

Caroga News Flash

Town Board Meeting Highlights

July 8, 2026

<https://TownOfCaroga.com> contains all issues of the ***Caroga News Flash***.

This monthly meeting began at 6:30 PM and lasted 137 minutes. The meeting was led by Supervisor Jack Glenn. Council Members Rick Sturgess, Matt Cooper, Kim Walker, and Greta Frasier were present, along with Town Clerk Linda Gilbert, Highway Superintendent Roy Stock, and 20 members of the public. The meeting featured a rezoning public hearing and Caroga Lake Volunteer Fire Company discussion.

Resolutions:

1. Public Hearing for Proposed Town of Caroga Zoning Map Amendments —

- The Board deferred adoption of the proposed zoning amendments of parts of four Town-owned parcels (for proposal details, see https://townofcaroga.com/news_flash/flash_2026-06-10.pdf and for maps see: <https://beacon.schneidercorp.com/Application.aspx?AppID=1343&LayerID=45667&PageTypeID=3&PageID=18237&Q=755366445> & <https://beacon.schneidercorp.com/Application.aspx?AppID=1343&LayerID=45667&PageTypeID=4&PageID=18238&Q=1419928637&KeyValue=34884>).
- Public comments clarified key points about multiple layers of jurisdictional protections for the land in question:
 - (1) Rezoning is needed specifically for land to be used to build the proposed Highway Garage at 1913 NY-10.
 - (2) Town of Caroga zoning is governed by the *NYS APA Act* and the *Town of Caroga Zoning Ordinance* (an Agency-Approved Local Land Use Plan or ALLUP). APA will review only details within their jurisdiction, including the point that extension of the APA Hamlet Land Use Area and Town of Caroga Hamlet District cannot extend more than a quarter mile from the highway. Beyond that, the land must remain within the APA Resource Management Land Use Area and Town of Caroga Conservation Zoning District.
 - (3) **Plus**, parcels (*SBL 68.14-1-6*, *SBL 68.-1-27*, *SBL 68.-1-26*, & *SBL 68.-1-27./9999*) were purchased in 1962 as Town parkland by the Town with 75% funding from the State per Environmental Law 16, establishing State parkland conservation easements for the deeds. Parkland uses are restricted to conservation/recreation.
 - (4) To build the cell tower, the New York State Legislature approved alienation from parkland for a specific portion of the land. The land that was alienated (to remove the parkland easement) was not subdivided, nor are records of the Legislature's alienation approval available in the Search Packets for the parcels.
 - (5) *SBL 68.14-1-6* is a 2.40-acre parkland parcel with 99' frontage on State Highway 10/29A. The Search Packet for this deed includes a copy of APA Project Permit 2010-158 dated 10/28/2010 that provides, "*The project site is a 16.9±-acre portion of a 46.2±-acre parcel of land located on the east side of NYS Route 10... classified Hamlet by the Adirondack Park Land Use and Development Plan Map. It is identified on the Town of Caroga Tax Map Section 68, Block 1 as Parcel 27...Adjoining tax parcel 68.14-1-6 vegetative "no cutting" easement extends onto this parcel...The project as proposed and conditionally approved herein is a subdivision into sites involving the lease of a 100-foot by 100-foot parcel for the construction of a new...tower...A vegetative "no cutting" easement will protect trees within 200 feet of the proposed tower ...An Agency wetlands biologist identified the presence of wetlands during a site visit to Town of Caroga tax map parcel 68-1-17 on May 11, 2025 (W2006-57), when the Town was considering placing a sand/salt storage facility on the property...There are no water bodies, rivers, streams, or statutory 'critical environmental areas' on the project site.*"
 - (6) *SBL 68.-1-27* is a 46.17-acre parkland parcel with 130' frontage on State Highway 10/29A. Land records note cell-tower telecommunication easements and an APA Permit and refer to *SBL 68.14-1-6* (see above).
 - (7) *SBL 68.-1-26* is a 48.21-acre parkland parcel with 405' frontage on State Highway 10/29A.
 - (8) *SBL 68.-1-27./9999* specifies the cell tower easement and lease on an area specified as 100x100 ft.
- The Town Board did not vote to approve nor deny their proposed zoning amendments to reclassify town land as Caroga Hamlet. They await reviews by the Fulton County Planning Board and the Adirondack Park Agency.

Caroga News Flash

Town Board Meeting Highlights

2. Discussion of 2027 Contract & proposed Fire District for the Caroga Lake Volunteer Fire Company — Proposed 2027 Fire Contract

- Fire Company treasurer Mr. Brian McIntosh presented the Town Board with a written financial summary.
- Comparisons document that prior, current, and proposed Fire Tax Rates remain notably low, relative to neighboring fire companies and districts. The numbers clearly show the exemplary fiscal discipline, budgetary efficiency, and volunteer donations of the Caroga Lake Volunteer Fire Company for the essential services provided to ensure reasonable homeowner's insurance and community safety in the event of emergencies.
- Note that last year's 2026 Fire Contract request from the Fire Company was reduced after the Town denied requests and awarded less than the Fire Company budgeted. In 2026, the Fire Company requested about \$335,000, but the Town Board ultimately funded only about \$297,000. The difference was covered for one year through prior financial adjustments (i.e., a one-time NYS refund to reimburse for the Fire District after the Town denied approval of the proposed Caroga Lake Fire District). The treasurer emphasized that taxpayers effectively paid a lower rate of \$1.02 per \$1,000 Assessed Value, due to the one-time financial adjustment that offset the actual rate of \$1.37 per \$1,000, but that special one-time funding is obviously not available for 2027.
- Given that because the one-time reimbursement used for 2026 cannot be repeated for 2027, Town Board members noted that the Town must now identify additional funds for the state-mandated 2027 Fire Contract.
- For 2027, the Fire Company essentially requests a return to the amount it originally proposed for 2026.
- Approving this Fire Contract amount would result in a tax rate of about \$1.53 per \$1,000 in assessed value.

Budget Justification

- Mr. McIntosh explained that increased funding is primarily intended to cover: replacement of essential firefighting equipment; replacement of essential turnout gear and rescue equipment; reserve funds for the building and future fire truck purchases; and rising building operating costs, including heating, electricity, generator repairs, and maintenance.
- Mr. McIntosh stressed that the increases did not involve higher compensation for emergency services, but rather to maintain essential necessary equipment and long-term capital needs.
- Town Board members questioned specific line items, including turnout gear & building/grounds expenses.
- Mr. McIntosh noted increases reflect inflation, equipment replacement planning, & deferred maintenance.
- The Fire Company stated that it files annual financial reports required by New York State, and independent audits are already performed. If the Town Board approved creating a Fire District for 2027, then oversight by the Comptroller would increase, because fire districts are public entities rather than nonprofit corporations.

Proposed 2027 Fire District Overview

- Treasurer McIntosh argued that forming a Fire District would: create an independent governing board for the Caroga Lake Fire District; remove the Town Board from annual funding deliberations; provide more stable financial planning; and allow fire commissioners who receive required state training to oversee fire operations.
- The budgetary cost of a Fire District is essentially the same as the Fire District, because basic equipment and building/grounds expenses do not change. The only change is a very small total \$15,000 annual cost, primarily for the mandated training for the Fire District treasurer, secretary, and commissioners.

Fire District Governance

- A Fire District budget is adopted by five elected commissioners, not the Town Board.
- Resident taxpayers vote for commissioners after the initial appointments by the Town Board.
- Unlike school budget votes, the annual Fire District budget itself is generally not voted on by taxpayers, unless spending exceeds the New York State cap that triggers a voter referendum.
- The Town Board emphasized that more public discussion and education is needed before making decisions.

The Board approved scheduling a work session for Wednesday, July 15, 2026 beginning at 5:00 PM.

Caroga News Flash

Town Board Meeting Highlights

3. Caroga Golf Clubhouse Project Grant Writing Contract —

- Supervisor Glenn repeated the prior approval for the contract with Jim Thatcher of C.T. Male Associates for grant writing services for the 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project.

4. Town Budget Transfers — (5-0 vote)

- To: A3310.40 Traffic Control \$500.00 From: A8160.4 Garbage C/E \$500.00
- To: A8090.r Boat Wash C/E \$1,500.00 From: A8090.1 Boat Wash P/E \$1,500.00

5. Other Town Business — (5-0 votes)

- Discussed computer purchase and upgrade for Town Budget Director / Bookkeeper for \$1139.
- Approved enhanced computer contract with Canada Lake Computers for \$41.75 per month.
- Hired Jenna Wederman for janitorial services at Caroga Town Hall.
- Approved paying bills and approving meeting minutes for June 9 and 10 Town Board Meetings.

Announcements:

- ❖ The next Town Board meetings will be Wednesday, **July 15** at 5:00 PM and **August 12** at 6:30 PM.
- ❖ Great work, Steve Stedman and crew at the **Nick Stoner Municipal Golf Course**. Check it out.
- ❖ To explore 2026 **Things to Do** in Caroga and across Fulton County, see <https://www.44lakes.com> .
- ❖ **July 15 to September 19:** Caroga Lake Music Festival and More, see <https://carogaarts.org> .
- ❖ **July 17 8PM:** Bull Riding, Barrels, AND more at Paradise Ranch 3124 NY-29A in Caroga.
- ❖ **July 18:** Noon-3PM: Fire Co Chicken BBQ, see <https://townofcaroga.com/notes/clvfa-2026-bbq.pdf> .
- ❖ **July 25:** Caroga Town Wide Garage Sales, see <https://caroga.town> .
To get on the map, see Town Clerk Linda Gilbert or call 518-835-4211 before Wednesday July 22.
- ❖ **August 4 & 6 6:30:** Barn Dancing & Ice Cream Social at the Caroga Historical Association & Museum.
- ❖ **August 8 7PM:** CleenStreet Trio at Vrooman's Hotel.
- ❖ **August 15 7PM:** Timeless Rock Legends: Tributes to Clapton, Perry, & Morrison at Pine Lake Park.
- ❖ **August 21-23:** 5th Annual Wheelerville Bike Festival, see <https://wheelervilletrails.com> .
- ❖ **August 29:** Caroga's Nashville Day with Big Sky County, Tame the Rooster, & Glenn Rocks Band .
- ❖ **September 5 7PM:** Completely Unchained: Ultimate Van Halen Production at Sherman's Park
- ❖ **September 19:** 6th Annual Sherman's Car Show, see <http://www.capitalcarshops.com/2026ShermansPark.html>