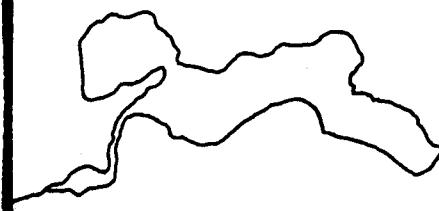
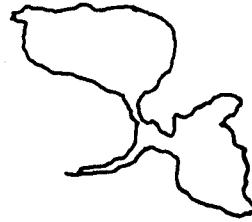


LAND USE PLAN



JUNE 28, 1978



TOWN
OF
CAROGA
NEW
YORK

CONTENTS

TABLES

Entertainment - Recreational Facilities	8
Population Trends	10

MAPS

Functional Highway Classification	6
Existing Land Use	12
Pattern of Land Ownership	14
Land Use Plan	16

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INTRODUCTION

What is a Plan and Why is it Necessary?	1+2
Development of a Land Use Plan	3+4
General Goal	5
Transportation	5+7
Local Economy	7+8
Population and Housing	9+10
Land Use - Private	11
Land Use - Public Lands	13

THE PLAN

Resort	15
Developed Lakeshore	15
Rural Residential	15
Conservation	17
Public Facilities	17

INTRODUCTION

What is a Plan and Why is it Necessary?

A plan is a "detailed program of action; an orderly arrangement of an overall design or objective." People plan to establish an "orderly arrangement of action" in reaching an objective in a manner that will be most beneficial.

Planning is a common occurrence in the daily lives of most of us. Parents plan for their children and themselves. Teachers prepare a daily lesson plan. Farmers plan for the planting and harvesting of their crops. Businesses plan their activities so as to increase their profits and strengthen their operations. Virtually everyone plans at one time or another to achieve the desired result in a logical and beneficial manner.

The idea of a Land Use Plan follows the same patterns as presented above. A government plans just as individuals do to make the best of their resources. A Land Use Plan acts as a guide to government in making the most efficient decisions concerning physical, social and economic development. A Land Use Plan is an "official public document, which indicates a GENERAL way how the citizens and their government want their community to develop."

The essential characteristics of a Land Use Plan are that it is comprehensive, general and long range. It is comprehensive because it encompasses all geographical parts of the community and all elements which bear on development. It is general in that it summarizes policies and proposals, rather than detailing or specifying them. Finally, it is long range because it looks beyond current issues to the perspective of problems and possibilities 15 to 20 years in the future.

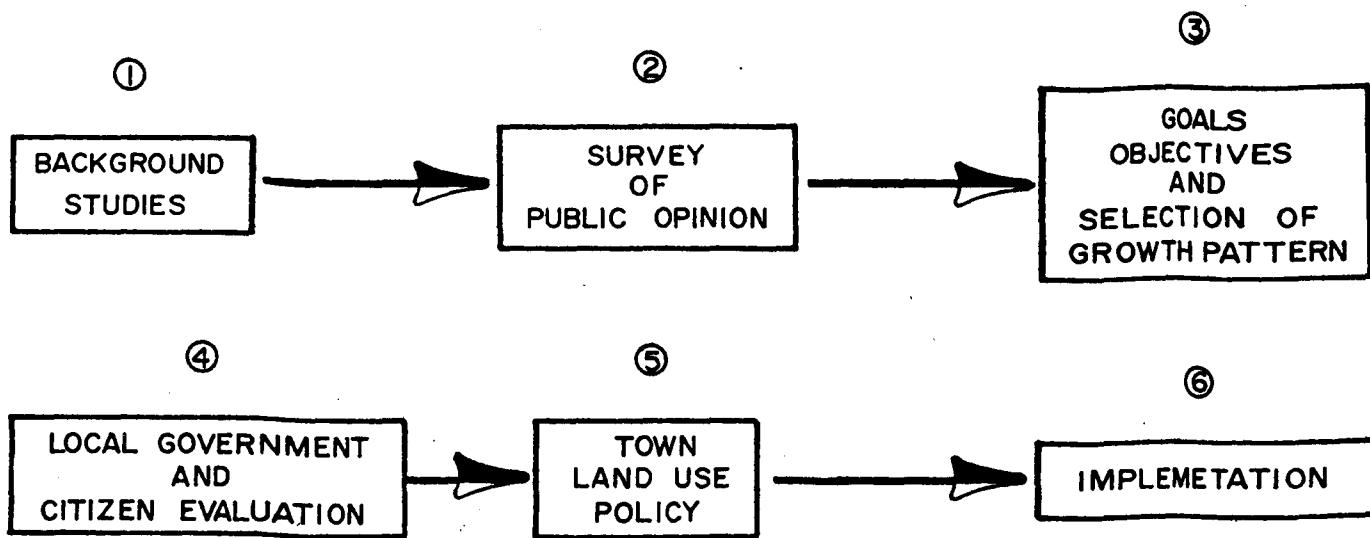
Local government, through the type and location of municipal services has a great deal of influence on the way in which a community develops. The buildings, facilities and improvements provided by local government affect most citizens on a daily basis, gives structure to the community, and encourages or retards development. Thus, the Land Use Plan is essential because it enables the legislative body to establish long range, general policies for the physical, social, and economic development of the community in a coordinated, unified manner. It can also be continually referred to in deciding on the development issues which arise.

Development of a Land Use Plan

Step 1 - Background Studies - this involves the research and development of the preliminary data used for writing the plan. The data relates to physical characteristics, population, housing, economic base, public facilities, transportation and land use.

Step 2 - Survey of Public Opinion - this involves the mailing of survey forms to taxpayers in the town soliciting public opinion on existing planning measures, town growth and the environment.

Step 3 - Goals, Objectives and Selection of Growth Pattern - this involves the evaluation of public opinion survey results and an examination of information detailed in the background studies. After reviewing and discussing a great number of facts and ideas a preliminary plan is developed.



Step 4 - Local Government and Citizen Evaluation - the Land Use Plan is explained in detail at public informational meetings before the general public, interested clubs, and citizen groups in order to finalize a document which has strong citizen support as well as local government support.

Step 5 - Town Land Use Policy - Based upon comments obtained from the public, the plan is revised and the Planning Board adopts the revised plan.

Step 6 - Implementation - through the decisions and programs of local government, the plan can be implemented. This involves the preparation of land use regulations which best illustrate the goals and objectives of the Plan.

GOALS AND OBJECTIVES

General Goal

The public and private sectors should make every effort to coordinate their decisions in order to preserve and protect the existing character of the Town of Caroga while acknowledging the fact that growth will occur. The quality of life which is associated with the small town and rural life style should be reinforced. To achieve the desired quality of life, the existing historical, aesthetic, ecological and open space aspects of the Town of Caroga should be enhanced, improved and protected.

The Land Use Plan is a public document endorsed by the Town Board as a policy guide to decisions about physical development so that the actions of both public and private interests and individuals can be measured against the stated policies of the community. Without a Land Use Plan, it would be difficult to institute an orderly and rational balance between land use decisions and the provision of necessary public services.

As a general pattern for development, it is recommended that the character of development and intensity of land use should reflect a "recreational community" growth pattern. This will not only enhance the existing small town life style and recreational potential which the Town Board and the Planning Board believe should be maintained and protected, but will also identify potential areas for recreational development that can be planned within the scope of available municipal services.

Transportation

Goal - To maintain and improve the transportation network to adequately meet the needs of all users.

Objectives - Promote the adoption of minimum highway design standards

TOWN OF
CAROGA, N.Y.



Legend

FUNCTIONAL CLASSIFICATION

■■■ ARTERIAL

--- COLLECTOR

TOWN ROADS HAVE NO
SYMBOLS.

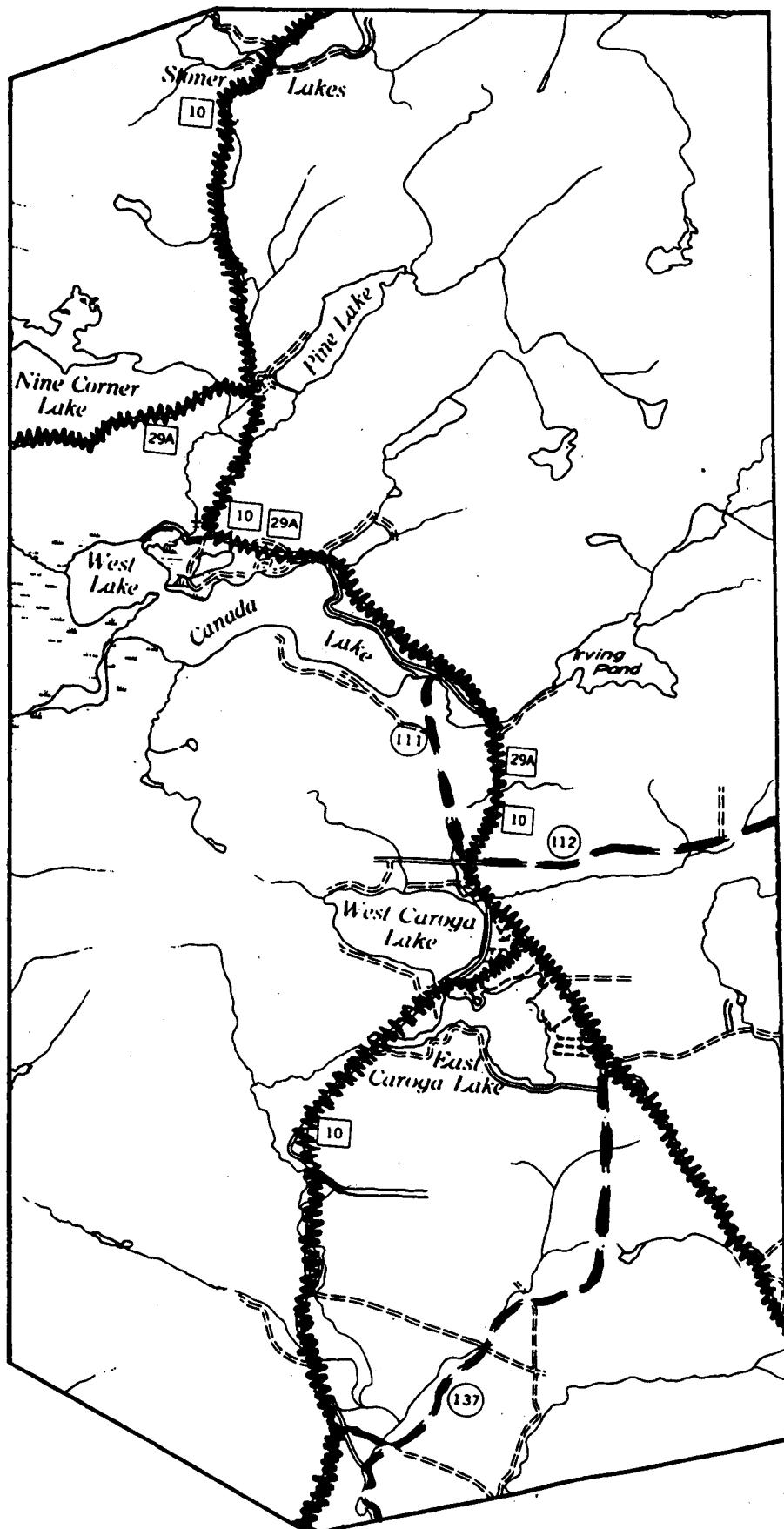
JURISDICTION

10 STATE HIGHWAY

137 COUNTY HIGHWAY

TOWN ROADS ARE NOT
NUMBERED.

Scale



through the development of Subdivision Regulations.

- Promote the improvement of roads, with particular attention to identified dangerous intersections and hazardous road segments.
- Promote the extension of County jurisdiction from the end of County Rt. 137 to New York State Route 10, or 10 A.

LOCAL ECONOMY

Goal - Enhance the economy of Caroga so as to maintain or increase job opportunities to meet the needs of residents.

Objectives -

- Provide a level of public utilities so as to meet the needs of economic expansion.
- Encourage a working relationship with the Caroga Businessmen's Association.
- Promote the development and maintenance of family oriented recreational facilities.

Entertainment - Recreational Facilities

Four Seasons Hotel
Maple Tree Knoll Restaurant
Motel Lodge
Iron Kettle Motel
Nick Stoner Inn and Restaurant
Pine Lake Amusement Park
Pine Lake Lodge
Pinnacle Restaurant
Sherman's Amusement Park
The Jammer
The Outlet Restaurant
Vrooman's Hotel
Royal Mountain Ski Area
Unger House Restaurant
Lakeside Motel
Red Wing Lodge

Retail Outlets

Canada Lake Store
Candle Shop
Caroga Curl Beauty Parlor
Chuckwagon Snack Shop
Clayt's Gas Station
Coffee Shop and Deerpatch Boutique
The Country Store
Joe's Barber Shop
Laundromat
Morris' Foodarama
Pottery Shop
The Tree Gift Shop
Kelly Lumber Company
Whispering Pines Mobile Home Sales
Willie's Pizza
Yesterday Shop
Campsite Store
Coven Hoven

Population and Housing

Goal -

- Provide all present and future residents of Caroga with the opportunity to live in adequate, safe and sanitary housing.

Objectives -

- Encourage proper maintenance of existing housing.
- Promote the conversion or rehabilitation of existing units to year-round units.
- Encourage strict enforcement of existing and future building and development regulations.
- Promote the development and adoption of subdivision regulations which will encourage the proper design and provision of utilities in housing developments.
- Encourage the use of clustering in new subdivision development.

Goal -

- Provide public utilities for the Town which adequately meet user needs.

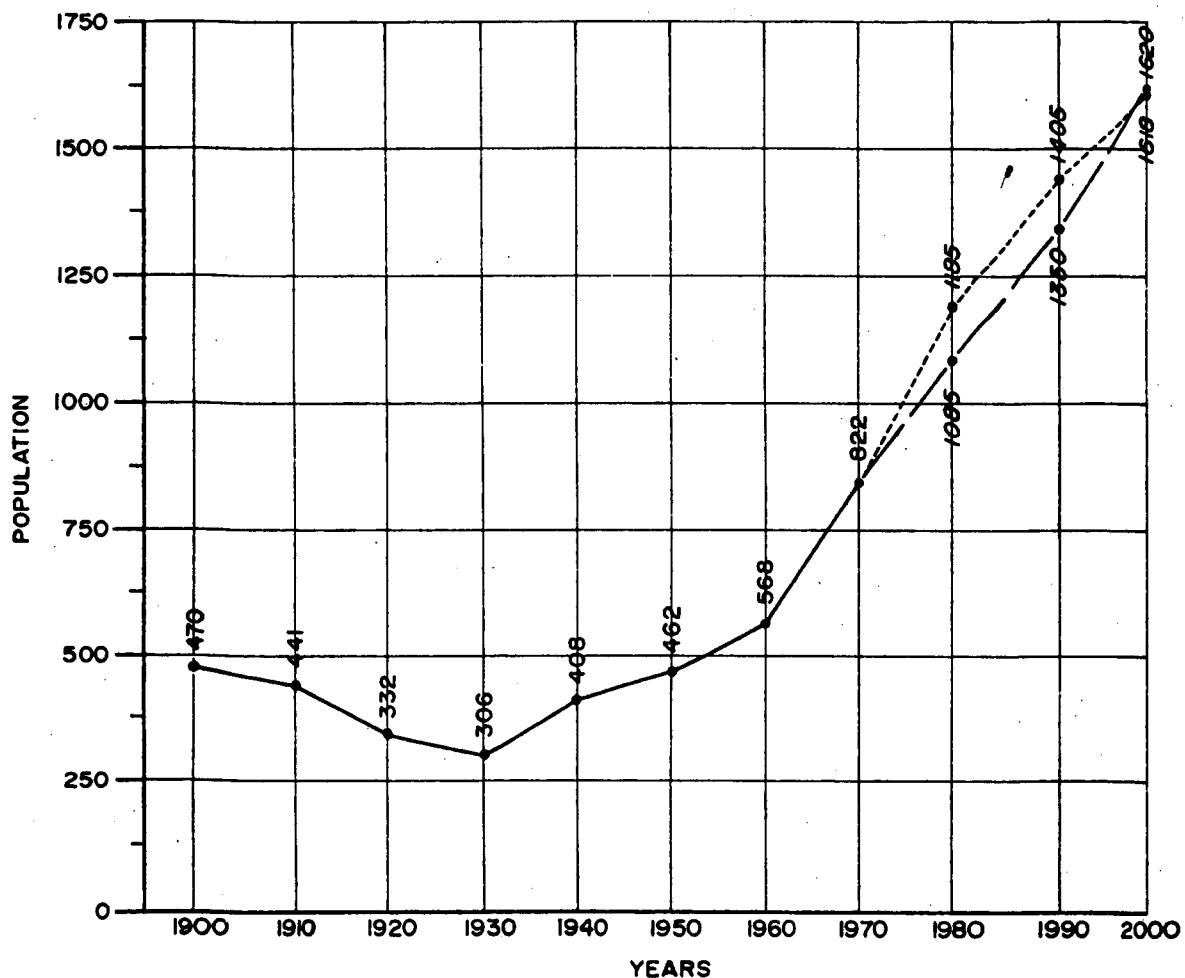
Objectives -

- Encourage the strict enforcement of the Town's sanitary regulations.
- Promote the development of septic systems which minimize public health or sanitation problems within the Town.
- Promote the development of a public recreational area in the southern portion of the Town.
- Promote the consideration of the recommendations presented in the Fulton County Comprehensive Sewerage Study.

- Encourage the Town to seek means of adequately complying to NYS part 360 landfill regulations.
- Encourage the development of a regional solution to solid waste problems.
- Encourage the development of a water system in the Town, with a possible water source being Irving Pond.

POPULATION TRENDS

1900 - 2000



- — — Calculated projection based upon Office of Planning Services Minor Civil Division share of the Economic Development Board's 1974 County estimate.
- Projection by O'Brien & Gere, Fulton-Montgomery Comprehensive Solid Waste Study.

Goal -

- To provide for orderly growth of the Town of Caroga so as to maintain the "recreational community" character of the area.

Objectives -

- Implement a land use policy through the adoption and enforcement of appropriate ordinances, local laws, and regulations.
- Direct growth to existing developed areas and promote the clustering of new development into outlying areas containing few development limitations near existing public facilities and transportation corridors.
- Protect waterfront areas from overuse with its attendant water quality deterioration through land use controls.
- Promote the protection of existing public recreation facilities in the Town.
- Promote the development of new public recreation facilities near development clusters.
- Promote a hamlet area study in the Caroga Lake Hamlet which will consider architectural concerns, pedestrian access across Rt. 29-A and the potential for residential and commercial development.
- Promote proper land management within the Town locally while recognizing the goals and objectives of the Adirondack Park Agency.
- Encourage effective regulation of abandoned vehicles and junkyards throughout the Town.
- Promote land uses which recognize and enhance the scenic beauty of the Town.

TOWN OF
CAROGA, N.Y.

EXISTING LAND USE



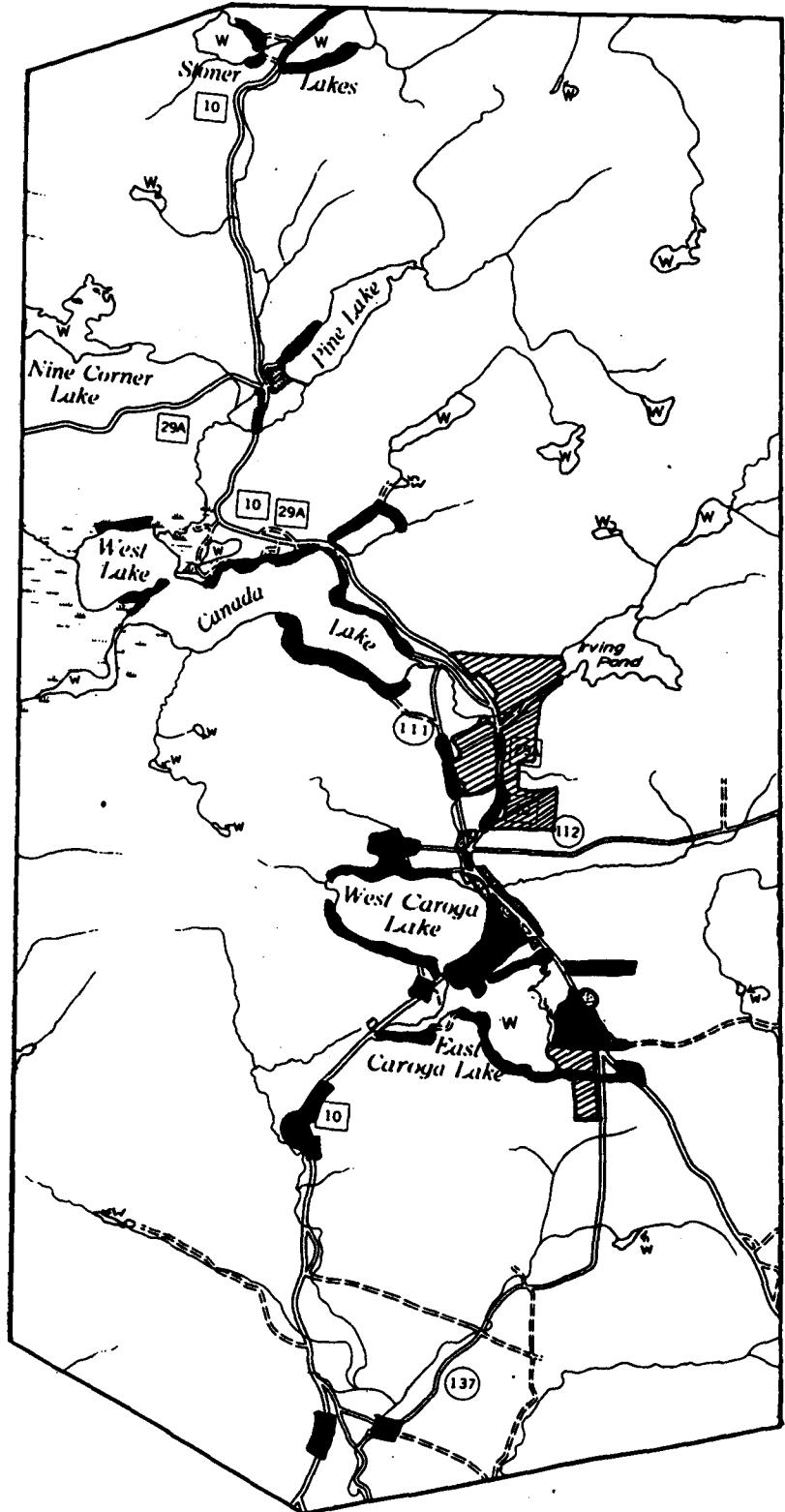
Legend

- W WATER
- RESIDENTIAL
- RECREATION
- COMMERCIAL
- OPEN SPACE

DATA SOURCE:
CORNELL UNIVERSITY LAND USE AND NATURAL
RESOURCE INVENTORY, 1968.

AERIAL PHOTOGRAPHY, 1974.
(ALL LOCATIONS ARE APPROXIMATE)

Scale



Land Use - Public Lands

Goal -

To protect and enhance the natural environment and the maximizing of recreational potential of public lands.

Objectives -

- Promote a feasibility study which will detail the recreational potential of all publicly held lands in the Town of Caroga.
- Promote a recreational plan for all Town-owned land.
- Examine alternative uses of the Town landfill site due to the eventual possibility of closing the landfill operation.

TOWN OF
CAROGA, N.Y.



Legend

PUBLIC LANDS

- NEW YORK STATE
- TOWN of CAROGA
- PRIVATE LANDS
- PRIVATE OWNERSHIP

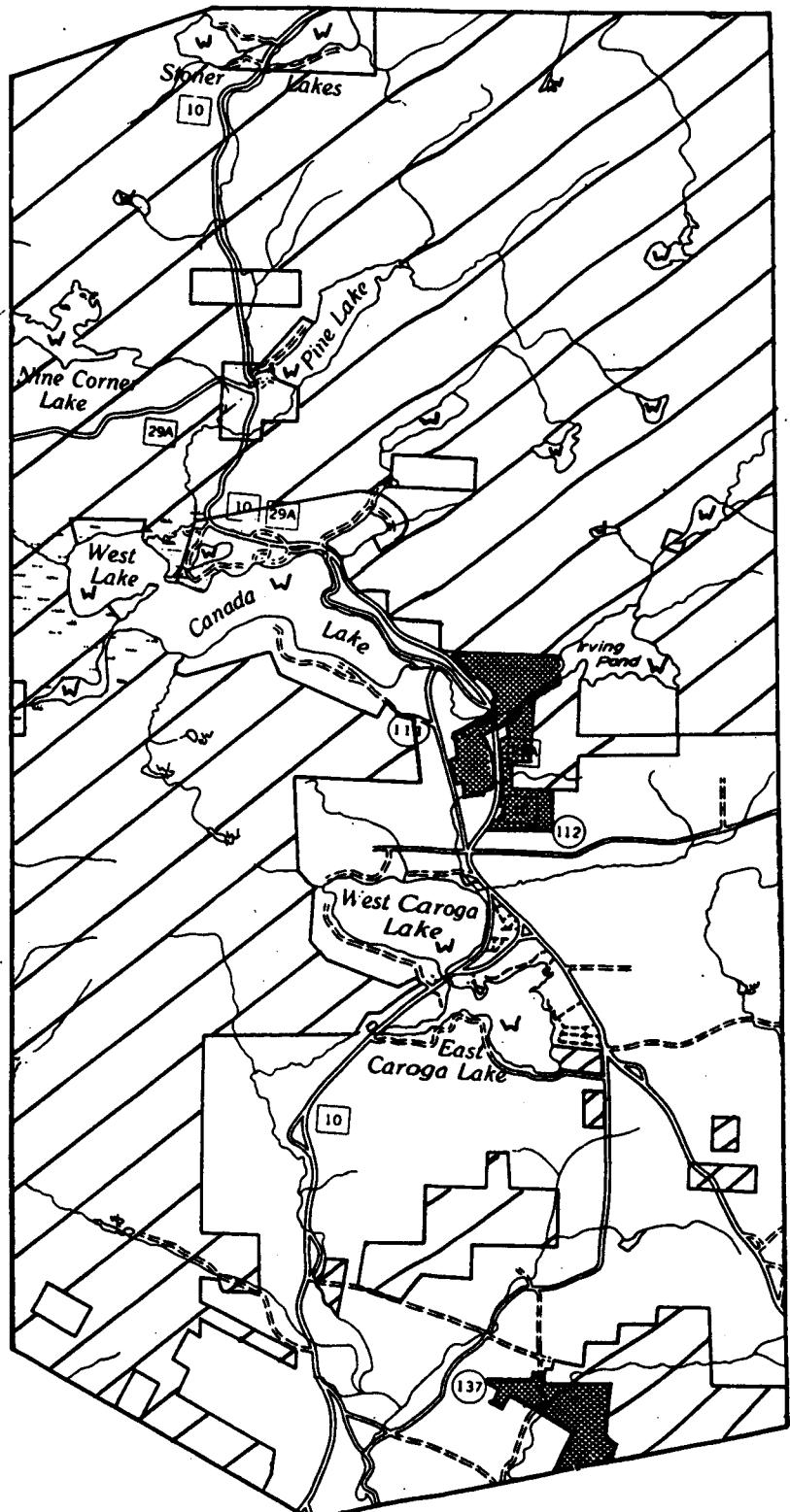
DATA SOURCE:
TOWN OF CAROGA TAX MAPS.

note: W = denotes water.

Scale



PATTERN of LAND OWNERSHIP



THE PLAN

Resort -

This classification of land includes those areas in the town most suitable for moderately dense residential/commercial development. These areas are generally close to existing developed areas in the town which presently include commercial activities. These areas are comprised of soils which are somewhat suitable for development including on site sewage disposal facilities. Water resources in these areas are generally adequate. These areas are served by good roads and utilities are available. Two general areas have been delineated; the area which presently includes the Caroga Lake hamlet and the area adjacent to Pine Lake.

Developed Lakeshore -

This classification includes those areas which generally surround the lakes and generally include those areas which are presently developed. These areas are comprised of soils which are somewhat intolerant to development and future development in these areas should be closely monitored. These areas are served by generally good roads and utilities are available.

Rural Residential -

This classification includes those areas of the town having a moderate limitation to development. The area may be characterized by the presence of one or more constraints such as poor soils, steep slopes, flood areas or limited access. These areas play a significant role in the maintenance of the rural character of Caroga. Although this area can sustain considerable development care must be taken to insure that critical resources are not hampered. A cluster development pattern is suggested for this area.

TOWN OF
CAROGA, N.Y.

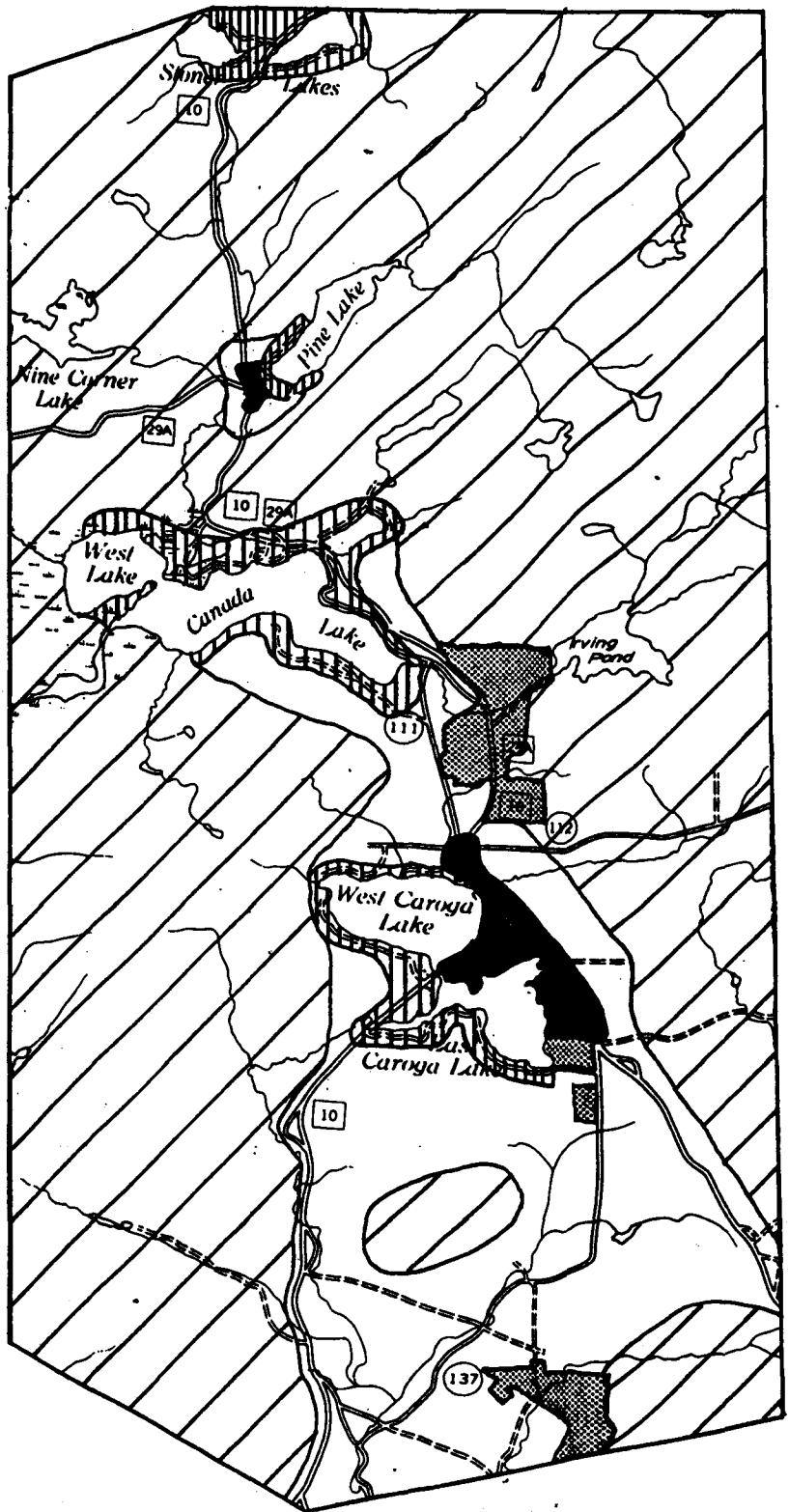
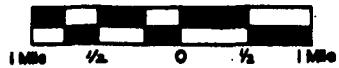
LAND USE PLAN



Legend

- RESORT
- DEVELOPED LAKESHORE
- CONSERVATION
- RURAL RESIDENTIAL
- PUBLIC FACILITIES

Scale



Conservation -

This classification includes those areas of the town comprised of significant wetlands generally limiting soil and slope conditions and state lands. Wetlands are generally intolerant to development, while development on State lands is generally prohibited. Those areas with generally limiting soil and slope conditions must be carefully assessed when development is planned in those areas, and they should be generally protected.

Public Facilities -

This classification delineates those areas which include public recreational areas and other facilities such as the town landfill. These areas should be protected and development in adjacent areas should be closely monitored in order to preserve the recreational and aesthetic value of these areas.