

# *Caroga News Flash*

## *Town Board Meeting Highlights*

### **April 24, 2024 Building Project Work Session**

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This Town Board work session began at 6:30 PM and lasted 55 minutes. Two residents attended.

The meeting featured building project planning for the Highway Garage, Golf Clubhouse, and Town Hall.

#### **Resolutions:**

- 1. May 8, 2024 6:30 PM Public Hearing: Mr. Scott Horton's Proposed Shutts Garage Restoration —**
  - The Board voted 5-0 to schedule a state-mandated hearing to review publicly an Empire State Development Restore New York grant application that the Board agreed to sponsor for Mr. Horton: "Historic Service Station Rehab", Grant ID: 136094 (see <https://esd.ny.gov/restore-new-york>).
- 2. New Highway Garage Design —**
  - The Board voted 5-0 to get a revised architectural design for a proposed new Highway Garage.
  - Superintendent Voght found Mr. Horton's 2022 plan undersized and unusable with Town trucks.
  - **2022 original design dimensions:** 40x120' (4,800 sq. ft.) with an estimated cost of \$800,000.00
  - 2023 bond financing of \$1,000,000.00 was approved by Caroga voters 312-to-136 on 11/7/2023.
  - **2024 revised design dimensions:** 60x120' (7,200 sq. ft.) with an estimated cost of \$1,620,000.00 (\$225 per sq. ft.), not including contingency, electric, well, septic, fixtures, furniture, or equipment
- 3. New Golf Clubhouse Design —**
  - The Board voted 2-3 to **reject** Supervisor Palcovic's motion (backed by Council Member DeLuca) to design a Golf Clubhouse that would be modular construction with a full foundation, based on the 4/3/2024 meeting sketch of a 40x66' (2,640 sq. ft.) building by Golf Superintendent Stedman.
  - Instead, the Board voted 3-2 to approve Council Member Sturgess' motion (supported by Council Members Glenn and Cooper) "to take the CT design Clubhouse and redo dimensions to fit into in a basement with drainage, doors, and windows with a modular Clubhouse structure on top in the location north of the oil spill." [Presumably, when Mr. Sturgess said "Clubhouse" design here, he meant "Town Hall" design plan — by CT Male in 2010 measuring 54x92' or 4,968 sq. ft. — to be located "south" — not "north" — of contaminated soil from a 1998 highway garage accident.
  - Essentially, the divided vote **approved** architectural redesign for Mr. Sturgess' newly-conceived Combined Clubhouse and Town Hall Concept. Given basic differences from both a 2010 CT Male design and 2022 Phinney design, questions remain about the architect and costs for this work.
  - The Board briefly debated decision-making controversies and cost-benefit estimates of designs. Supervisor Palcovic noted, "This just complicated what could've been a simple process to put up a Clubhouse and be proud of it." Mr. Sturgess firmly insisted, "I'm very proud that we just saved taxpayers over a million dollars." The Supervisor replied, "You spent over \$100,000.00 on architectural and engineering design drawings that cannot be used. That can go on the record."
  - After Caroga's 2020 Clubhouse fire, unworkable plans and slow timelines left behind more than \$1,000,000.00 in insurance reimbursement that depended on timely Clubhouse reconstruction.
- 4. Other Business — (5-0 votes)**
  - Approved completing and submitting a NYS-DOT form to propose reducing the state speed limit on North Bush Road from County Highway 137 Beech Ridge Road to State Highway 10.
  - Placed Robert Thompson on Caroga's payroll to do temporary Town Hall maintenance work.

**Upcoming Meetings and Events:** <https://TownOfCaroga.com/calendar>