

State of New York
County of Fulton
Town of Caroga

Minutes of the Caroga Town Board work session meeting held Thursday January 22, 2015 at the municipal building located at 1840 State Highway #10 at 7:30 pm with the following persons in attendance by Roll Call:

Supervisor Ralph Ottuso - Here
Council Member Robert Sullivan - Here
Council Member Greta Frasier – Here
Council Member Anthony Sturchio - Here
Council Member John Glenn - Here

Other town department representatives in attendance were Lita Hillier - Budget Director and Secretary to the Supervisor, Steve Putman – Highway Superintendent, Chuck Wager – Deputy Highway Superintendent, Judy Aldinger- Deputy Town Clerk, Planning Board Members Karl Ziemann, and Jim Selmsler, also Code Officer – Shelia Yates. Special invited guests: Richard Argotsinger Supervisor for the Town of Mayfield and Jim Mraz – Fulton County Planning. There were about 70 people in attendance.

Following the flag salute Supervisor Ottuso asked for a show of hands of those who thought it was a good idea to acquire Sherman's. About 60% of the people raised their hands. There were a couple of guest speakers this evening to assist the board in figuring out where they are going with Sherman's. Rick Argotsinger Supervisor from the Town of Mayfield was asked to speak about how the town is effected having a town beach.

Mr. Argotsinger was not on the town board when it was decided to have a beach. The beach is on the Sacandaga Lake. There was not a lot of public access to the lake. It is controlled by Hudson River Black River Regulating District. The town has a permit to operate the beach. The beach started strictly with a permit system for town residents. Since that point in time to help elevate the financial picture they now have a day use passes. It is quite a process to start a beach. Supervisor Ottuso held up a ¼ inch stack of papers. It is lengthy and detailed. The Town of Mayfield's biggest concerns with the public beach are people who insist on smoking and consuming alcoholic beverages on the beach. Their biggest problem is getting and maintaining lifeguards. Most of the lifeguards are Juniors and Seniors in High School. They are supposed to work the entire summer through Labor Day. This year they had to reduce the hours the beach was open because the lifeguards had to go back to school.

Questions for Mr. Argotsinger:

How much does it cost to run their beach?

They budget \$30,000.00. Last year it was \$26,000.00, it runs \$25,000.00 to \$30,000.00. Permits cost \$15.00 per car for the year for a resident, \$8.00 per carload for day use. The revenue is \$6,000.00 - \$8,000.00 per year.

How big is their beach? The initial permit was for 1300 ft. They only maintain 300 feet and only use 150. With the 150 ft. you have to have 3 lifeguards, one in the water when there is someone in the water and two in chairs.

Do they operate any Concession stands, restaurants at the beach? They do not have any concessions stands, outside vendors or permanent structures. The Hudson River Black River regulating District regulates the property. They can't have any outside vendors. They have a bathhouse and port – a- potties are brought in. They are all temporary structures.

Do they have any boat launches or check for invasive species? They do not have a boat launch. That has to be separate.

Along with the lifeguards they employ four gatekeepers. Two work each day for ½ a day.

What is the cost of insurance for the beach area? He did not know. It is in the town wide policy. So there is an additional cost to figure in to run the beach.

How many people use it? They sell approximately 300 permits in the town. Daily permits run about 5 per day.

Jim Mraz noted labor is the key component to having a beach. He stated there are several levels of criteria the Health Department reviews when issuing a permit for a beach. How deep is the water, how far out into the water can you go. What is the liner footage of the beach area? What is the bottom comprised of. He stated you couldn't compare Caroga to Mayfield until such time as you go through the process and get our beach classified. The level will dictate how much staff we must have. Supervisor Ottuso stated we are only dealing with 120 feet of beach.

What have been the positive impacts of having the beach? It has been a positive. The biggest user is the Youth Commission. They have 90 kids use the beach. The Town of Perth also uses the beach for its youth commission.

Any revenue Benefit? Council Member Sullivan though it would be an asset.

Someone noted that currently the area in Caroga is unregulated and unguarded and uninsured. Is this a for sure that there is going to be a beach. Supervisor Ottuso stated this is just the thinking stage.

The board and those in attendance thanked Mr. Argotsinger for attending this meeting with a round of applause.

Jim Mraz of Fulton County Planning Dept. is here to explain what he has been working on in the Planning Department and Sherman's. Mr. Mraz noted two years ago the Planning Board and the Town Board adopted the Comprehensive Plan. The Comprehensive Plan represented a vision for the Town of Caroga and where it would like to be 15-20 years from now. He read from the Comprehensive Plan: The key component of the Comprehensive Plan is to develop of a new town center. The town center would be an area encompassing approximately 160 acres – Where Sherman's Amusement Park used to be Town Center would become the primary attraction point of the Town of Caroga. Its design location diverse activities would be a major tourist attraction.

Residents, visitors, and tourists of all age's and walks of life would be able to gather meet, socialize, shop, eat, or recreate there. Some of the concepts they talked about having in the Town Center – Town hall, a visitor's Information Center, with public restrooms, a public park, a recreational vehicle park, retail stores, restaurants, convenience store, gas station, a hotel, motel bed & breakfast, housing, a public boat launch on West Caroga Lake, public parking, links to snowmobile trails and a few others. A central gathering point is the focus/vision as expressed in the Comprehensive Plan, which was officially, adopted by the Town Board and is now the official document for the Town of Caroga.

Mr. Mraz also noted the town has a Zoning Ordinance in place. The Zoning Ordinance is a tool that is available to the Town of Caroga to help achieve that vision. The Planning Board was charged by the Town Board to revise the Zoning Ordinance so that it complied with the Comprehensive Plan and helped to implement that vision in the Comprehensive Plan. They have worked for several years on the project. He hoped the input here tonight would be helpful to the Planning Board as they try to develop a new zone for this area called "Town Center." What they are going to crate is a new Zoning District in the Zoning Ordinance called Town Center. They will identify the types of uses that would be allowed in that zoning district that would be consistent with the vision of the Comprehensive Plan. He hope the public will bring forth ideas they would like to see allowed in the "Town Center" to be included in the proposed Zoning Ordinance being developed. The revisions will be submitted to the Town Board to review and act on. It is only the Town Board that has the legal authority to adopt or amend the Zoning Ordinance.

Mr. Mraz brought a map – the areas outlined in yellow are going to be acquired by the town as part of this transaction. He indicated the various parcels and portions of land.

Questions for Mr. Mraz:

Is there room for a campsite? Mr. Abdella has retained the larger section of the property for his vision.

Is there a right of way on the road? Mr. Mraz indicated a right of way on the map.

Will Mr. Abdella have rights to the septic system? "Yes." The town reserves the right to utilize it for whatever you may want to develop over on that side.

What is the capacity of the Septic System? Mr. Ottuso responded 10,000 flushes per day. Council Member Frasier thought it was 60,000. Mr. Mraz stated it was permitted for 5000 gallons per day. The permit has expired but the whole system can be reactivated. The town will have to go back to DEC to get the permit renewed.

How large is the Abdella property? How many sites can he have on it? Mr. Mraz did not recall. It is a large track of land. It depends on the size of the lots he wants to make. The town-zoning ordinance may say the minimum acreage per site but he can make them bigger. He may want to reserve space for other types of uses.

Council Member Glenn asked if the Town Center is going full bore with merchants, restaurants, and events will there be enough capacity in the system. Mr. Mraz stated the system was designed to handle everything the Abdella's owned and some. Mr. Mraz stated the system could be expanded with more leach fields.

How much room is there? It would need to be determined.

The other option is to put in a package treatment plant. They are becoming very popular. They are prefabricated units – trucked here and inserted into the ground. They are designed to handle the volume of wastewater in a defined area based on the soil conditions there. They can handle ten, fifty, or a quarter million gallons a day. Supervisor Ottuso stated this could work into sewers.

Council Member Glenn asked if the town could hook into the smart water initiative the county is working on. The town would have to talk to the county. Supervisor Ottuso stated basically they are working with Gloversville and Amsterdam right now, nothing to do with towns right now. They are in negotiations to buy water. He noted distance is money. The further you are away – it becomes more difficulty to financially afford extending water to certain areas.

Mr. Mraz noted a few years ago the town looked at putting in a wastewater collection treatment system around the lakes and looked to pumping it back to the two cities but the number (cost) was too huge.

Mr. Selmsler thought there was a problem using the ground system with DOT. Mr. Mraz did not recall that. Dept. of Transportation has a long-standing practice of allowing use in the right of way. Water was run out to the college.

A resident stated that the septic system was placed very close to the creek so that the land could have more campsites. He wondered how the sewer system could be upgraded with its current location. He thought it would be expensive. Mr. Mraz could not speculate why the system was placed where it was. He noted the outflow is treated. DEC has the ultimate decision.

A resident noted that if the town owns the leach field but the Abdella's are going to have the ability to utilize.... "If they develop it," Mr. Mraz stated. **Who would be responsible for the expansion?** Mr. Mraz stated the town. They would be a user. There would be a charge system established to use the town system. **Is that in the agreement?** "No" "It common practice I would think" stated Mr. Mraz.

Council Member Frasier asked if he could explain different grant options that this opens up to us. Mr. Mraz stated there are a number of options and opportunities you may have. Whether it is putting in or enlarging a septic system, or other types of improvements here. There are opportunities through a Consolidated Funding Application process. In the last round of funding for upstate they did not get a dollar of it. The county has received funding in the past. The key in today's world of funding is having the project be a part of the Comprehensive Plan. We are going to have to do some preliminary engineering for the project. You have to spend some money so the funding agency will have some knowledge about the project they can rely on.

Mr. Morris noted the septic system was seasonal. Mr. Mraz noted the permit the Abdella's obtained was for year round use. **Can the system be run all winter?** Council Member Sullivan stated they did have a cracked pipe. But it was extremely cold that winter. Mr. Mraz noted owning municipal wastewater is a huge responsibility. There needs to be expertise there. You do it to provide a service to the people and business in the community. He stated that town beaches... most town services don't make money.

“Unfortunately government is not in the business of making money.” The roads don’t make money. Mr. Mraz noted that airport does not make money – it costs the taxpayers \$25,000.00 a year. “What the board is doing here is to try to make the Town of Caroga a better place to live and to give the people in town an opportunity to have a place to recreate.” To provide that service there is a cost to it. A round of applause was given to Mr. Mraz.

Supervisor Ottuso then opened the floor for questions to the town board.

Do we own it now?

Do you have a contract?

Can we hear what it says?

Council Member Sullivan read part of the contract. Here within is the DONATION AGREEMENT

This Donation Agreement was entered into on this 29th day of December, 2014 by and between Balboaa Land Development having its office at 4 West Fulton Street, Gloversville NY 12078 (Donor) and the Town of Caroga (Town) having its principal office at 1840 State Highway 10, Caroga Lake NY 12032.

WITNESSETH

WHEREAS, the DONOR acquired the former Sherman’s Amusement Park property in 1989 to protect and preserve an important landmark in the TOWN, and

WHEREAS, the DONOR have [has] invested significant funds into rehabilitating and restoring the Sherman’s Amusement Park property to protect and preserve an important piece of the history of the TOWN, and

WHEREAS, the DONOR desire [s] to donate the Sherman’s Amusement Park property to the TOWN for the TOWN to continue to protect and preserve, in perpetuity, this landmark, and

WHEREAS, the DONOR have [has] maintained this property with great pride and desires the TOWN to continue to maintain this property with the same pride and

WHEREAS, the TOWN graciously accepts from the DONOR its donation of the Sherman’s Amusement Park property and assures the DONOR that the TOWN shall forever maintain the buildings and grounds to the same high standards the DONOR have maintained this property.

NOW, the DONOR and TOWN do hereby mutually agree as follows:

1. PROPERTY:

- A. The DONOR agrees to donate to the TOWN, at no cost, the following parcels of land located in the Town of Caroga on the south side of NYS Route 10 as identified on the Attached Exhibit 1:

68.18-1-23
68.18-1-22
83.6-1-1 (portion north of Bath Avenue)
83.6-1-4

- B. The Donor agrees to donate to the TOWN, at no cost, that portion of Parcel 83.6-1-1 located in the Town of Caroga between Bath Avenue and Grove Avenue as shown on Exhibit 1.
- C. The DONOR agrees to donate to the TOWN, at no cost, that portion of Parcel 68.-1-46.1 located in the Town of Caroga on the North side of NYS Route 10 as shown on Exhibit 1.
- D. The DONOR agrees to provide a 20' right-of-way across parcel 68.18-1-21 as shown on Exhibit 1 for the wastewater line that crosses this parcel going to the Wastewater Treatment System on the north side of NYS Route 10.
- E. The DONOR shall retain ownership of approximately 20' of beach along West Caroga Lake as shown on Exhibit 1.
- F. The DONOR agrees that the following items located on these parcels shall also be donated to the TOWN:
- All buildings and building contents
 - Ferris Wheel
 - Carousel
 - Beach (except for 20')
 - Groundwater Well and piping
 - Wastewater Collection, Pumping and Treatment System
- G. The DONOR agrees to execute a Bill of Sale with the TOWN for each of items listed in E above.

2. DONATION

- A. The appraised value of the Property to be donated by the DONOR to the TOWN is ~~\$1,700,000.~~ [2,200,000] (stated at the meeting the appraisal is \$3,105,000.)

3. POSSESSION:

- A. The DONOR shall deliver possession and occupancy of the Property at the time of closing of the donation.

4. DONORS' CONDITIONS:

- A. The TOWN agrees and stipulates to the following DONORS' conditions to the donation:
1. The TOWN shall never sell the Property.

2. The TOWN shall at all time, maintain the Property to the highest of standards.
3. The TOWN may lease the Property in accordance with all applicable laws.
4. The TOWN shall, to the best of its ability, open to and make available to the public the beach along West Caroga Lake on Parcel 68.18-1-23 as shown on Exhibit 1 and to maintain the Beach within accordance with NYS Department of Health and all other applicable local and State rules and regulations.
5. The TOWN shall provide access to West Caroga Lake from the properties on the North side of NYS Route 10 identified on Exhibit 1 as parcels:

68.-1-46.1

68.18-1-16.1

6. The DONOR reserves the right to use the two (2) parcels identified in Paragraph 5 above for a ~~Recreational Vehicle Camp/Park~~ [any and all law full uses including but not limited to] and all other uses allowed by the Town of Caroga's Zoning ordinance and the Adirondack Park Agency.
7. The DONOR reserves the right to have access to and use of the Wastewater Treatment System the DONOR is donating to the TOWN. The TOWN shall make capacity available in the System to any future use of the two (2) parcels identified in Paragraph 5 above subject to the approvals of the Town of Caroga, NYS Department of Health, NYS Department of Environmental Conservation and the Adirondack Park Agency.
8. The DONOR reserves the right to use the existing groundwater well and electrical system located in the Blue Building on the north side of NYS Route 10 for any future development of the parcels identified in Paragraph 5 above.
9. The TOWN shall maintain, to the best of its abilities, the existing windows in the Pavilion and Carousel Buildings.

5. TOWN'S CONDITIONS:

- A. The DONOR agrees and stipulates that it shall transfer over to the TOWN, at the Closing, all permits and approvals issued by local, New York State or federal agencies, departments or jurisdictions the DONORS possess to operate the Groundwater Well and Wastewater Collection, Pumping and Treatment System.

6. ADJUSTMENTS:

- A. DONOR agrees that all taxes, water and sewerage bills, if any, against the Property have been or will be paid at date of closing.
- B. Such bills shall be apportioned between DONOR and TOWN as of date of Closing, unless agreed otherwise.

7. PROPERTY LINE SURVEY:

- A. The Town shall prepare a property line survey, prepared by a New York State licensed land surveyor of the Property to be donated to the TOWN.

8. TITLE PROVISIONS:

- A. On closing, the DONOR shall furnish a 5 – year tax search, an Abstract and a Warranty Deed of marketable title, which shall be free of liens or encumbrances, except for utility easements and existing deed restrictions.

9. EXISTING CONDITIONS:

- A. The Donor shall donate the Property as is.
- B. The DONOR shall donate the Property subject to all covenants, conditions, restrictions, and easements of record; zoning and environmental protections laws; and unpaid installments of street and improvements assessments payable after the date of transfer of title to the premises.
- C.

10. DONOR’S REPRESENTATIONS:

- A. The DONOR represents and warrants to the TOWN that the DONOR is the sole owner of the Property and has the full right, power and authority to donate the Property in accordance with the terms of this Donation Agreement.
- B. Except as otherwise expressly set forth in this Donation Agreement, none of DONATORS’ covenants, representations, warranties or other obligations contained in this Donation Agreement shall survive closing.

11. BINDING AGREEMENT:

- A. The TOWN and DONOR agree that they, their heirs, legal representatives, successors and/or assigns will be bound under this Donation Agreement.
- B. This Donation Agreement cannot be assigned without the written consent of DONOR.

12. ENTIRE AGREEMENT:

- A. This donation Agreement may only be modified by a written instrument signed by both parties.

13. CLOSING:

- A. The closing shall be held at Abdella Office on or before 45 days after the acceptance of this Donation Agreement.

DONOR: Balboaa Land Development

The document was signed by:
George Abdella, President
Ralph Ottuso Town Supervisor
David Jung, Town Attorney (as to Form)

[] shows changes made to the document initialed by George Abdella

Supervisor Ottuso stated that he would make the document available to anyone who requests it.

It was stated that the deed would be in the Town of Caroga's name. ***Do we have insurance on it?*** Supervisor Ottuso noted that Mrs. Hillier spoke to the insurance company and basically there is an umbrella if something were to happen right now. Mang Insurance is the Town's provider.

What will happen to the road in front of the property? Will it close? Supervisor Ottuso stated that we have talked about closing it off for safety reasons if there are a lot of events there. This is all new to the board... we encourage questions but he can't say they have all the answers to everything tonight.

Was this voted on by the town board? Supervisor Ottuso stated this was brought to the board when they were doing the Comprehensive Plan. It was a big piece of the puzzle of that plan. Then the Abdella's wanted us...approached us. They talked to Jim Mraz... and himself, and he talked to the board individually and we thought it was going to be a great thing because without this as our piece to the Comprehensive Plan...this was about a year and a half ago when they talked about the Comprehensive Plan when Supervisor Ottuso was at their meeting and stood up and said, "Without Sherman's this is ridiculous." He stated the Abdella's wanted it kept quiet. We respected their rights and that is what we did. ***Was it done in executive session?*** Supervisor Ottuso stated, "Basically No, it was.. we talked about it individually and stuff like that and everybody was in agreement on it, that it was something we should do. Then we made the agreement to actually.." Council Member Frasier stated it was at the December meeting.

Council Member Sullivan wanted to discuss the loss in taxes. Supervisor Ottuso stated he has three different figures. Terry Blodgett – Fulton County Treasurer gave him what the actual town's share is. When Mr. Abdella pays his taxes the actual amount that comes to the Town of Caroga for the four parcels is \$1,853.78. Jim Mraz came up with \$1,690.13. Supervisor Ottuso had a rough figure of \$1,758.00 a year. That is only the portion that comes back to the town. The school tax is \$5,322.12 and the fire tax is \$299.29. He was paying somewhere in the neighborhood of \$28,000.00 a year on those parcels. What the town is losing is the \$1853.78.

Supervisor Ottuso noted what we have been talking about the first thing is an information booth. The little peanut building would be an ideal information booth. Greta has contacted the chamber about getting things to put in the booth. The second thing we absolutely positively need Supervisor Ottuso said is public restrooms. He stated we are already getting calls about weddings, ride companies, and people who want to lease the ice cream place. Supervisor Ottuso stated, "I know in my heart this is a good move for the town of Caroga. It is something that needs to be done. You drive by and nothing is going on and it has to break your heart for the people who have lived here their whole live. That used to see that thing just basically hopping. I think we could see it happen again."

What are the only taxes the town would have to pay on the property- fire? Supervisor Ottuso stated the town would be exempt. We won't have to pay anything.

When the 2015 Budget was being put together did any money or funding get put in for Sherman's? Supervisor Ottuso responded, "No we didn't." He and Lita Hillier – Budget officer have been working on this. He noted there is reserve money. They may create a new line item for Sherman's for something we need or have to do with it. Council Member Sullivan stated there is money in the buildings and grounds line item.

In the event that the town cannot maintain its stewardship of the park what would happen to the property? Supervisor Ottuso replied it would go back to the Abdella's

Is there going to be a manager? Supervisor did not know if someone is going to approach the town and say they would like to lease the whole property from the town. "We want to give you one check. We're going to take care of the insurance, everything that needs to be done. That is a true possibility." It was noted that the buildings have to stay.

What happens if there is a fire or terrible incident? Would the town have to replace the buildings? Supervisor Ottuso replied, "I don't know. It doesn't say anything about you know taking down a building that we couldn't take down a building. It's just that we cannot sell the property." Council Member Sullivan stated we couldn't tear them down. We have to maintain them.

Did the Town Attorney review the paperwork on this? The answer was yes.

In the budget did you account for the loss of the revenues from taxes? For the School Taxes? Supervisor Ottuso stated the loss is well within our means. He believes the school district is aware of it now because it has been in the newspaper. Council Member Frasier stated that she spoke to Mr. Ruberti today. "The school is aware the balance of their taxes and they are comfortable with absorbing that expense." "We are very fortunate with the financial condition the school district is in."

Do we have an indication that If the Abdella's do decide to pursue their venture with the mobile home park that the town is going to be responsible for expanding the septic system if they need it. Supervisor Ottuso responded "No." Council Member Sullivan believed there was.

A resident thinks this is an opportunity and an incubator for grown and development and a focal point in town. He gave an outline of how to achieve the goal. Identify the types of business that could be housed there. Identify the square footage available. Have businesses share costs based on their activities, self-insured, no upfront investment fee but some requirements for maintenance & management (sweat equity) identify the business in one year. Evaluate did the business grow not only in dollars and cents but in customers. How could it be improved for the next year?

Jim Selmsler of the Planning Board addressed the board. He noted a few years back the Adirondack Park put on their annual Local Government Day training. There was a presentation with an overview of some other towns. This group of architects and county planners got funding to put forth some studies. The Town of Caroga became involved. These experts put together three possible plans for the Town of Caroga. He showed everyone the study they put together

for Caroga. These concepts are what you need for grant funding. He suggested contacting the Urban Design Consultants from Ithaca, NY for the Hamlets 3 Planning for Smart Growth and Expansion of Hamlets in the Adirondack Park again to ask for their assistance and direction. There is money out there for lake front development areas. We have to remember we have already done some of the homework. Supervisor Ottuso stated, "A lot of the legwork has been done through the Comprehensive Plan that they have been working on all this time." Each of the three plans revolved around "us having Sherman's." That was a year and a half ago and it was not in the cards but now here is that piece of the puzzle that we needed.

Mr. Selmsler noted one event that has happened over the summer that got its start up here is the Caroga Lake Music Festival. It is going to continue and they are looking for larger venues to put on classical music, and training sessions for students. This would be a perfect anchor for this.

Council Member Sullivan re-reads from the document. "The DONOR reserves the right to have access to and use of the Wastewater Treatment System the DONOR is donating to the TOWN. The TOWN shall make capacity available in the system to any future use of the two (2) parcels identified in Paragraph 5 above subject to the approvals of the Town of Caroga, NYS Department of Health, NYS Department of Environmental Conservation and the Adirondack Park Agency. The DONOR reserves the right to use the existing groundwater well and electrical system located in the Blue Building on the North side of NYS Route 10 for any future development." "So yes," Council Member Sullivan stated, "We would have to be responsible for the expansion." He noted any system would have to be engineered/designed. He noted the new systems work really well.

Supervisor Ottuso asked again for a show of hands of who was excited about this going on in the Town of Caroga. The majority raised their hands. He believes "we are going to see a lot more life come into this town. That is what we need."

There will be more of these work sessions to discuss how the board is going to do this.

What do you actually see going in there? What is the vision? What are you saying is going to be there? In some respects it feels like that's already moving ahead. Supervisor Ottuso noted it is a start process. The restrooms are there. The booth is there for an information center. Supervisor Ottuso would like to see a ride company come in and set up from Memorial Day to Columbus Day weekend and lease the place out. In the meantime have a company that wants to lease it to do weddings anything where the town can actually generate revenue to be self-sustaining with this. That is the idea. If it were up for lease it would go out to bid...

What is the process; will the public be involved in the decision-making?

What will be there? Council Member Glenn thought the Planning Board would be part of it. Supervisor Ottuso stated the main purpose of acquiring this was to piece into our Comprehensive Plan. Until we get some type of grants. We want to find a way for that to generate income for the Town of Caroga. This is part of the Comprehensive Plan – the "Town Center" you can be proud of it when you drive into town.

Council Member Sullivan noted if someone has ideas for uses – approach the board.

One person suggested BINGO. ***How far ahead are you looking? Is anything going to be happening by summer?***

Supervisor would like to see the bathrooms and information booth. It makes him feel good that the turnout was 75 plus people in the middle of winter.

A resident noted this is a big step one. ***Is grant writing step two?*** Supervisor Ottuso replied that grant writing is probably one of our next steps to see where the funding would be. You have to do a little bit of work to places as this other stuff is going on. There will be some costs contributed to what we're doing. Council Member Sullivan noted there would be grounds maintenance and some work on the roof. He has not been inside. "We have to take baby steps."

The board wants ideas. They can be email to them. Another meeting will be set up. This meeting was set up to get the idea that you are basically for this idea. Then start getting ideas from you. "What types of businesses are you driving down to Gloversville because it is not here?" It might not be a business.

Council Member Frasier stated, "you are going to find, I know for myself, once have this information, now when you drive by this, for the next month- month and a half, your ideas and your thought for business are going to change. It is a reality now."

Will there be a parks and recreation crew to take care of the property? Supervisor Ottuso did speak to Mr. Jennings from the golf course about mowing it. Council Member Sullivan noted the maintenance issue would have to be addressed. Maybe a college student or other person would do it.

Lois Miller read from a list she compiled of ideas she received from members of the CLPA: Create an association of artisans from the Adirondacks or with an Adirondack themes that share retail space. A Name Suggestion: "Adirondack Artisans" Ideas - photography, paintings, handcrafted Adirondack furnishings, potter & ceramics, handmade boats, and nautical themes, historical local prints and wall hangings, local taxidermy, hand crafted jewelry, Adirondack style decorative items, Adirondack decorative antiques (snowshoes, skis, fishing rods, decoys, etc.,) Local architectural mementoes (hand painted replicas of landmarks,) planters, rock gardens, handcrafted clothing or knitwear.

Supervisor Ottuso wants input. That is important to us. That is what is going to make it work.

Mr. Oathout was interested in opening a kayak rental business. He wanted to know if the town would be willing to accept the liability of having a rental facility.

Is it the goal to open (the park) this summer? Supervisor Ottuso replied, "No." He did not foresee it. As far as being clean raked that he foresaw. He didn't think all the paperwork could be done in time for the beach.

Mrs. Ziemann noted they already rent kayaks and carry their own insurance. Supervisor Ottuso stated if a vendor wanted to do that, it would be under their own insurance. A resident noted you have to be careful about putting small business against another.

A resident suggested having security cameras onsite. Supervisor Ottuso noted there is a full surveillance system down there. Mr. Woods put that in.

Another resident noted other Adirondack towns – Northville and Mayfield have shops. Caroga used to have stuff like that, now we have just a few little businesses. They have a difficult time making a go of it because there is not enough to bring people in. She feels this is a good thing.

Supervisor Ottuso wants people to “think about it, write stuff down, figure... we are all in this together.” “We want to know what you want us to do there. Eventually it will be our town center. Until then we are here for you. To listen to what you guys want and what you think of this whole thing. "Tell everyone that things are happening in the town of Caroga. Email us...as we get them in we will meet and have a work session.

Will there be a link to the website to contact the board? Yes that will be done.

Will there be another blight meeting? Yes something will be set up soon.

Supervisor Ottuso thanked everyone for coming. He was pleased with the turn out. The board took a break at 8:45 pm.

At 8:57 pm the board reconvened.

The clerk received one bid for the 1999 International truck. Dado’s Inc. Truck & Equipment Sales 723 State Highway 29 of Broadalbin NY 12025 bid \$3101.00.

RESOLUTION #2015-017 to accept the bid for the 1999 International Truck with Sander was offered by Council Member Glenn at the Caroga Town Board work session held Thursday January 22, 2015 at the Caroga Municipal building, and **WHEREAS**, the town board decided at the January 14th meeting to put the 1999 International Plow truck out for bid, and **WHEREAS**, a legal notice was placed in the Leader Herald newspaper on January 17, 2015, and **WHEREAS**, the clerk received one bid that being from DADO’s Inc. Truck & Equipment Sales 723 State Highway 29 of Broadalbin NY 12028 for \$3101.00. Now therefore be it **RESOLVED**, that the Caroga Town Board does hereby accept the bid for the obsolete equipment being sold as is.

Council member Frasier seconded the motion.

Adopted by a vote of, 5 Ayes, Ottuso, Sullivan, Frasier, Sturchio, Glenn

Highway Superintendent Putman wanted the board to know he goes over his trucks carefully. The board had wanted an outside opinion on the condition of the truck. He had people walk away from the truck and not even put in a bid for it, “just so you know.” He knows his equipment and takes offense to the board questioning his evaluation of the town equipment and what is safe and not safe.

There are a couple more bids coming in for a smaller dump truck to replace this one. Supervisor Ottuso will meet with the budget director in the morning. Financing right now is 0.9 to 3.9%. It

is an emergency situation Council Member Sullivan noted. Since this is the case Mr. Putman asked if he could he finalize the purchase of a truck tomorrow. He noted the highest price was the one on state contract at \$74,000.00. The rest are lower. Mrs. Hillier recommended setting a do not exceed amount tonight.

RESOLUTION #2015-018 to make an emergency purchase a small 2015 dump body Truck with plow and Sander was offered by Council Member Sullivan at the Caroga Town Board work session held Thursday January 22, 2015 at the Caroga Municipal building, and **WHEREAS**, the Highway Superintendent has gathered several quotes for a 2015 - 3500 small dump truck to be outfitted with a "V" plow and removable sander, and **WHEREAS**, this is an emergency situation due to the recent sale of equipment taken out of service and the condition of another vehicle in the fleet, Now therefore be it **RESOLVED**, that the Caroga Town Board does hereby more to spend funds for a new truck not to exceed \$60,000.00. A portion of the funding shall come from a reserve account with the rest being borrowed.

Council Member Frasier seconded the motion.

Adopted by a vote of, 5 Ayes, Ottuso, Sullivan, Frasier, Sturchio, Glenn

The Town Clerk noted and stated that nothing was ever said at the December meeting about Sherman's. Nothing was ever put on the record. Council Member Sullivan responded, "That said, basically we did it over the phone." Supervisor Ottuso confirmed that he called everyone. "You're right, it's because I called and we talked amongst ourselves."

Council Member Frasier then asked about having a public hearing to get the public's opinion on closing the road in front of Sherman's. Mr. Putman stated that the public has to have input on this, "bottom line on this." She suggested having the hearing at the February meeting. Council Member Sturchio noted the people it is going to affect wouldn't be here.

RESOLUTION #2015 -019 to hold a public hearing to close a portion of the road in front of Sherman's was offered by Council Member Frasier at the Caroga Town Board work session held Thursday January 22, 2015 at the Caroga Municipal building, and **WHEREAS**, Council Member Frasier discussed with the board and suggested that they move forward with closing the road in front of Sherman's, and **WHEREAS**, the Highway Superintendent Steve Putman also desires to get the public input on this change in the infrastructure and noted how important it is to explain what is going on and to make sure the public is informed, Now therefore be it **RESOLVED**, that the Caroga Town Board does hereby move to set a public hearing for Wednesday February 11, 2015 at 7 pm to discuss the closing of a portion of East Shore Road of West Caroga Lake from the northern location as it intersects with State Highway 29A to the southerly direction as it intersects with Bath Avenue, a distance of 500 feet, as discussed in the Comprehensive Plan.

Council Member Glenn seconded the motion

Adopted by a vote of, 5 Ayes, Ottuso, Sullivan, Frasier, Sturchio, Glenn

It was noted that the Planning Board has been discussing this for the past 7 years in conjunction with the Comprehensive Plan. Mr. Putman thought the parcel just obtained next to the old Country Store should be gotten rid of. Supervisor Ottuso noted that Mr. Mraz recommended acquisition. If the land in back of it was ever sold it may be a valuable piece of real estate because it gives access to the main highway. Mr. Putman noted his thoughts that there was enough land back there for the property owner to put their own sanitation system in there.

At 9:04 pm Supervisor Ottuso made a motion to adjourn; Council Member Glenn seconded the motion. All board members were in favor of the motion.

Respectfully Submitted,

Linda M. Gilbert, RMC, CMC
Town Clerk