

Caroga News Flash

Town Board Meeting Highlights

August 12, 2026

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

This monthly meeting began at 6:30 PM and lasted 156 minutes at Town Hall and via **zoom**. The meeting was led by Supervisor Jack Glenn. Council Members Rick Sturgess, Matt Cooper, Kim Walker, and Greta Frasier Cronin were present, along with Town Clerk Linda Gilbert, Highway Superintendent Roy Stock, and Golf Superintendent Steve Stedman and 38 more people at Town Hall plus 32 families on **zoom**.

The meeting featured a presentation about the Caroga Golf Clubhouse Project proposal (see pp. 2-14).

For the presentation images by C.T. Male Associates, see https://townofcaroga.com/golf/clubhouse_ctmale_08-12-2026.pdf.

For the NYS CFA grant proposal, see https://townofcaroga.com/golf/caroga_nick_stoner_golf_clubhouse-cfa161036_application_submission_packet.pdf.

Resolutions:

1. **Smart Growth Comprehensive Plan Grant Contract** — (5-0 vote)
 - Approved Supervisor's authority to sign the NYS DOS grant contract for Smart Growth Community Planning.
 - The complete contract submission package will be sent to the Department of State for contract execution.
 - The Comprehensive Plan Committee and the Town Supervisor will recommend a planning firm in September and at that time will request that the Town Board approves securing an Agreement with the selected firm.
2. **Royal View Building Code Inspector** — (4-0 vote, As owner, Council Member Greta Frasier Cronin abstained.)
 - Per 2025 SPR, approved hourly code enforcement to oversee construction of Royal View Pub and Campground by Town of Ephratah Code Enforcement Officer Devon Percival (518-928-9360, devon_p@frontiernet.net).
3. **Other Town Business** — (5-0 votes)
 - Thanked Colleen Ricciardi and accepted her letter of retirement as Caroga Summer Youth Program Director.
 - Approved recommended hiring and posting opening notice for Town Hall maintenance services.
 - Approved \$2,750 contract with Ready Scout for East and West Caroga Lake surveys of invasive species.
 - Accepted 2026-2027 proposal by Town to undertake snow removal and ice control on CR-111 and CR-137.
 - Approved support for a 1-day special event on August 29 that includes Adirondack Taproom at 2055 NY-10.
 - Denied request from Caroga Arts to close the road through Sherman's Park on August 29 and other dates.
 - Approved paying bills as presented for audit.

Announcements:

- ❖ The next Board meetings will be Wednesday, **September 9** at 6:30 PM and **September 10** at 6:00 PM.
- ❖ Highway Superintendent Stock reminded people that garbage cannot be collected from recycling bins.
- ❖ If you have property questions, you can make an appointment with Assessor Loucks at 518-848-8681.
- ❖ **September 19** is the 6th Annual Car Show (see <http://www.capitalcarshops.com/2026ShermansPark.html>).
- ❖ West Caroga Lake and Otter Lake are featured in the Survey of Climate and Adirondack Lake Ecosystems (SCALE). White cone buoys have been installed. Please do not move or tamper with them. To learn more, see <https://www.nylakes.org> and <https://www.youtube.com/watch?v=9FPFy9OCxLQ>.



The Nick Stoner Municipal Golf Course is among the oldest 18-hole continuously operating municipal courses in the Adirondack Park. For more than a century, it has remained a local treasure and a lasting piece of the region's golf heritage.

To learn more about the history, visit <https://carogamuseum.org>.

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Caroga Recreation & Redevelopment Project Presentation August 12, 2026

C.T. Male Associates

Project Manager & Regional Office Manager Jake Gordon, P.E.

Division Manager, Architecture, Mechanical and Electrical Groups Nick Lobosco, R.A.

See the presentation images at <https://caroga.town/notices/5422/> .

Introduction

The August 12 meeting did not have a moderator, and the audience freely interjected comments and questions throughout the presentation. The following summary is intended to provide the community with a clear, accessible resource describing the presentation, the proposed project, the 2026 Consolidated Funding Application (CFA), and residents' questions raised during the meeting.

2026 CFA Brief Project Abstract

"The Town of Caroga will construct a new building of approximately 6,000-SF for recreation and community space public use on the second floor to replace the Nick Stoner Municipal Golf Course Clubhouse, a former community asset previously lost to a fire. The Project will consist of accessible parking and innovative design features for public use, community events, and enhanced recreation operations to support all-season outdoor activities and attract tourist activity in the Mohawk Valley region."



JULY 2026 - CFA 161036

OPRHP EPF | ESD RCCF

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2026 Design Concept

The Caroga Golf Clubhouse Project at the Nick Stoner Municipal Golf Course will be reconstructed on municipal-owned property located at 1801 State Highway 10. The project will complete final design and construction of a 5,960-SF community building on Parcels 68.6-1-1 and 68.6-1-2 adjacent to the Town's Highway Garage. The building is intended to support expanded golf operations, all-season recreation, and community space following the loss of the prior town-owned clubhouse to fire in 2020.

NORTH-FACING EXTERIOR OPTIONS



ROAD-SIDE VIEW

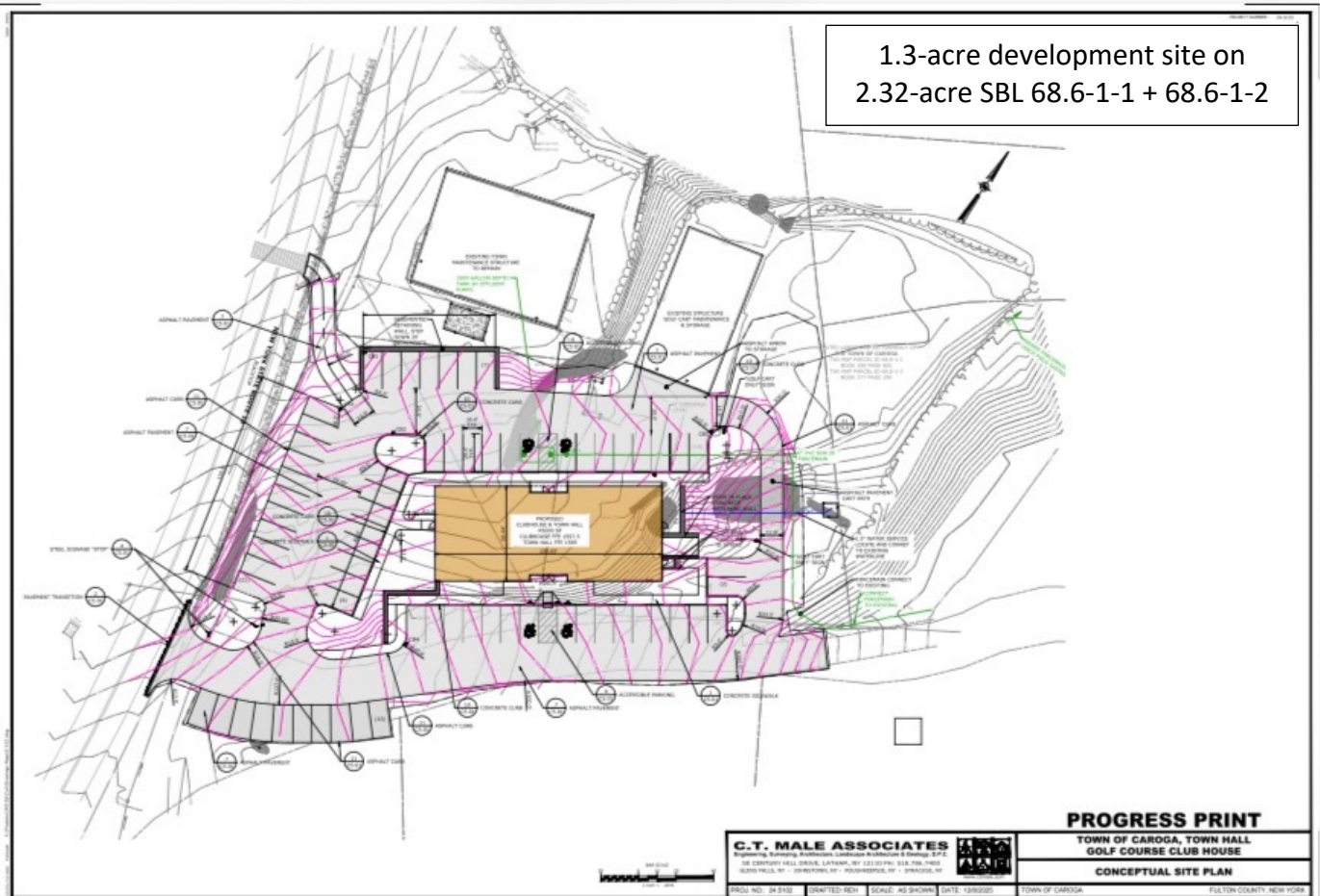


UPPER-LEVEL GOLF CLUBHOUSE

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2026 Site Plan



The 2026 Site Plan identifies the new Golf Clubhouse as part of a two-story Town of Caroga municipal recreation and community building. The plan addresses the proposed building location, site circulation, parking, pedestrian connections, and associated improvements.

- The 2026 proposal addresses several problematic issues identified with the prior 2022 site proposal, including site conditions that constrain the specific location and orientation.

As with prior plans, the 2026 site plan efficiently reuses established site infrastructure.

- This includes prior wastewater lateral fields, utilities, road access, and parking areas.
- C.T. Male's site analyses have demonstrated the viability of this existing infrastructure.
- The plan incorporates the recently upgraded golf maintenance and storage facility.
- The plan provides 54 parking spaces, walking circulation, golf-cart circulation, roadway striping for no parking and fire lanes, & signs to guide traffic and pedestrian movement.

The design is about 40% complete, with mechanical and occupational loads under review.

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Golf Clubhouse Site Redevelopment: A Practical Two-Story Solution



The proposed redevelopment is intended to support year-round operations of the Town's municipal golf course, recreational services, and community spaces.

Building Location and Orientation

- The proposed building is located on the site of the former Clubhouse, lost to fire in 2020.
- The building location and orientation take advantage of the site's natural steep grade.
- To support the project's workable cost and energy efficiency, upper and lower levels are designed as substantially separate spaces.
- Upper and lower levels have separate thermal envelopes and separate exterior entrances.

Upper Level

- **The upper level houses the Golf Clubhouse and flexible-use community space.**
- The south entrance is on Irving Pond Road.
- The south entrance and windows overlook the municipal golf course's 9th hole.
- Large west roadside windows overlook the 18th hole and Nick Stoner Inn across NY-10.

Lower Level

- **The lower level is necessary for structural support and related building functions.**
- The lower level will be constructed but will remain largely unfinished and vacant while the Town evaluates potential future uses, including possible relocation of Town Hall.
- Municipal office improvements for Town Hall are not eligible for NYS CFA grant funding.

Building Materials & Cost Considerations

- The budgeted design is intended to fit its surroundings while controlling costs.
- Features include prefabricated components, finished concrete foundation, & metal siding.

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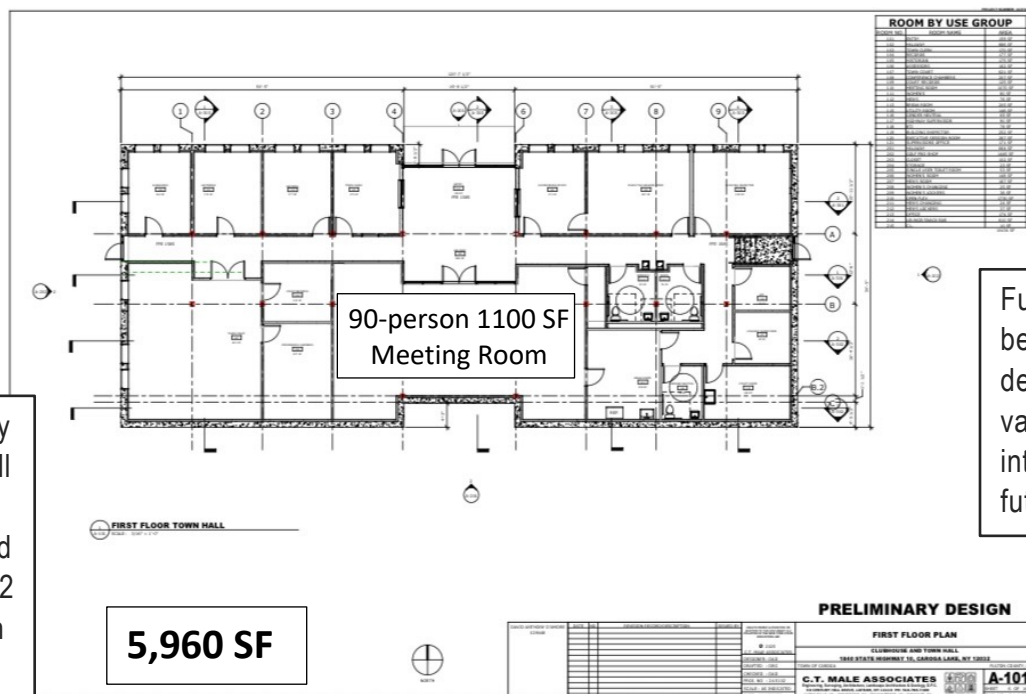
Town Board Meeting Highlights

Upper Level Floor Plan for Golf (left) & Community Event Space (right)



2026 plans cut 2022 proposed golf simulator lounge, bar, & commercial banquet kitchen.

Proposed Lower Level Floor Plan for Future Town Hall



The preliminary 2026 Town Hall Floor Plan design is based on 2010 & 2022 studies of town programming.

Funding is yet to be identified to develop the vacant first floor into a possible future Town Hall.

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Town Board Meeting Highlights

2026 Proposed Budget

COST SHARE SUMMARY PARKS, PRESERVATION AND HERITAGE GRANT PROGRAM (EPF)

Project Title: Caroga Lake Recreation & Redevelopment Project, CFA161036

A. Planning: Structural Assessment, Environmental Assessment, Cultural Landscape Report, Feasibility Study, etc.

Expense Type/Use	Purpose - Description	Funding	Amount (\$)
			\$
			\$
			\$
			\$
Subtotal			\$ 0

B. Pre-Development: Architect, Engineer, Landscape Architect, Archaeology, Asbestos Abatement, Permits, etc.

Expense Type/Use	Purpose - Description	Funding	Amount (\$)
Contractual	A/E Final Design	Local	\$ 85300
Contractual	MEP Engineering Final Design	Local	\$ 66700
Contractual	Bidding	Local	\$ 8500
			\$
			\$
Subtotal			\$ 160500

C. Construction: Contracted, Force Account, Materials, Donations, etc.

Expense Type/Use	Purpose - Description	Funding	Amount (\$)
Construction	Site Work	Local	\$ 1610500
	Foundations	Local/Other	\$ 391880
	Modular Building	EPF/ESD/Local	\$ 1500000
	Installation	Other	\$ 830000
	Building MEPs	Other	\$ 340000
			\$
Subtotal			\$ 4672380

D. Administration: Site Supervision, Grant Administration, Audit, Procurement Costs, Project Sign, etc.

Expense Type/Use	Purpose - Description	Funding	Amount (\$)
Project Sign	Project Sign	Local	\$ 120.00
Contractual Site Admin.	Construction Supervision, Project Coordination	Local	\$ 165000
			\$
Subtotal			\$ 165120

E. Acquisition: Property (Fee Simple), Lease, Easement, etc.

Expense Type/Use	Purpose - Description	Funding	Amount (\$)
			\$
			\$
			\$
			\$
Subtotal			\$ 0

F. Associated Acquisition Expenses: Appraisal(s), Legal Fees, Survey, Abstract, Title Insurance, etc.

Expense Type/Use	Purpose - Description	Funding	Amount (\$)
			\$
			\$
			\$
Subtotal			\$ 0

G. Other

Expense Type/Use	Purpose - Description	Funding	Amount (\$)
			\$
			\$
			\$
Subtotal			\$ 0

BUDGET SUMMARY

Budget Category	State Funds Requested	Applicant Share	Total
A. Planning Grant	\$	\$	\$ 0
B. Pre-Development	\$	\$ 160500	\$ 160500
C. Construction	\$ 675000	\$ 3997380	\$ 4672380
D. Administration	\$	\$ 165120	\$ 165120
E. Acquisition	\$	\$	\$ 0
F. Associated Acquisition	\$	\$	\$ 0
G. Other	\$	\$	\$ 0
PROJECT TOTAL	\$ 675000	\$ 4323000	\$ 4998000

APPLICANT SHARE SUMMARY

Funding Source	Status of Funds	Type of Funds	Restrictions	Date	Total Amount
ESD RCCF Grant	Requested	State	Capital Funds		\$ 670000
Fire Recovery Insurance	Committed	Local	None		\$ 1700000
Grants and Partnerships	Anticipated	Other	Fed/State/Private/Public Stakeholders		\$ 1627380
Local Reserves	Committed	Local	None		\$ 325620
					\$
					\$
Total Applicant Share					\$ 4323000

The Caroga Golf Clubhouse Project budget is envisioned as a combination of fire insurance proceeds, state grant funding, and a modest local contribution.

The remaining funding gap has not yet been fully secured and may be less than \$300,000, depending on the final project costs and grant awards.

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2026 Consolidated Funding Application Cost Share Summary

“The Town has actively advanced the project through preliminary architectural and engineering (A/E) services, working closely with its A/E consultants to refine project programming, evaluate site considerations, and develop the conceptual building design. As a result, the costs identified in the Cost Share Summary reflect the remaining professional services required to complete final design and bidding rather than the full cost of project design.

The total project cost is estimated at approximately \$5-million, based on preliminary architectural and engineering design and construction cost estimates. Remaining A/E services are estimated at \$160,500 and include final architectural/engineering. MEP engineering design, preparation of construction documents, and bid-phase services necessary to advance the project through procurement.

Construction costs were established using a 2026 Rough Order of Magnitude (ROM) estimate provided by Triumph Modular based on approximately 40% of design documents prepared by the project architect and engineering design consultants. Building construction costs, including site work, foundations, modular building fabrication, installation, and mechanical, electrical, and plumbing systems, are estimated at \$4,672,380, with project administration, coordination, and construction oversight projected at \$165,120.

The Town has secured \$1.7 million in committed local funding through fire insurance proceeds following the 2020 Golf Clubhouse fire. This significant local investment demonstrates the Town’s commitment to project implementation and provides a substantial contribution toward required matching funds.

To advance implementation of the Caroga Recreation & Redevelopment Project, the Town is requesting \$675,000 through the OPRHP Environmental Protection Fund (EPF) Parks Program and \$670,000 through Empire State Development Regional Council Capital Funds.

The Town continues to pursue additional funding opportunities necessary to complete the project. Future grant opportunities — including the Northern Border Regional Commission Catalyst Program and USDA Community Facilities Program, combined with collaborative support from private/public partnerships, legislative representatives, and regional partners throughout the Mohawk Valley — will help close the remaining funding gap.”

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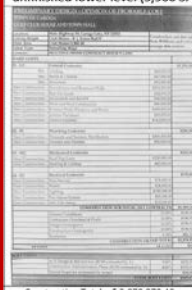
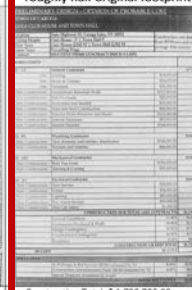
Town Board Meeting Highlights

CLUBHOUSE FIRE RECOVERY UPDATE

MAY 27, 2026 WORK SESSION OPTIONS:

1. Rebuilding Plans for Caroga's Golf Clubhouse & Town Hall at Nick Stoner Municipal Golf Course —

- The Town Board reviewed "Preliminary Design-Opinion of Probable Cost" spreadsheets for three different redesigned building options by the team from C.T. Male Associates Environmental & Civil Engineering Consulting. Each option was for the 1801 NY State Thruway, which is guaranteed.
- All options exceeded fire insurance funds of \$1.7 million. Board members discussed whether to cover the project now or leave portions for the future.
- Concern was expressed that postponing reconstruction will greatly increase future costs.

Option 1: ~\$4.5 million	Option 2: ~\$3.35 million	Option 3: ~\$2 million
Full Clubhouse (5,960 SF) plus completed Town Hall (5,960 SF)	Full Clubhouse (5,960 SF) & unfinished lower level (5,960 SF)	Reduced-size building (2,542 SF), roughly half original footprint
		
Construction Total: \$ 3,959,388.40 SF Cost: 273.06 Total Soft Costs: 369,476.45 Option 1 Grand Total: \$ 4,329,137.91	Construction Total: \$ 2,878,970.40 SF Cost: 198.55 Total Soft Costs: 369,476.49 Option 2 Grand Total: \$ 3,248,645.00	Construction Total: \$ 1,739,780.00 SF Cost: 119.98 Total Soft Costs: 232,773.60 Option 3 Grand Total: \$ 1,972,673.58

During the past two years, the Town Board has worked with C.T. Male to redesign a workable and cost-effective clubhouse solution.

Will NYS grant funding bridge budget gaps and allow Phase 1 construction to begin in 2027?

Caroga Lake Recreation & Redevelopment Project

CEA Application #161036



Town of Caroga | Supervisor John Glenn

July 31, 2026

Environmental Protection Fund (EPF)



New York State
Parks, Recreation and
Historic Preservation



NEW YORK
Empire State
Development

Regional Council Capital Funds (RCCF)
Strategic Tourism Investment

The Town aims to be prepared to proceed when grant awards are announced at the end of 2026.

For the NYS CFA grant proposal, see https://townofcaroga.com/golf/caroga_nick_stoner_golf_clubhouse-cfa161036_application_submission_packet.pdf.

In July 2026, the Town of Caroga partnered with C.T. Male Associates to submit a 583-page NYS Consolidated Funding Application (CFA) grant proposal requesting \$1.345 million specifically for the Golf Clubhouse Project. Combined with \$1.7 million in the bank from fire insurance, the total would provide over \$3 million for reconstruction.

If the CFA request is fully funded, the Town would need to be ready to deliver final designs and begin construction of the upper level of the proposed building in 2027.

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Caroga Recreation & Redevelopment Project Presentation Q&A

2026 CONCEPTUAL DESIGN PLANS

Q: Why rebuild the Golf Clubhouse in ways that are rooted in the past and growing for the future?

- The aim is to rebuild the Nick Stoner Municipal Golf Clubhouse as a downtown community recreation anchor.
- This goal reflects and enhances the building's role during its earlier years at the course's founding a century ago.

LOOKING BACK & HONORING CAROGA'S HISTORIC ADIRONDACK CHARACTER

- The value of the Nick Stoner Municipal Golf Course extends into the local community and beyond. It serves as a regional attraction and recreation destination. The course remains substantially intact from its original 1920s design and represents a notable example of golf's golden-age architecture in its style and mountain setting. Its Adirondack historic, recreational, and tourism value gives it significance at regional, state, & national levels.
- In the Adirondacks, golf is a heritage sport. Caroga's golf course reflects its origins in the 1920s golden era, combining mountain views and rolling hills with maintained greens and fairways. Historically, the golf setting included the Town-owned golf shop and municipal offices alongside the privately-owned Nick Stoner Inn, which offers lodging and the 19th Hole bar and restaurant. Together, these amenities contribute to what made Caroga's golf course, food venues, and other outdoor recreation distinctive: an accessible Adirondack Experience for all.

LOOKING AHEAD & PLANNING CAROGA'S ENDURING FUTURE

- A century later, Caroga is again experiencing investment and renewed interest. Rebuilding the Clubhouse is intended to support golf, while also contributing to broader community revitalization and outdoor recreation.
- The stated strategic Smart Growth objective is to encourage targeted reinvestment and help strengthen Caroga as an Adirondack destination and great place to live. Public entities have a role in revitalization by supporting sustainable growth and community-side synergy without directly competing with locally-owned businesses.
- As the 2025 Community Survey Report provided, *"As we look ahead together, we are ... grounded in community input and Smart Growth strategic principles — to help revitalize the heart of Caroga. Our shared goal is to create vibrant, welcoming spaces that attract sustainable investments and growth while honoring the Town's unique natural character and identity"* (see <https://carogacomprehensiveplan.wordpress.com/>).

Q: Is the Town still considering an option to build a 2,500 square-foot Clubhouse for about \$2 million?

- Rebuilding the Clubhouse continues to involve significant decisions about budget funding and project scope.
- The 2026 CFA grant proposal focuses on a 5,960 square-foot Golf Clubhouse with an unfinished lower level.
- The 2026 CFA grant proposal design follows "Option 2" from the Town Board's May 27, 2026 Work Session. See https://townofcaroga.com/news_flashes/flash_2026-05-27.pdf :
 - **Option 1:** 5,960 SF Clubhouse with a completed 5,960 Town Hall lower level (with est. cost ~\$1.5 million more)
 - **Option 2:** 5,960 SF Clubhouse with unfinished lower level (\$3.5 million Phase 1 delivers the finished Clubhouse)
 - **Option 3:** A reduced-size building with a 2,542 SF footprint (roughly half the size, for approximately \$2 million)
- Council Member Sturgess reported that all 3 remain under consideration, depending on available funding.
- If the CFA is not awarded, then the Town Board may reconsider the Town Hall option and reduce the scope.

Q: What are the essential advantages of Options 1 & 2 with the larger 6,000 SF upper-level Clubhouse?

- The larger design would replace the Golf Shop while also addressing other identified long-term community needs.
- Including the Town Hall option could provide a potential long-term solution to major issues plaguing the existing Town Hall, including harmful mold, structural deficits, systems failures, roof problems, and energy inefficiency.
- According to information presented at the meeting, the Town spent more than \$80,000 in 2025 on maintenance and utility costs for current Town Hall. Engineering studies and cost reports underscore needs for a new Town Hall.
- **The proposed 2026 Design addresses long-stand hardships by providing innovative and cost-effective solutions.**

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2026 FUNCTIONAL PROGRAMMING DESIGN PLANS

Q: What functions would the upper level and lower levels of the new building provide for the community?

- The upper level is designed primarily as the Caroga Golf Clubhouse. The upper level includes a large Golf Shop for sales, merchandise, rentals, and so on. It also features central restrooms and a large flexible-use space.
- The lower level's Town Hall could meet essential municipal needs with a cost-effective and energy-efficient building that includes spaces for offices, records, town meetings, court, library shelving, restrooms, and so on.

Q: How would the upper level's flexible space and lower level's meeting room be used?

- Detailed programming studies were conducted in 2010 and 2021-22. For the 2026 design, the large room uses are intended to be flexible. Potential community uses include: golf outings, recreational activities, special events, rental space, community meetings, senior activities, youth activities, and other community functions.
- The large rooms create opportunities to serve the community as a year-round public amenity and venue space.
- When finished, the lower level will also have an 1100-SF public meeting room designed for occupancy up to 90.

Q: Have current officials considered programming studies and profit analyses for the Clubhouse?

- Former Supervisor Horton argued that, before ruling out certain options, the Town should invest in professional analysis of potential uses (including possibly leasing space for private profit to host events in a bar & restaurant).
- Others noted that the Town has already considered such analyses and will not compete with local businesses.
- The C.T. Male team has not conducted additional profit-generating modeling beyond 2022 studies and analyses.
- Supervisor Glenn and Deputy Supervisor Sturgess were in office with Supervisor Horton to do the 2022 analyses.
- Mr. Horton pointed out that despite the 2020 fire and clubhouse loss, the Town expanded golf operations (and spending) to increase annual golf course revenues from approximately \$100,000 (in 2020) to \$300,000 (in 2023).
- Mr. Horton stated that nationally-recognized golf consultants Troon and golf architect Stephen Kay concluded that the course has likely reached the limits of its growth potential without a permanent golf clubhouse facility offering amenities compatible with its historic character to support long-term operational and financial stability.

Q: What was the 2025 revenue from the golf course?

- Mr. Sturgess pointed out that 2025 golf revenues grew to +\$400,000 with the current temporary clubhouse shed.

Q: Does the 2026 Clubhouse Design include a privately-operated bar & restaurant?

- No. Based on public feedback, officials excluded the bar, restaurant, and golf simulator lounge from 2026 Designs.
- Since 2022, Mr. Horton advocated for the Town-owned facility to include restaurant and bar services plus a golf simulator lounge, claiming that big benefits also require big spending to make the clubhouse the best it can be.
- Numerous residents countered that that the Town must not incur risk to compete with local bars & restaurants.
- 2022 golf simulator lounge ideas were not elaborated on August 12, but "Taj Mahal" controversies were noted.
- Prior public discussions made clear that ideas for a town-owned golf simulator lounge were highly controversial.

Q: Will the upper-level and lower-level meeting rooms include any space for food services?

- Questions remain about spaces for kitchenettes on upper and lower levels, like those used for current functions.

Q: How are owners of Nick Stoner Inn and other businesses and organizations involved in planning?

- Since its founding, Caroga's golf course and recreation park have included both a Town-owned golf shop plus separate sites for privately-owned businesses offering food, beverages, and overnight accommodations.
- Public-private partnerships have varied during the past century. Greater respect for and coordination with local businesses could add to the quality of Caroga's golf and recreation offerings and its unique Adirondack character.
- The CFA grant concept was shared with local business owners and organization leaders, who were invited to provide letters of support. The Town submitted 31 letters of support and welcomed additional conversations.

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RESIDENT OPPORTUNITIES & IMPACTS

Q: Are other Town projects creating synergies among the golf course, local businesses, and residents?

- The Town of Caroga has a NY Parks grant contract to build a recreational trail connecting Wheelerville Trails and the Nick Stoner Municipal Golf Course with the downtown business district, with fall 2026 completion expected.
- Substantial opportunities currently exist to enhance the Town of Caroga's strategic planning, communication, and coordination with town residents, locally-owned businesses, and community organizations. The Town of Caroga has a 2026 DOS EPF Smart Growth planning contract to revise the *Town of Caroga Comprehensive Plan*.

Q: How much will taxpayers need to pay for Phase 1 of the Golf Clubhouse project?

- The proposed \$4.5 to \$5 million building cost is NOT the same thing as the amount taxpayers would directly pay.
- The project's budget funding sources include: (1) fire insurance proceeds, (2) potential 2027 NYS grant funding, and (3) potentially a local contribution made through the general fund or borrowing with municipal bonds.
- If the CFA grant is funded, then the current Phase 1 Caroga Golf Clubhouse budget has minimal taxpayer impact.
- With grant funding, the Phase 1 budget needs relatively little additional funding compared to total project costs.

Q: How much will taxpayers pay for additional phases for the Town Hall and Highway Garage?

- Town Board officials are exploring additional grants, insurance, and municipal bonds for those project phases.
- According to NYS Town Law and Local Finance Law and judicial decisions, public borrowing for capital projects is subject to permissive referendum, giving voters an opportunity to approve or disapprove certain borrowing.
- A bond referendum will NOT appear on the November 2026 election ballot, because officials have not yet completed the preliminary Site Plan Review and State Environmental Quality Review Act process for the project.
- On June 9, the Caroga Town Board reviewed potential property tax impacts on possible bonding. According to the finance expert and the Caroga Budget Director who presented that information, borrowing up to \$4 million through 30-year bonds was estimated to result in approximately \$184 more in annual property taxes per every \$100,000 of taxable assessed value (see https://townofcaroga.com/news_flashes/flash_2026-06-09.pdf).

Q: Will the Town stop people from parking on Irving Pond Road in ways that disrupt traffic? How?

- Yes. The roadway design plan includes painted pavement lines and signage identifying "no parking areas."

DESIGN FIT WITH THE GOLF COURSE AND ADIRONDACK STYLE

Q: Can the building be moved north and rotated 90 degrees, so it faces the 18th hole of the golf course?

- In the 2026 Design, the Golf Shop's large west windows face the 18th hole of the golf course.
- Site conditions (documented with engineering studies) constrain the building's specific location and orientation.
- The 2022 Design was in an area with a prior toxic MTBE fuel spill (see https://townofcaroga.com/news_flashes/flash_2024-12-11.pdf).
- The 2026 footprint leaves the highway garage and surrounding ground in place, because of these constraints.
- The 2026 project design builds and relies on the site's natural slope to create separate upper and lower levels.
- Both 2022 and 2026 designs incorporated the natural slope and terrain in substantially the same orientation.
- During the August 12 meeting, a resident firmly questioned the 2026 design orientation, despite previously voicing strong public support for the prior 2022 design, which used the same building orientation on the site.

Q: Can more Adirondack features be incorporated into the design, both for functionality and style?

- Yes, potentially. The design is about 30 to 40% complete, and some refinements of the design are expected.
- For example, roof angles and snow loads might be important, as well as the foundation seal and water table.
- In addition, the current schematic images show both light- and dark-colored options for the building's siding:



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DESIGN DECISIONS & BUDGET IMPACTS

Q: How do design choices impact the budget and local financial impacts?

- As a public project, the 2026 design has tradeoffs between design decisions and financial impacts on taxpayers.
- The 2026 design balances natural Adirondack style with cost-efficient, energy-efficient, and durable materials.
- The \$9 million 2022 design proposal was substantially reduced in cost through measures including fewer natural materials, greater use of metal and modular components, and a finished concrete foundation for the lower level.
- C.T. Male engineers described the concept as intentionally “bare bones”, providing enough building to meet needs identified in prior studies, without recreating the substantially more expensive vision considered in 2022, when the \$9 million budget funding could not be secured, the project stalled, and major redesign was required.
- Porches, architectural accents, and other enhancements could be considered, subject to available funding and cost.

Q: In August 2026, does the Town have final architectural plans or a final construction bid package?

- No. The 2026 building design plans are not yet complete. The final design and bid package are expected in 2027.
- The 2026 plans are approximately 30 to 40 percent complete, depending on the component being discussed.
- Several issues raised by residents could, therefore, still be addressed during subsequent design development.
- The 2026 CFA proposal included a formal building estimate with *Rough Order of Magnitude* (ROM) pricing for the proposed design, including foundations, building components, and mechanical/plumbing/electrical systems. These formal price proposals provide valuable details that help align the design with a fully-funded budget.
- If the CFA is awarded at the end of 2026, the Town of Caroga would work with NY Parks and Empire State Development in 2027 and 2028 to complete grant agreements, final building design, and construction delivery.
- The 2026 design concept establishes the project framework; it does not lock in every detail at this point.

Q: Where can residents see a copy of the 2026 CFA Caroga Golf Clubhouse Project grant proposal?

- You can read the 583-page CFA grant proposal here: <https://caroga.town/notices/grant-submitted/> .
- The Nick Stoner Senior Citizens Club also submitted a support letter after the CFA deadline that was read aloud:

Nick Stoner Senior Citizens Club
P.O. Box 626
Caroga Lake, New York

August 5, 2026

Dear Consolidated Funding Application Review Committee:

The Nick Stoner Senior Citizens Club is writing in support of the Town of Caroga's 2026 Consolidated Funding Application for the Caroga Golf Clubhouse Project.

The senior club is a longstanding community organization dedicated to promoting social engagement, recreation and fellowship among the older adults in Caroga and surrounding areas. Our members gather regularly for meetings, programs, activities and events to encourage connected healthy and active living.

We are currently meeting in the town of Caroga municipal building. While we are grateful for the space, the proposed clubhouse would provide a much needed, modern and accessible venue for community gatherings. The planned event space would eventually offer seniors an attractive and comfortable location for meetings. Having additional space would also provide greater flexibility and growth for our members in future.

The proposed project represents an investment in community infrastructure that will benefit residents and visitors of all ages, including our growing senior population. Accessible public space that encourages social interaction are essential to supporting aging, strengthening community connections and enhancing quality of life. We believe that an affordable clubhouse funded by grants and fire insurance will become a treasured asset that fosters inclusion and will provide a welcoming place for residents and visitors alike.

We urge the review committee to prioritize the \$1.345 million in grant funding for the Caroga Golf project, given the enduring benefits it will provide to the Town of Caroga and the larger region for generations to come.

Sincerely,

Nick Stoner Senior Citizens Club

Caroga News Flash

Town Board Meeting Highlights

August 12, 2026 Golf Clubhouse Presentation Summary

THE OPPORTUNITY

The proposed 2026 Caroga Golf Clubhouse project presents an opportunity to use fire insurance proceeds and external grant funding to rebuild the Golf Clubhouse at the Nick Stoner Municipal Golf Course and potentially address the Town Hall's long-term needs on a site that already contains significant infrastructure.

The proposed approach emphasizes an efficient, flexible, and financially sustainable budget that could support golf, recreation, and four-season community activities throughout the year.

THE CHALLENGE

The immediate challenge is completing core planning analyses, environmental reviews, public input, and design work in 2026 before the final design is established, while clearly communicating to the public about the current project's costs, funding sources, remaining funding needs, and potential taxpayer implications.

The 2026 proposal remains a work in progress. Its ultimate scope, architectural details, funding structure, and future phases will depend on grant awards, final designs, further analyses, public input, and Town Board decisions.