

Caroga News Flash

Town Board Meeting Highlights

November 12, 2025

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

The November 12, 2025 monthly meeting began at 6:30 PM and lasted 1 hour and 40 minutes, including 36 minutes in Executive Session to review a personnel matter. In addition to the Board, Clerk, and Highway Superintendent, 51 people attended this meeting at Caroga Town Hall. The Clerk noted that the Board received 45 letters about the Town Center road reconfiguration, with 3 against and 42 for approval.

The Board addressed the Sherman's Road Reconfiguration (https://townofcaroga.com/notes/roads_2025-12-01.pdf).

Supervisor Ralph Palcovic respectfully urged people to learn from our Town's past missed opportunities.

- Years ago, the Town of Caroga turned down a public sewer system and a \$999,000 Town Hall bond.
- Current Board members have lamented how those choices left long-term problems and higher costs.
- Similarly, refusing the no-cost Town Center project risks repeating the pattern of missed opportunities.
- The project is part of the *Town of Caroga Comprehensive Plan* and follows US DOT Best Practices (see https://highways.dot.gov/sites/fhwa.dot.gov/files/2024-01/Safe_System_Roadway_Design_Hierarchy.pdf).

What was requested?

In October, Caroga Arts filed a written request for a road reconfiguration on land wholly owned by Caroga Arts. The proposed Highway Law § 171(2) order would discontinue the highway use right-of-way on the 595-foot section of East Shore Road, with traffic redirected to an expanded Bath Avenue. The new Town Center road configuration would align with the current *Comprehensive Plan* and come at no cost to local taxpayers.



How is a local highway use discontinued and reconfigured?

Details depend on the situation. Here, land is entirely owned by Caroga Arts, as recorded by deed and stated in the application. The deed notes “*rights of the public to use the roads adjoining and passing through said premises.*” Currently, the 595’ section has a mix of users (e.g., motorists, pedestrians, school buses, bicycles, golf carts, snowmobiles). To improve a safer experience aligned with the Town’s *Comprehensive Plan* and US-DOT safety strategies, the vision for Town Center reconfigures Sherman’s Park’s 595’ section of the Shore Road and redirects traffic to Bath Avenue. A referendum is not permitted, and officials cannot avoid governmental responsibility (<https://www.osc.ny.gov/legal-opinions/opinion-91-58>). As outlined in the *Highway Red Book*, the Highway Law § 171(2) process has specific steps (see <https://www.nytowns.org/images/Documents/MemberSection/Highway%20Manual.pdf>, pp. 201-203).

STEP 1: Application — First, a “written application” requests changes, as Caroga Arts did in October 2025.

STEP 2: Determination — Second, a determination is made about the road’s use and practical necessity.

At the November 12 meeting, Attorney Laura Ayers noted such review follows legal authority from *Trask*.

“The test is not whether any use is in fact made of the part of the highway sought to be discontinued, but whether the part remaining after discontinuance will or will not subserve every practical public purpose that is now subserved by both.” (*Trask* 45 Misc. Rep 244, 157; see also *Red Book*, p. 203).

Here, vehicles have access via Bath, Grove, Lake, Chapel, and NY-10, so the section is practically unnecessary. Plus, access without cars works better for pedestrians, because redirecting cars eliminates crashes in that particular area (see https://highways.dot.gov/sites/fhwa.dot.gov/files/2022-06/FHWA_SafeSystem_Brochure_V9_508_200717.pdf).

STEP 3: Agreement — Third, the Highway Law process states that the consideration needs to be jointly “agreed upon” by the highway superintendent and land owners with a release and additional approval by the town board.

STEP 4: Order — Fourth, the highway superintendent makes an order and files it in the town clerk’s office, so that the town clerk can record the order and also have it recorded in the county clerk’s office.

Caroga News Flash

Town Board Meeting Highlights

Resolutions:

1. Town Center Road Reconfiguration —

- On 11/12/2025 shortly before the meeting and without review by the applicant for the Highway Law § 171(2) discontinuance, the Board proposed the following resolution and rejected it in a 2-3 vote.

“Resolution to adopt the plan to transfer the ownership of the identified section of East Shore Road to the Caroga Arts Collective and adopt the current proposed improvement of Bath Avenue in accordance with the proposed plans and drawings put forth.

WHEREAS, The proposed conveyance of a certain section of East Shore Road was identified in the comprehensive plan in 2011 to become a pedestrian walkway more or less.

WHEREAS, The Town of Caroga Planning Board and the Town of Caroga Town Board adopted said comprehensive plan in the year 2011.

WHEREAS, Members of the Caroga Arts Collective and their representatives have previously conducted a formal presentation to members of the Caroga Town Board in public forum.

WHEREAS, Caroga Arts Collective representatives have met with members of the Town Board as requested to answer multiple questions.

WHEREAS, New York state Department of Transportation has given preliminary concurrence to the conceptual project details regarding traffic pattern changes.

WHEREAS, The Caroga Arts Collective will pay for any and all costs associated with the proposed project.

WHEREAS, The conveyance of the identified section of East Shore Road to the Caroga Arts Collective shall become a taxable parcel of said property regarding Town, County, Fire and School District.

WHEREAS, The Town of Caroga Highway Superintendent has deferred his authority in regard to abandonment, closure or any similar rights given to him by New York state Law thus allowing the Town Board Town of Caroga jurisdiction of this action.

RESOLVED, Be it therefore resolved that this resolution be acted upon by the Town of Caroga Town Board in the appropriate manner to transfer the roadway identified within the scope of the project be conveyed to the Caroga Arts Collective.”

2. Golf Storage Pole Barn Renovation —

- On 10/8/2025, the Board awarded a \$73,800.00 bid contract to Adirondack Landscaping, and then authorized a blanket change order to be overseen by Councilmen Rick Sturgess and Matt Cooper, along with Anthony Fancher as the manager, working above and beyond his duties as Code Officer.
- On 11/12/2025, Supervisor Palcovic said that two small unspecified change orders were approved.
- Plus, Councilman Sturgess announced, *“I want to talk about adding on to the pole barn...We have a shortfall of space for about 10 golf carts, so we want to add a lean to off the right-hand side.”* After getting numbers by phone message during the meeting, he proposed a \$22,000.00 change order that includes a 6”-deep 13x80 concrete slab covered by a 15’ roof made of 2x12 lumber and a metal roof. The Town Board voted unanimously to approve this added construction with a cost of \$22,000.00.
- After awarding a \$73,800.00 project bid, the Board voted 5-0 to adopt a \$250,000.00 project budget:

Budget for Golf Storage Pole Barn Renovation		
H01620.1	Personnel	\$ 15,000.00
H01620.2	Equipment	\$ 35,000.00
H01620.21	Engineering Fees	\$ 35,000.00
H0162.22	Inspection Fees	\$ 5,000.00
H01620.24	Building Construction	\$ 110,000.00
H01620.4	Building C/E	\$ 50,000.00
Golf Storage Barn Renovation Total Expenses		\$ 250,000.00
NYMIR Fire Insurance Revenue (General Fund)		\$ 250,000.00

Caroga News Flash

Town Board Meeting Highlights

3. Budget Transfers — (5-0 vote)

- Voted 5-0 to approve the following transfers:

From:	A7145.1 Trails P/S	\$ 1,250.00	To:	A7145.41 Trails Merch	\$ 1,250.00
From:	A1990.4 Contingency	\$ 4,000.00	To:	A5182.4 Outdoor Lights	\$ 4,000.00
From:	A1990.4 Contingency	\$22,000.00	To:	A1440.4 Engineer	\$37,000.00
	A9060.8 Health Insurance	\$15,000.00			
From:	DA9060.8 Health Ins	\$ 50.00	To:	DA9060.81 Drug Testing	\$50.00

4. Lakes Management Committee — (5-0 vote)

- Approved the Lake Management Committee's request to apply for funding under the NYS DEC Invasive Species Grant Program Round 4 for Aquatic Invasive Species Spread Prevention and Rapid Response, with a 25% match for a total budget amount as-yet-unspecified. The application is to be written and submitted by local volunteers — Mr. Harazin & Mr. Hogan — for the 12/17/2025 deadline.

5. Comprehensive Plan Committee — (5-0 vote)

- Approved the Comprehensive Plan Committee's requested contract for up to \$10,000.00, as budgeted, for hourly pre-grant preliminary consultation by Environmental Design & Research (EDR).

6. 2026 Fire Protection Contract Public Hearing —

The Board held a Public Hearing about the 2026 Fire Protection Contract, with no comments.

7. Other Business — (5-0 votes)

- Approved Planning Board training for James Contino at Hudson Valley Community College.
- Approved minutes of 9/25, 10/7, 10/8, 10/14, and 10/22 Town Board meetings and approved bills.

Announcements:

- ❖ The next monthly Town Board meeting will be Wednesday, December 10, 2025 beginning at 6:30 PM at Town Hall.
- ❖ The Comprehensive Plan Committee will meet on Thursday, November 20 and December 18 beginning at 6:00 PM at Town Hall.
- ❖ Nick Stoner Trailers will meet Thursday, December 18 beginning at 7:00 PM at Town Hall.
- ❖ The Sherman's Park Holiday Tree Lighting will be Saturday November 29 2:00-5:00 PM, and Caroga Arts' WinterFest will be December 1 to 7, 2025 (see <https://carogaarts.org/events/>).

Dec 7 at 3pm | The Glove Theatre

Tales & Legends of the Holiday Season

Peer Gynt Suite with WARP Trio &
Tchaikovsky's Iconic Nutcracker Suite



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Tickets available at theglovetheatre.com