote.

Councilmember Sturgess stated the persona is the board is pushing for a fire district if we vote yes for this public hearing. We have no information on why the fire company wants a fire district. The fireman have talked about this for two years. The board has had 10 minutes.

Mr. Sullivan explained if they become a district then the rate will be based on the assessed value of the town. As the value of properties goes up the fire district can bring in more income into the fire district. "If we continue at 2% a year for the next ten years our department will be bankrupt." They just spent ½ million dollars on a truck. They are supposed to have new turnout gear every 10 years. The cost is \$7,000.00. His equipment is 20 years old and has holes in it, and the department can not afford to replace it. Five years ago, they saved \$300,000.00 for a new truck but the price went up another \$150,000.00. Councilmember DeLuca noted fire apparatus goes up 20 – 30% every year.

Councilmember Sturgess was not giving them a hard time but asked what stops the fire district from raising taxes?

The Supervisor noted Sir William Johnson and Sammons ville just became a fire district. They were failing separately but putting their assets together that became one taxing entity governed by a board of commissioners that are elected by the public. You are more accountable to the comptroller as a public entity. Northville is a district now. The Supervisor noted survival of the volunteer fire service is going to be based on survival being a fire district.

It was stated when the assessed value goes up the fire company doesn't receive more money – they have a contract. Every five years there is a contract and the town has to stay under the 2% tax cap. When Supervisor Ottuso was in office he talked about getting services from Stratford and Rockwood. Mr. Sullivan noted the tax cap would no longer be affected.

Supervisor Palcovic thought Mr. Sullivan should have come to the board 30 days ago.

Councilmember Cooper noted there are questions. The Supervisor stated that is why there is a public hearing. After the hearing the board makes a decision.

Councilmember Sturgess asked as a board with three members, who are not involved in the fire company, make a decision about moving forward without having the knowledge they have?

Councilmember Cooper suggested having a dialog with the fire company before public hearing. If the deadlines are missed this can't be done until 2027. Councilmember Cooper thought this was poor planning. Mr. Sullivan replied he could not disagree with him.

Councilmember DeLuca suggested giving the board the document from the Association of Fire districts of the State of New York for the board to read up on this information.

Mr. Sullivan suggested inviting the public to a meeting prior to the public hearing. Supervisor Palcovic stated the attorney working on this didn't think that was a good idea. Councilmember Cooper noted this was given to the board the day before the meeting. This was out there on Facebook with lots of questions.

This has to be posted 10 days prior to the public hearing on July 22, 2025. Howard Dutcher – Fire Chief thought a work session was a good idea. It was suggested the fire company bring their attorney.

The board discussed having a work session. The board set a meeting for Wednesday June 25, 2025 at 5 pm at townhall and will be open to the public.

Councilmember Glenn made a *motion to table the resolution* until the June 25 meeting at 5 pm at town hall. The motion was seconded by Councilmember Cooper. All board members were in favor of the motion: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

### **Correspondence:**

Email 5/21 from Braden Weinrich re: expanding fish stocking to include Brown Trout  
Councilmember Sturgess had a conversation with the bookkeeper on how the money was distributed this year between three entities.

Letter from Trevor Fravor re E2023-0145-20241107

Transfer Station Closed July 4<sup>th</sup>. Open on Saturday the 5<sup>th</sup>.

### **RESOLUTIONS:**

#### **RESOLUTION #2025-061 of Support and Consent for applying for Smart Growth**

**Community Planning Grant** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held at town hall on June 11, 2025.

**WHEREAS**, the Caroga Town Board aims to demonstrate committed local leadership and strong support for Smart Growth Community Planning; and

**WHEREAS**, on June 12, 2024 the Town Board appointed a Comprehensive Planning Committee to work with the Fulton County Planning Department to prepare an updated Comprehensive Plan,

pursuant to NYS Town Law Section 267-a Article 16 Zoning & Planning and Environment Conservation Law Article 6 State Smart Growth Public Infrastructure Policy Act; and

**WHEREAS** on April 9, 2025, the Town Board executed the State's Pro-Housing Resolution and the Town Supervisor has actively pursued Pro-Housing Communities certification; and

**WHEREAS**, for many years, the Town of Caroga has advanced specific steps to support sound infrastructure planning, energy-efficiency projects, a housing rental policy, a smart growth mountain bike trail program, a smart growth lake stewardship program, town center revitalization, age-friendly youth and senior programs, and other initiatives; and

**WHEREAS**, the Town is committed to basing the updated Comprehensive Plan on a robust, inclusive and creative public engagement process to empower residents and stakeholders in the planning process and to ensure that a full range of perspectives are represented in the plan; and

**WHEREAS**, the Town of Caroga envisions its enduring Adirondack wild character, epic outdoor recreation, and central hamlet revitalization as essential to its vibrant community experience, natural environment, built environment, and economic opportunities; and

**WHEREAS**, the Town of Caroga aims to refine priorities for targeted goals and to show readiness to deliver projects, informed by Smart Growth principles and related best practice standards to achieve comprehensive and sustainable impacts that are community-focused, environmentally-sound, financially-viable, energy-efficient, and action-oriented; and

**WHEREAS**, the Town of Caroga has demonstrable local need and indicators of economic distress, justifying the essential value of discretionary grant funding; and

**WHEREAS**, the Town Board aims to contribute and has provided local budgetary support for comprehensive planning and engineering planning consultations and seeks to comply with discretionary state funding requirements to advance priority projects and programs; and

**WHEREAS**, the Town of Caroga is ready to move forward; now therefore, be it

**RESOLVED**, that the Caroga Town Board supports and consents to submitting a 2025 Smart Growth Comprehensive Planning Grant through the New York State Consolidated Funding Application. If awarded, the State will cover 90-percent of costs, with 10-percent coming from the Town for planning and engineering consultations and services.

Seconded by Councilmember Cooper

Discussion: Councilmember Cooper asked if there was a dollar value on this? Ms. Long stated the minimum was \$75,000.00 with a range up to \$150,000.00. We apply for a specific budget but that has not yet been worked out. She suggested applying for the upper amount of \$150,000.00. Councilmember Cooper asked if that would be used only for the Comprehensive Planning Committee or used for other.... Ms. Long replied there may be planning fees of \$80,000.00, and maybe the board would want to include some of the cost for engineering work for the municipal

building into that. Councilmember Cooper stated his hometown is going through this and has contracted with LaBarge and it is going very well. He supports the process.

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

**RESOLUTION #2025-062 to purchase Equipment for Lakes Management** was offered by Councilmember Glenn at the regular monthly meeting of the Caroga Town Board held on June 11, 2025.

**WHEREAS**, Walter Hogan Weed Harvesting Coordinator discussed with the board the need to purchase equipment for the lakes management program, and

**WHEREAS**, three quotes were given to the board for the purchase of a sonar system by Garman, with online prices from Dick's Sporting and another online vendor NVN which have the same model at equal or above the Garmin price of \$4,399.98, now therefore be it

**RESOLVED**, that the Caroga Town board does hereby move to approve the purchase of the ECHOMAP Ultra 2 12" Chartplotter with Live Scope Plus System Transducer with GLS10 equipment for the lakes management program in the amount of \$4,399.98.

Seconded by Supervisor Palcovic

Adopted by a vote of five Ayes; Palcovic, Glenn, DeLuca, Sturgess, Cooper

**RESOLUTION #2025-063 to contract with DMR Civil Engineering PLLC to design and develop plans for renovations to an existing 80' x 42' enclosed pole barn** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on June 11, 2025.

**WHEREAS**, the Caroga Town board desires to renovate the existing 80' X 42' enclosed pole barn for use by the golf course for storage and maintenance, and

**WHEREAS**, DMR Civil Engineering PLLC of 28 South Main Street Gloversville NY 12032 was contacted and a short form of agreement for professional services was drawn up on May 27, 2025, and

**WHEREAS**, the nine-page contract is on file in the office of the Town Clerk which includes an Exhibit "A" which states the scope of work and lump sum of \$5,440.00 for engineering services with a completion date of no later than the end of July 2025, now therefore be it

**RESOLVED**, that the Caroga Town Board does hereby move to hire DMR Civil Engineering PLLC of 28 South Main Street Gloversville NY 12032 to perform the work as outlined in the contract for the price stated.

Seconded by Councilmember Sturgess

**Discussion:** Councilmember Cooper noted this was the old pole barn behind the highway department. It will be re-engineered and repurposed for the golf course so no longer in the future will the town be renting the Mr. Zeitler's building.

Adopted by a vote of five Ayes; Palcovic, Glenn, DeLuca, Sturgess, Cooper

**Resolution #2025-064 to hire CT Male for club house building engineering** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on June 11, 2025

**WHEREAS**, the Caroga Town board desires to move forward with the rebuilding of the Nick Stoner Municipal Golf Course Club House building, and

**WHEREAS**, it is necessary to have topographic surveys and geo-technical investigation of the site, as well as specifications on the septic system too, now therefore be it

**RESOLVED**, that the Caroga Town Board does hereby move to hire CT Male of 50 Century Hill Drive Latham NY 12110 to perform the work as outlined in a document dated June 11, 2025 and listed as Task 1 Topographic Survey - \$14,500.00 and Task 2 Geotechnical Investigation and Report \$27,000.00 for the contract price of \$41,500.00.

Seconded by Councilmember DeLuca

Adopted by a vote of five Ayes; Palcovic, Glenn, DeLuca, Sturgess, Cooper

**RESOLUTION #2025-065 to purchase a new truck box** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on June 11, 2025.

**WHEREAS**, the Highway Superintendent – Roy Stock has indicated the need to replace a truck box, now therefore be it

**RESOLVED**, that the Caroga Town Board does hereby move to purchase the box for the amount of \$27,000.00 with the funds coming from the CHIPS – Consolidated Local Street and Highway Improvement Program.

Seconded by Councilmember Sturgess

Adopted by a vote of five Ayes; Palcovic, Glenn, DeLuca, Sturgess, Cooper

The board discussed the Agreement for the Expenditure of highway moneys per Section 284 of the Highway Law. Councilmember Sturgess thought the previous agreement presented to the board was missing some information. Councilmember Cooper explained the way it works is you list the road to be repaired and how they will be repaired and the estimated cost value. You get your CHIPS money and any money carried over from the previous year if there is any, and then you do what you can until you are out of money.

**RESOLUTION #2025-066 to approve the two-page 284 Agreement as submitted by the Highway Superintendent** was offered by Councilmember Cooper at the regular monthly meeting of the Caroga Town Board held on June 11, 2025.

**WHEREAS**, the Highway Superintendent – Roy Stock has filled out the Agreement for the Expenditure of highway moneys, now therefore be it

**RESOLVED**, that the following roads are listed on the two-page agreement to have general repairs or permanent improvements:

Old State Road leading to Rt 10 a distance of 0.066 miles expended not over TBD

**Type** Black top **Surface** 18 ft **Thickness** 4 in. **Subbase** crusher

Lake Ave leading to Summit Ave a distance of 0.3 miles expended not over TBD

**Type** Black top **Surface** 18 ft **Thickness** 4 in. **Subbase** TBD have to dig road

Balsam Ave/Pine Ave leading to Lakeview Ave a distance of 0.2 miles expended not over TBD

**Type** Black top **Surface** 18 ft **Thickness** 4 in. **Subbase** TBD will know when started

Forrest Ave leading to Grove Ave a distance of 0.1 miles expended not over TBD

**Type** Black top **Surface** 18 ft **Thickness** 4 in. **Subbase** Crusher run on dirt/ millings on other

Lakeview Ave leading to Summit Ave a distance of 0.2 miles expended not over TBD

**Type** Black top **Surface** 18 ft **Thickness** 4 in. **Subbase** TBD

For a sum of \$212,483.68,

Seconded by Councilmember Glenn

Adopted by a vote of five Ayes; Palcovic, Glenn, DeLuca, Sturgess, Cooper

Councilmember Sturgess noted the golf course insurance money from two years ago was put into a reserve. Currently it has made \$101,231.86. Just so the community knows the money has not been spent. He knows the project has taken a long time. They have had to deal with a lot of things.

There have been countless hours of meetings going back years. During this time there was also COVID. “We will get there.”

A motion was made by Councilmember Sturgess to pay the bills a presented for audit. The motion was seconded by Councilmember Cooper. All board members were in favor of the motion: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

A motion was made by Supervisor Palcovic to approve the minutes of the May 14<sup>th</sup> and May 28<sup>th</sup> town board meetings. The motion was seconded by Councilmember Sturgess. All board members were in favor of the motion: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

At 8:25 pm Councilmember Glenn made a motion to adjourn. The motion was seconded by Councilmember Cooper. All board members were in favor of the motion: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

At 8:26pm the meeting reconvened, there were many members of the public still in attendance. The board forgot about the Local Laws.

**RESOLUTION #2025-067 to adopt Local Law #1 Abolishing the Elective Office of Town Superintendent of Highways and Creating the appointive Office of Town Superintendent of Highways** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on June 11, 2025.

**Section 1 – Title**

This Local Law shall be known and cited as Town of Caroga Local Law No. 1 of 2025, Abolishing the Elective Office of Town Superintendent of Highways and Creating the Appointive Office of Town Superintendent of Highways in the Town of Caroga.

**Section 2 – Legislative Intent and Purpose**

By adoption of this Local Law, it is the intent and purpose of the Town Board of the Town of Caroga to abolish the elective office of Town Superintendent of Highways and to create the appointive office of Town Superintendent of Highways. Subject to the results of a mandatory referendum, it is the Town Board's intent to abolish the elective office of Town Superintendent effective as of December 31, 2027, and to create the appointive office of Town Superintendent of Highways effective as of January 1, 2028.

**Section 3 – Authority**

This Local Law is adopted pursuant to Municipal Home Rule Law § 10(1)(ii)(a)(1), which grants to local governments the authority to enact local laws pertaining to, among other things, the mode of selection, qualifications, and term of office of local officers. By this Local Law, it is the Town Board's express intention to supersede any provision(s) of the Town Law of the State of New York to the contrary, including but not limited to Town Law § 20, Town Law § 23, Town Law § 24, and Public Officers Law § 3 as they relate to the mode of selection, qualifications, and term of the office of Town Superintendent of Highways.

**Section 4 – Abolition of the Elective Office of Town Superintendent of Highways**

The Town of Caroga hereby abolishes the elective office of Town Superintendent of Highways, effective as of December 31, 2027.

**Section 5 – Creation of the Appointive Office of Town Superintendent of Highways**

The Town of Caroga hereby creates the appointive office of Town Superintendent of Highways, effective as of January 1, 2028.

**Section 6 – Term of Office of Appointed Town Superintendent of Highways**

The term of office of the appointed Town Superintendent of Highways shall be two (2) years.

**Section 7 – Residency Requirement for Appointed Town Superintendent of Highways**

The person appointed to and holding the appointive office of Town Superintendent of Highways need not be an elector or resident of the Town of Caroga, but must reside in Fulton County or an adjoining county within the State of New York

#### **Section 8 – Savings Clause**

If any clause, sentence, paragraph, word, section, or part of this Local Law shall be adjudged by any Court of competent jurisdiction to be unconstitutional, illegal or invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, word, section, or part directly involved in the controversy in which such judgment shall have been rendered.

#### **Section 9 – Mandatory Referendum**

Pursuant to Municipal Home Rule Law § 23, this local law is subject to a mandatory referendum.

#### **Section 10 – Effective Date**

This Local Law shall not be effective until it is filed with the Secretary of State of the State of New York and after approval of a majority of electors voting thereon in accordance with the requirements of Municipal Home Rule Law § 23.

Seconded by Councilmember DeLuca

Adopted by a vote of five Ayes; Palcovic, Glenn, DeLuca, Sturgess, Cooper

**RESOLUTION #2025-068 to adopt Local Law #2 of 2025 the Pooper Scooper Law of the Town of Caroga** was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on June 11, 2025.

#### **Section 1. Title**

This Local Law shall be entitled: Pooper Scooper Law of the Town of Caroga.

#### **Section 2. Authority**

This law is authorized by the Municipal Home Rule Law of the State of New York.

#### **Section 3. Removal of feces required.**

Any person owning or in charge of any dog which soils, defiles, defecates on or commits any nuisance on any common thoroughfare, sidewalk, passageway, play area, park or any place where people congregate or walk or upon any private property, without the permission of the owner of said property, shall immediately remove all feces deposited by any such dog, in a sanitary manner.

#### **Section 4. Disposal**

The feces removed from the aforementioned designated areas shall be disposed of by the person owning or in charge of any such dog in a sealed, nonabsorbent, leak proof container. In no event shall any feces be deposited in sewers or drains, whether storm or sanitary.

#### **Section 5. Presumption of ownership**

In case a dog is unattended, information secured by an enforcement officer from a license or tag

secured to said dog shall present a rebuttable presumption that the owner identified by such license or tag is the owner or person in charge of said dog.

**Section 6. Enforcement**

The Dog Control Officer of the Town of Caroga is hereby authorized and empowered to enforce this article. In addition, thereto, the Town Board shall have the power to designate such other persons as is deemed necessary to enforce this article.

**Section 7. Penalties for offenses**

Any person violating this article shall, upon conviction, be subject to a fine of \$25 for each offense.

**Section 8. Effective Date**

This local law shall take effect immediately upon its filing with the Secretary of State as provided in §27 of the New York Municipal Home Rule.

Seconded by Councilmember Glenn

Adopted by a vote of five Ayes; Palcovic, Glenn, DeLuca, Sturgess, Cooper

At 8:27 pm Councilmember Glenn again made a motion to adjourn. The motion was seconded by the entire board. All board members were in favor of the motion: Palcovic, Glenn, DeLuca, Sturgess, Cooper.

Submitted by Linda Gilbert, RMC, CMC

Caroga Town Clerk

Highway #'s 78 – 97 \$21,363.88

General #'s 202 – 238 \$11,770.26

Prepaid #'s 144 – 171 \$32,714.03

General Park #'s 29 – 36 \$11,983.33