

Caroga News Flash

Town Board Meeting Highlights

July 29, 2026

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

This special work session began at 7:00 PM and lasted 90 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 Attorney Chris Langlois, Town Clerk Linda Gilbert, Highway Superintendent Roy Stock, and 10 members of the public. The meeting focused primarily on bond financing for major town construction projects, grant applications, and several operational matters. The Leader-Herald reported: https://www.dailygazette.com/leader_herald/caroga-creeps-closer-to-new-4-5-million-town-hall-pro-shop/

Overall, the meeting made progress toward moving the Clubhouse and Town Hall project forward by clarifying the legal, environmental, and financial steps needed. While no major bond resolutions were approved, the Board established a roadmap to finalize grant paperwork, complete SEQR review, determine borrowing needs, and improve communication among Town Board members.

Topics:

1. 2026 Consolidated Funding Application Grant Proposal —

- On July 31, the Town will submit a grant proposal requesting \$1.345 million from Empire State Development and New York Parks to for the Caroga Golf Clubhouse Project.
- The CFA grant award announcements are typically made by New York State in late December.
- Among other details, the application requires documentation of the State Environmental Quality Review Act (SEQR) process, beginning with Part 1 of the Environmental Assessment Form (EAF).
- For building projects, the SEQR process is also required for long-term borrowing with bonds.

2. Bonding for Town Building Projects —

- The Board held a public discussion about financing options for three major capital projects:
 - (1) rebuilding the Caroga Golf Clubhouse at the prior Nick Stoner Municipal Golf Course site (1801 NY-10),
 - (2) incorporating Town Hall municipal offices in the Clubhouse building lower level (1801 NY-10), and
 - (3) relocating and constructing a new Highway Garage at 1913 NY-10 (near the cell tower).
- Initially, Deputy Supervisor Rick Sturgess combined all projects and proposed borrowing \$4 million.
- The Board acknowledged that, by state law, long-term capital borrowing is subject to permissive referendum — where the Board can choose to hold a referendum OR qualified voters can submit a referendum petition to vote — but the Board is not ready to submit ballot wording by August 3 for the November 3 election.
- Attorney Langlois noted that the Board cannot simply hold an advisory referendum. Bonding requires a specific process with steps. (A) Officials must first have building plans and project cost estimates. (B) Next, they formally contract with both a Bond Attorney and Municipal Fiscal Advisors. (C) Before passing any borrowing resolution (subject to New York State Town Law § 91 and Local Finance Law § 35), officials must also complete the State Environmental Quality Review Act (SEQR) process, starting by preparing an Environmental Assessment Form and acting as lead agency to coordinate with NYS Agencies to make an official decision of SEQR findings. At minimum, the SEQR component will take at least 45 to 60 days.

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- Regarding Highway Garage, Board members reiterated needs for redesign, given that 2022 plans were too small for the current Highway Department equipment. They aim to build a highway garage like the one recently completed in Broadalbin. However, they stated that they have yet to contract to do that redesign work. In addition, the Town Attorney questioned whether the \$1 million bond approval by voters in 2023 is now valid for a redesigned project. So, they deferred this project.
- This leaves: (1) the Clubhouse project with a recent total project cost estimate of \$3.35 million. Plus, (2) the Town Hall portion adds another \$1.15 million to put municipal offices in the same building (\$4.5 M total).
- Former officials noted needs to negotiate insurance recovery for depreciation and code compliance costs.

3. State Environmental Quality Review Act (SEQR) Process —

- The Environmental Assessment Form must be finalized as soon as possible.
- Attorney Langlois recommended one coordinated SEQR review to cover the combined Clubhouse and Town Hall project. The Town Board, Town Attorney, and grant writers will coordinate Part 1 revisions before the grant submission and then Attorney Langlois sends letters to state agencies to begin coordinated review.

Resolutions:

1. Lake Stewardship Program Satellite Phone — (5-0 votes)

- Approved renting a satellite phone for the lake stewardship station at West Lake, which lacks cell service.
- The satellite phone rental covers July 31 through October 17, 2026 for a total cost of approximately \$808, with 75% from the lake stewardship grant and 25% covered by the Canada Lakes Protective Association.

Announcements:

- ❖ The next Town Board meetings will be:
 - Monthly Meeting: Wednesday, August 12 at 6:30 PM,
 - Monthly Meeting: Wednesday, September 9 at 6:30 PM, and
 - Fire Contract Work Session: Thursday, September 10 at 6:00 PM.
- ❖ See the July 8 *Caroga News Flash* for things to do in Caroga in August and September 2026.
https://townofcaroga.com/news_flashes/