

1975 SURVEY REPORT  
TOWN OF CAROGA

August 13, 1975  
Fulton County Planning Department

The preparation of this report was financially aided through a grant from the State of New York, Department of State, Division of Community Affairs, pursuant to Chapter 348 of the Laws of New York of 1973.

Town Supervisor

Emma Krause

Town Planning Board

Robert Kane, Chairman  
Marie Johnson, Secretary  
Phillip Boyd  
Gordon Croucher  
George Curtin  
Paul J. Kovalovich  
Richard Lorence

Participating County Planning Staff

Harold P. Kaulfuss, Planning Director  
Paul J. O'Connor, Town Planner  
Martin Skotarczak, Draftsman  
Ola Thompson, Sr. Stenographer  
Christine Snell, Typist

TOWN OF CAROGA  
1975 SURVEY OF PUBLIC OPINION

I. GENERAL REPORT

**Purpose:**

The Caroga Town Planning Board serves as an advisory group to the Town Board concerning all issues affecting the future growth of the Town.

The development of a comprehensive and realistic Town Plan is being conducted by the Town Planning Board. A series of community goals will serve as a basis for the directions and recommendations of this plan.

Community goals are difficult to define and explain. The need for extensive citizen in-put to devise these town-wide goals has been obvious to the Planning Board. Following four meetings in the preparation of this survey, approximately 1600 forms were mailed to Town Residents, in February, 1975. It is estimated that 275 survey forms were mailed to residents with local addresses. The remaining 1325 were mailed to residents with addresses from outside the Town.

The 1975 Opinion Survey has served the following general purposes:

- Provided valuable information on the opinions and attitudes of townspeople on local services and conditions,
- provided a channel of communications for residents to make comments and suggestions to the town government,
- increased the awareness of residents that the Town Planning Board is "open" to their participation, and
- provided the Caroga Town Planning Board with a learning experience through an in-depth analysis of citizen opinions.

**Methodology:**

This survey was prepared between October, 1974 and January, 1975 by the Town Planning Board. The final survey form was mailed to all Town residents during February, 1975. The mailing list for the survey was prepared from Niagara Mohawk customer lists and from the 1974 Town tax rolls.

A total of 535 completed surveys were returned to the Planning Board. Based upon U.S. Census and Fulton County Planning Department population information, it is estimated that 31% (representing 35 returned surveys) of the residents with local Town of Caroga mailing addresses returned completed survey forms, whereas 36% (representing 450 returned surveys) of the residents with mailing addresses outside of the Town returned completed survey forms. 98.8% of the returned surveys were from people who own land in the Town of Caroga and consequently may be classified as Town Taxpayers. Town residents were encouraged to complete the surveys in a press release appearing in the Leader-Herald. Slightly more than 1/3 of the forms were completed and returned by March 30, 1975.

The survey results were tabulated by the BOCES Computer Center and analyzed by the Fulton County Planning Department.

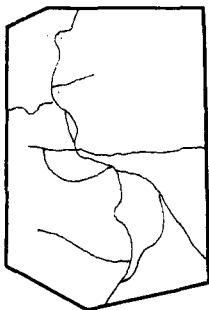
The following report is the graphic display of results printed and distributed throughout the Town, at local stores, the post office and the Town Municipal Building. One thousand copies were printed for this purpose. The final page of this report itemizes seven general conclusions drawn from the data presented.

The Technical Reports included in Part II were submitted to the Town Planning Board for their study and interpretation. Included in this section are the following:

- A. Survey of Public Opinion Report; graphic display of how seasonal and permanent residents voted on each issue, and seven general conclusions.
- B. Original Survey Form; as mailed to 1600 residents. Form includes the numbers tabulated from the 531 returned surveys.
- C. Results Based on Residency; percentage tabulations for total of respondents as well as seasonal and permanent respondents.

D. Town Attractiveness Comments; categorization of the 540 responses given to the question of what attracted residents to settle in Caroga. Categories are ranked in order of importance.

E. Betterment Comments; 473 comments are categorized and briefly summarized. The survey form invited respondents to give suggestions on how to better the Town. Comments organized into 27 categories listed in an order based upon frequency of being mentioned.



## TOWN OF CAROGA 1975 SURVEY OF PUBLIC OPINION

### INTRODUCTION

This report presents the results of a public opinion survey conducted by the Caroga Town Planning Board. The survey was conducted to assess citizen attitudes toward their environment, local ordinances, town growth and economic development.

The information resulting from this survey is being utilized to develop a series of goals and objectives, as the foundation for a future Town Plan. The citizen in-put needed for a comprehensive and representative plan has been partially provided through this opinion survey.

### METHODOLOGY

In October 1974, the Caroga Town Planning Board decided to design and implement a public opinion survey. One thousand six hundred (1,600) forms were mailed during February 1975. The mailing list was developed from both the 1974 tax rolls and mailing labels provided by Niagara Mohawk Corporation.

Slightly more than 1/3, or a total number of 535 survey forms, were completed and returned to the Planning Board. The BOCES Computer Center tabulated all of the responses by residency status, age, number of years spent in Town, and by the type of dwelling in which people reside.

These tabulations, combined with all written comments, have been analyzed by the Fulton County Planning Department and the Town Planning Board.

The preparation of this report was financially aided through a grant from the State of New York, Department of State, Division of Community Affairs, pursuant to Chapter 348 of the Laws of New York of 1973.

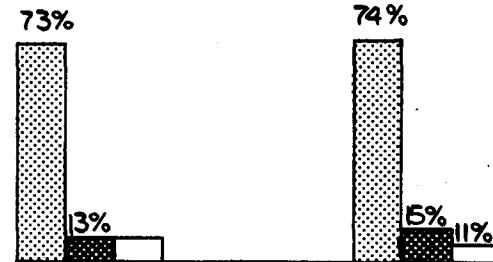
The twenty-two issues displayed below show how the 85 permanent residents and the 472 seasonal respondents voted in percentage terms:

PERMANENT  
RESIDENTS

SEASONAL  
RESIDENTS

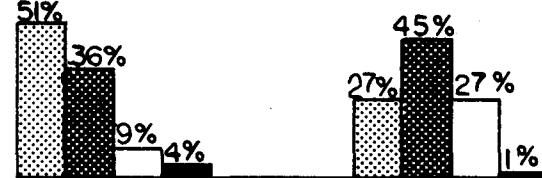
1. Would you be interested in attending a planning board meeting?

- Yes
- No
- No response given



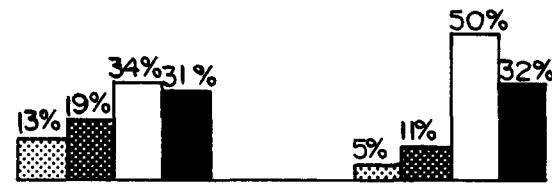
2. Indicate the average number of people in your household:

- 1 or 2 persons
- 3 or 4 persons
- 5 or more persons
- No response



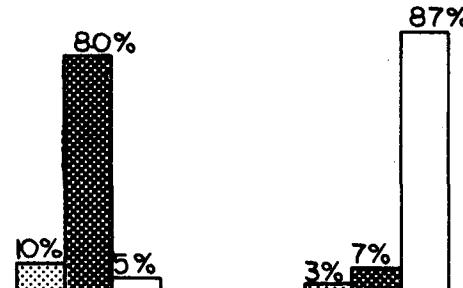
3. Which age group are you in?

- Under 20
- 21-40
- 41-61
- 62+



4. Type of dwelling you live in?

- Mobile Home
- Single Family House
- Camp-Cottage

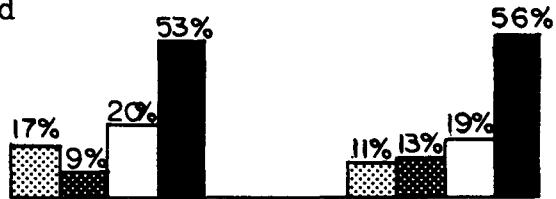


PERMANENT  
RESIDENTS

SEASONAL  
RESIDENTS

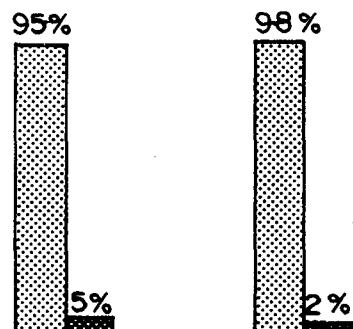
5. How many years have you resided in Caroga?

- Five or less years
- Five to ten years
- Ten to twenty years
- Twenty years plus



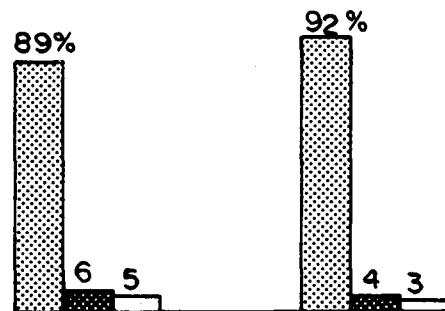
6. Do you own land in the Town?

- Yes
- No



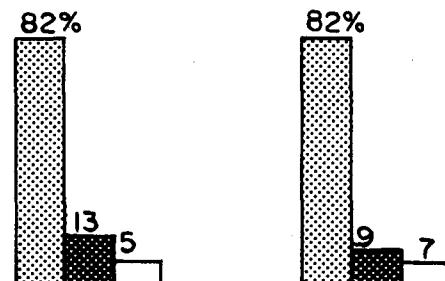
7. Is the Town's Sanitary Code necessary?

- Yes
- No
- Don't know



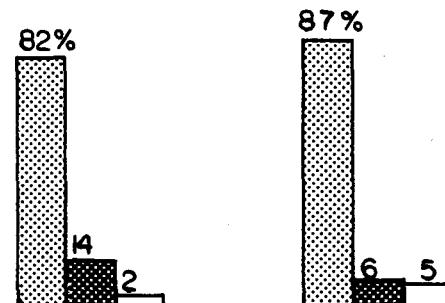
8. Is the Town's Building Code necessary?

- Yes
- No
- Don't know



9. Is the Town's Mobile Home Ordinance necessary?

- Yes
- No
- Don't know

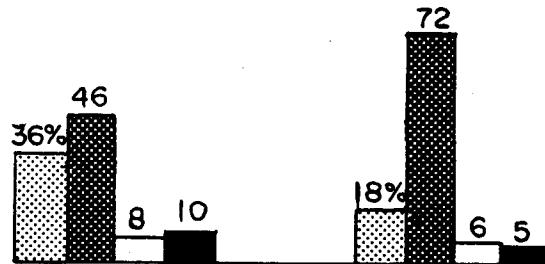


PERMANENT  
RESIDENTS

SEASONAL  
RESIDENTS

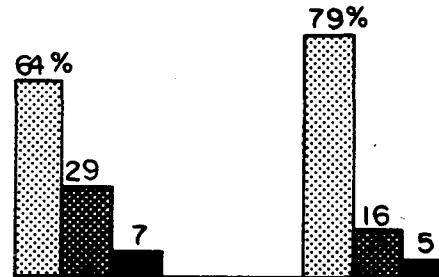
10. Your choice on the Town's population growth?

- Increase
- Maintain same
- Decrease
- No response



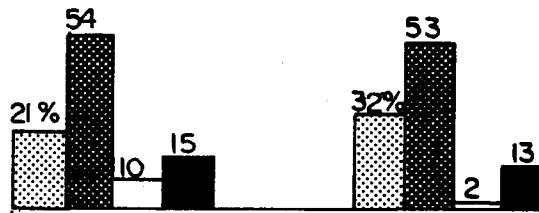
11. Your choice on Zoning for the Town?

- I would like
- I would not like
- No response



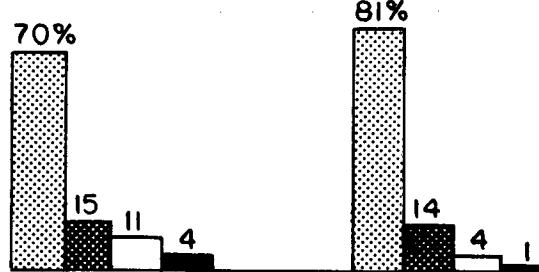
12. Regarding the Adirondack Park Agency, should the Town?

- Accept regulations as is
- Regain local control
- Other
- No Response



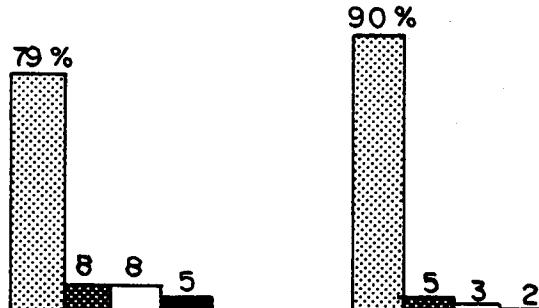
13. Should the Town limit horse-power size on the lakes?

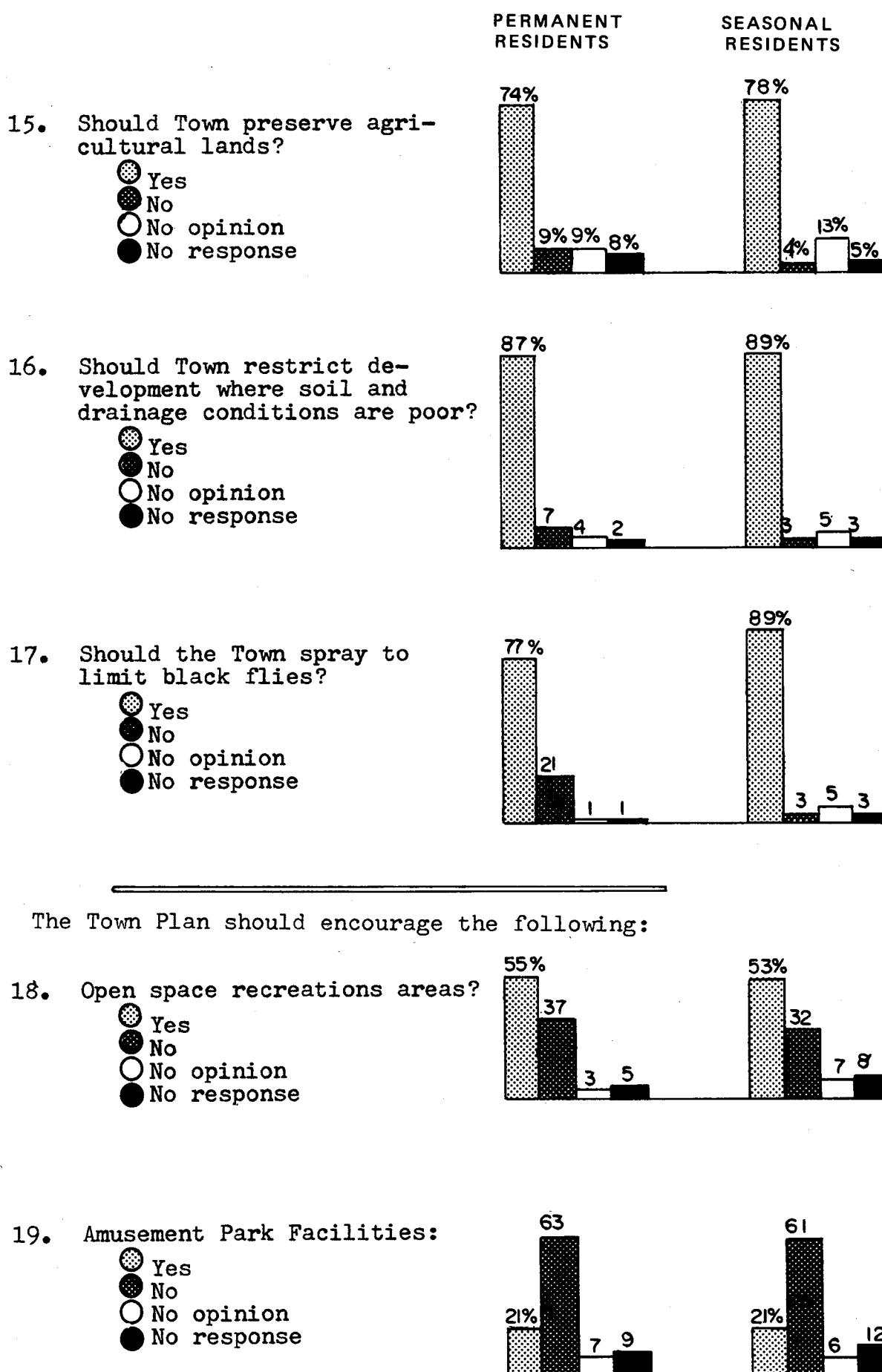
- Yes
- No
- No opinion
- No response



14. Should Town protect wetlands and swamps?

- Yes
- No
- No opinion
- No response



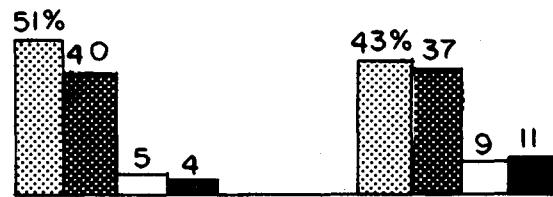


PERMANENT  
RESIDENTS

SEASONAL  
RESIDENTS

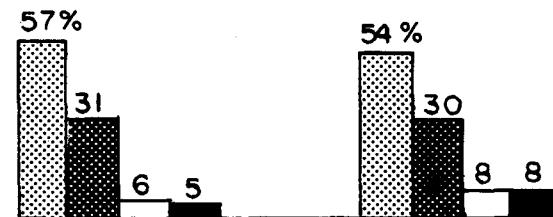
20. Tourist-lodging facilities:

- Yes
- No
- No opinion
- No response



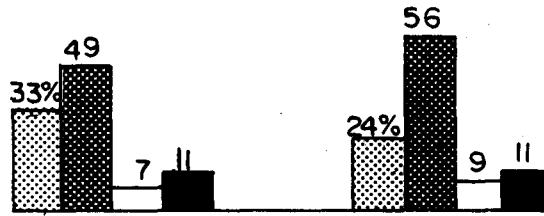
21. Stores, shops, home crafts:

- Yes
- No
- No opinion
- No response



22. Light industry:

- Yes
- No
- No opinion
- No response



## SUMMARY OBSERVATIONS

-The majority of seasonal and permanent residents own land, are over 41 years old, have resided in the Town more than ten years, and have an expressed interest in Planning Board activities. Permanent and seasonal respondents differ, in that more permanent residents have smaller families, more are in younger age brackets and the majority reside in single-family houses. Based upon survey results, the average number of persons per household are; 3.9 persons per seasonal household and 2.9 persons per permanent household.

-The Town's Sanitary Code, Building Code and Mobile Home Ordinance have widespread support, both from permanent and seasonal residents.

-Considerable support exists for designing a Town Zoning Ordinance and for attempts made to regain local control of land uses from the Adirondack Park Agency.

-Both permanent and seasonal residents have equally serious environmental concerns for wetlands, agricultural lands and the limiting factors of soil and drainage conditions. A majority of all residents see a need for limiting horsepower sizes on the lakes and a need for spraying to limit black flies.

-Seasonal and permanent residents are opposed to more Amusement Parks and to the development of light industry. Yet, general support exists for more open space recreation, tourist-lodging facilities and the development of more stores, shops and home craft operations.

-Seasonal residents tend to be more strongly associated with preservation concerns. They are overwhelmingly in favor of the population of the Town remaining the same (72% seasonal vs. 46% permanent) and for the Town to have a Zoning Ordinance (79% seasonal vs. 64% of the permanent respondents).

-Permanent residents tend to be more strongly in favor of economic growth for the Town and slightly less concerned with environmental issues. They are somewhat more in favor of population growth (36% permanent vs. 18% of the seasonal), development of light industry (33% permanent vs. 24% of the seasonal), stores and shops (57% permanent vs. 54% of the seasonal), and tourist-lodging facilities (51% permanent vs. 43% of the seasonal respondents).

# TOWN OF CAROGA PLANNING PROGRAM

## SURVEY OF PUBLIC OPINION

To the Residents of Caroga,

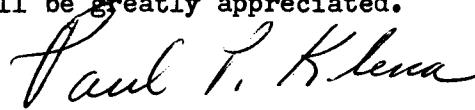
The Town of Caroga Planning Board is currently conducting a Town Planning Program. The Planning Board would like to be sure that the feelings of all the Town's residents are considered in this planning process. To achieve this end, the Planning Board has prepared the following set of questions about the Town. It is hoped that all the residents and interested persons will respond to these questions so as to provide guidance to the Planning Board.

The Adirondack Park Agency (APA) presently regulates the densities of development allowed in Caroga. The New York State Legislation for A.P.A. encourages individual Towns to design their own regulations, reflecting local concerns of local citizens. This opinion survey is being conducted with the objective of finding out local feeling and issues on several subjects.

In the future, a public informational meeting will be scheduled for the purpose of explaining the Town Planning Program in general and the results of this opinion survey in particular. It is our hope that the citizens of the Town will see the completion of this opinion survey and attending this information meeting as opportunities to participate in planning for the future of Caroga.

Please return the completed survey forms by mail or in person to the Municipal Office Building, Caroga Planning Board, Caroga Lake, NY 12032. All responses should be completed and returned no later than March 15, 1975.

Your participation will be greatly appreciated.



Paul P. Klena, Chairman  
Town of Caroga Planning Board

Survey Results as of April 10, 1975  
Total of 531 Surveys  
F.C.P.D.

### I. EXISTING PLANNING MEASURES

- A. A Sanitary Code (regulation of sanitary and plumbing facilities) was adopted for the Town of Caroga in 1968, following the serious pollution problems of Caroga Lake in 1968. Do you feel that the adoption of a Sanitary Code was necessary? 484 Yes 20 No 20 Don't know.
- B. A Building Code (regulation of the construction and design of buildings to provide safeguards from fire and health hazards, from structural deficiencies, etc.) was adopted in Caroga in 1972. Do you feel that the adoption of a Building Code was necessary? 429 Yes 52 No 35 Don't know.
- C. A Mobile Home Park Ordinance (to regulate the occupancy and maintenance of mobile homes, etc.) was adopted in Caroga in 1972. Do you feel that the adoption of a Mobile Home Ordinance was necessary? 452 Yes 40 No 26 Don't know.

### II. TOWN GROWTH

- 1. Residence Status (Please Check One)  
 35 Permanent/year round  
 415 Summer seasonal (months per year   )  
 55 Winter seasonal (months per year   )  
 7 Short term guest
- 2. Do you own land in Caroga? 517 Yes 6 No

YOU NEED NOT SIGN THIS QUESTIONNAIRE - INFORMATION IS  
ANONYMOUS

3. Please check one of the following alternatives:

213 Increase the population of Caroga  
 257 Maintain the same population of Caroga  
 34 Decrease the population of Caroga

4. Please check one of the following general goals:

393 I would like zoning controls in the Town of Caroga.  
 94 I would not like zoning controls in the Town of Caroga.

Comments \_\_\_\_\_

5. Do you feel the Town should encourage the development of new:

	Yes	No	No Opinion
Open space recreation areas	398	166	36
Amusement park facilities	114	218	31
Tourist, lodging facilities	234	203	43
Stores, shops, home crafts	295	159	37
Light industry	138	296	46

6. The Adirondack Park Agency (APA) regulates the density and uses of land in Caroga. The APA law encourages towns to design their own local zoning with the objective of regaining local control of local projects.

For areas now regulated by APA, should the Town:

142 accept existing situation of APA control  
 287 attempt to regain local control through zoning  
 250 other \_\_\_\_\_

### III. ENVIRONMENT

Should Caroga attempt to:

	Yes	No	No Opinion
Limit horsepower size of motors on the lakes	422	76	26
Protect water supplies by preserving wetlands & swamps	370	26	22
Preserve remaining agricultural lands	407	29	63
Restrict development where soil and drainage conditions are unsuitable	476	17	24
Spray to limit the number of black flies	444	67	12

### IV. RESIDENT DATA

1. Were you born in Caroga? 9 Yes 513 No  
 If you were not born in Caroga, what attracted you here?

2. How long have you lived or vacationed in Caroga? 31 year  
665 years (or less) 68 10 years (or less) 97 20 years (or less) 279 20+

3. What is your present occupation?  
 In what city or village do you work?

4. In what type of dwelling do you live in Caroga?  
19 Mobile home 0 apartment 2 2-family home  
100 single-family home 390 seasonal camp/cottage

5. In what type of dwelling would you prefer to live in Caroga?  
17 Mobile home 2 apartment 2 2-family home  
169 single family home 300 seasonal camp/cottage

6. While staying in Caroga, what is the average number of people living in your household?

7. Please indicate the age group you are in: 0 under 20  
77 21-40 266 41-61 175 62+

8. Would you attend a public information meeting concerning Caroga's Planning Board activities? 323 Yes 69 No

9. Optional Information: What is your average family income?  
35 \$0-4,999 100 \$5,000-11,999 175 \$12,000-24,999 59 over \$25,000

10. My suggestions for the betterment of Caroga are:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

The general results of this questionnaire will be made public after they have been tabulated.

No individual responses will be published.

Thank you for your cooperation.

RESULTS BASED ON RESIDENCY

Part I - Planning Measures

<u>Issue:</u>	<u>Total %</u>	<u>Permanent %</u>	<u>Seasonal %</u>
1. Necessity of Sanitary Code?			
Yes	91.4	88.8	92.1
No	3.7	5.6	3.6
Don't Know	3.7	5.6	2.8
No Response	1.3	0	1.5
2. Necessity of Building Code?			
Yes	81.2	82.1	81.9
No	9.6	13.4	8.6
Don't Know	6.8	4.5	6.5
No Response	2.6		3.0
3. Necessity of Mobile Home Ordinance?			
Yes	85.8	82.1	87.0
No	7.3	13.4	5.7
Don't Know	4.9	2.2	5.4
No Response	2.1	2.2	1.9
Part II - Town Growth			
5. Ownership of land in Town?			
Yes	97.0	95.5	98.0
No	1.6	4.5	.8
No Response	1.4		1.3
6. Alternative choices on population growth?			
Increase	21.6	35.8	17.9
Maintain	66.4	46.4	71.6
Decrease	6.2	7.8	5.7
No Response	5.8	10.0	4.8
7. Zoning for Town?			
Would Like	75.5	64.2	78.9
Would Not Like	18.5	29.1	15.8
No Response	6.0	6.7	5.3

<u>Issue:</u>	<u>Total %</u>	<u>Permanent %</u>	<u>Seasonal %</u>
---------------	----------------	--------------------	-------------------

8. Need for open space recreation areas?

Yes	54.0	55.3	52.7
No	32.0	36.8	31.7
No Opinion	6.5	3.4	7.3
No Response	7.5	4.5	8.3

9. Need for more Amusement Parks?

Yes	21.7	21.2	21.0
No	60.7	63.1	60.8
No Opinion	6.3	6.7	6.3
No Response	11.2	8.9	11.9

10. Need for tourist, lodging facilities?

Yes	45.2	51.4	43.3
No	37.6	39.7	37.5
No Opinion	7.6	4.5	8.7
No Response	9.2	4.5	10.6

11. Need for stores, shops, home crafts?

Yes	55.0	57.5	53.8
No	30.3	31.3	30.2
No Opinion	7.5	5.6	8.3
No Response	7.3	5.6	7.7

12. Need for light industry?

Yes	25.4	33.5	23.8
No	55.6	48.6	56.4
No Opinion	8.3	6.7	8.9
No Response	10.7	11.2	10.9

13. A.P.A. regulations?

Accept as is	30.0	21.2	32.2
Regain Local	53.0	54.2	53.0
Other	3.4	10.1	2.1
No Response	13.6	14.5	12.7

### Part III- Environment

14. Limit Horsepower size on Town's lakes?

Yes	79.4	70.4	81.4
No	13.9	15.1	13.5
No Opinion	5.1	11.2	3.9
No Response	1.5	3.4	1.2

<u>Issue:</u>	<u>Total %</u>	<u>Permanent %</u>	<u>Seasonal %</u>
---------------	----------------	--------------------	-------------------

15. Protect wetlands & swamps?

Yes  
No  
No Opinion  
No Response

87.7	78.8	89.8
5.2	7.8	4.6
4.5	7.8	3.5
2.6	5.6	2.0

16. Preserve agricultural lands?

Yes  
No  
No Opinion  
No Response

77.6	74.3	78.0
5.0	8.9	4.2
11.6	8.9	12.7
5.5	7.8	5.1

17. Restrict by soil/drainage,  
etc.?

Yes  
No  
No Opinion  
No Response

89.0	86.6	89.3
3.7	6.7	3.5
4.4	4.5	4.8
2.8	2.2	2.5

18. Spray to limit black flies?

Yes  
No  
No Opinion  
No Response

86.2	77.1	89.3
7.2	20.7	3.5
4.1	1.1	4.8
2.6	1.1	2.5

---

#### Part IV - Resident Data

19. Were you born in Caroga?

Yes  
No  
No Response

1.5	8.9	
93.1	84.4	95.3
5.4	6.7	4.7

21. Length in years residing  
in Town?

1 year  
5 years  
10 years  
20 years  
20 + years  
No Response

.8	1.1	.3
12.3	14.5	10.4
12.2	8.9	12.8
18.3	20.1	19.1
53.7	53.1	56.0
2.6	2.2	13.8

Issue:Total %Permanent %Seasonal %

24. What type of dwelling do you live in?

Mobile Home  
Apartment  
Two-Family  
Single-Family  
Seas. camp/cottage  
No Response

4.0	10.1	3.0
.2	1.1	
19.4	79.3	7.2
71.1	5.0	87.3
5.2	4.5	2.5

25. What type of dwelling do you prefer?

Mobile Home  
Apartment  
Two-Family  
Single-Family  
Seas. camp/cottage  
No Response

2.8	6.7	1.8
1.3	4.5	.7
2.6	4.5	1.0
30.3	63.7	22.5
55.0	6.1	67.4
8.0	14.5	6.5

26. Average number in household?

1  
2  
3  
4  
5  
6  
7  
8  
No Response

4.3	8.9	3.1
26.9	42.5	23.9
18.5	22.3	17.7
24.3	13.4	27.2
10.0	2.2	11.2
9.1	3.4	10.4
2.9	2.2	2.9
1.9	1.1	2.1
2.1	3.9	1.4

27. Your age group?

Under 20  
21 - 40  
41 - 61  
62 +  
No Response

6.4	13.4	4.6
14.4	18.9	11.2
46.3	34.1	49.5
30.4	31.3	32.2
2.6	2.2	2.4

28. Interested in attending Planning Board meeting?

Yes  
No  
No Response

73.3	73.2	74.3
14.0	13.4	14.6
12.7	13.4	11.1

29. Average family income?

0 - 4,999  
5 - 11,999  
12 - 24,999  
25,000 +  
No Response

6.4	11.2	5.7
16.4	18.9	16.6
30.8	17.9	33.3
10.7	.5	13.1
35.6	51.9	31.3

RESULTS BASED ON RESIDENCY  
GENERAL DATA SUMMARY

Part I - Planning Measures

The Town Sanitary Code, Building Code and Mobile Home Ordinance have widespread support, ranging from 81% to 91% of survey respondents claiming that these regulations are necessary. In no case do seasonal or permanent respondents differ significantly on these issues.

Part II - Town Growth

The vast majority (66%) believe that the population of the Town should be maintained at its' present level. Seasonal residents are considerably more in favor (71.6%) of maintaining the same population than are permanent residents (46.4%). 35.8% of the permanent residents want the population to increase, whereas only 17.9% of the seasonal residents voted for a population increase.

Zoning for the Town is endorsed by 75.5%. Slightly more seasonal residents (78.9%) favor zoning than do permanent residents (64.2%). Two times as many permanent residents are opposed to zoning (29.1% vs. 15.8%).

Concerning future Town needs, permanent and seasonal residents equally support more open space recreation areas, the development of stores, shops and home crafts and they equally are opposed to more Amusement Parks. The need for tourist-lodging facilities is more strongly favored (51.4%) by permanent residents than by seasonal residents (43.3%). Approximately one-half of the respondents are opposed to light industry locating in the Town. Permanent respondents (33.5%) are slightly more in favor than seasonal respondents (23.8%) to allow light industry to locate here.

Adirondack Park Agency regulations should be returned to local control according to 53% of the respondents. Slightly more seasonal residents (32.2%) feel that the regulations should be accepted as they are than do permanent residents (21.2%).

Part III - Environment

Significant support exists for limiting horsepower size on the lakes, with slightly more support (81.4%) from seasonal than permanent residents (70.4%).

Wetlands and swamps should be preserved (87.8%), with more seasonal (89.8%) favoring this action than permanent residents (78.8%).

Equal support of seasonal and permanent residents has been given to preserving agricultural lands (77.6%) and restricting development where soils and drainage are limited (89%).

Most respondents favor spraying to limit black flies, although seasonal residents are more in favor (89.3%) than permanent residents (77.1%).

#### Part IV - Resident Data

97% of the survey respondents are Town Taxpayers. 93% of the respondents were not born in the Town of Caroga (84% permanent and 95% seasonal). 72% of the respondents have resided in the Town for ten years or more (73.2% permanent and 75.1% seasonal).

The majority of seasonal residents (87.3%) live in camps or cottages and the majority of permanent residents (79.3%) live in single-family dwellings. 10% of the permanent residents live in mobile homes, whereas only 3% of the seasonal residents live in mobile homes.

Several respondents who do not live in apartments or two-family homes would prefer these types of dwellings. This preference for rental-types of housing have been requested primarily by permanent residents.

The largest percentage (42.5%) of permanent residents have two-member households, whereas the largest percentage (27.2%) of seasonal residents have four-member households. Seasonal residents have significantly larger families than do permanent residents.

The largest percentage (46.3%) of all respondents are between the ages of 41-61 years of age.

Most respondents (73.3%) are interested in attending planning board meetings.

OPINION SURVEY OF 1975  
TOWN ATTRACTIVENESS

The following categories have been summarized from the 540 responses given on the opinion survey form to the question: "If you were not born in Caroga, what attracted you here?" A total of 79% of the survey forms returned to the Planning Board gave answers to this question.

The purpose for asking what attracted Town of Caroga property owners was to attempt an identification of the positive qualities of the Town. These positive qualities are Town assets possibly deserving either recognition, protection or enhancement.

Property Owners were attracted to Caroga for the following reasons:

Rank Order #	Categories of Town Attractiveness	# of References	% of References
1	The natural beauty, natural environment, the mountains, the Adirondack Park and the woods.	77	19%
2	The lakes; their beauty, cleanliness and recreational values.	78	19%
3	Owned, inherited or purchased land in Caroga, or their parents settled here.	47	12%
4	The Town's recreational opportunities, including passive and active recreational activities.	43	11%
5	Good location, such as near cities, near Gloversville and Johnstown, convenient to home.	39	10%
6	The scenic, rural town atmosphere; a small town, wide-open spaces and non-commercialized.	38	10%
7	The summer climate and the fresh, clean air.	36	9%
8	The peace and quiet of the Town.	27	7%
9	Hunting, fishing and camping.	24	6%
10	Relatives and friends attracted them to Caroga.	18	5%
11	The nice, friendly people of the Town.	12	3%
12	The small population of the Town.	10	3%

Rand Order #	Categories of Town Attractiveness	# of References	% of References
13	Employment or business opportunities in or near Caroga.	4	1%
14	The local school system.	3	1%
15	Dancing at Sherman's in the 1930's.	2	½%
16	Privacy and health reasons.	2	½%

As indicated in the chart above, the most important assets in attracting Town property owners has been the condition and beauty of the entire natural environment, including the lakes, mountains and forests of the Town.

In importance, a second group of categories would include the following reasons; rural-small-town atmosphere, peace and quiet, friendly people and a small population.

1975 OPINION SURVEY  
BETTERMENT COMMENTS

The last section of the opinion survey encouraged respondents to give their "suggestions for the betterment of Caroga."

A total of 473 responses were volunteered, representing approximately 89% of the returns included suggestions.

All suggestions offered have been categorized into several groups. The categories, the number of responses given and a brief summary are included in this report.

The order in which these categories are presented is based upon the total number of comments offered in a particular category. The largest group of comments consists of 43 comments and is presented first with the smallest category presented last, consisting of two comments.

1. Messages to the Planning Board: 43 comments.

Fourteen comments referred to the need for more public information, such as newsletters and open meetings. Other comments expressed compliments on the opinion survey, the need for various technical studies and requests for improved political leadership.

2. Sanitary Situation: 40 comments.

Eleven suggestions for a public sewer system. Seventeen comments on the need for strict enforcement of the Sanitary Code. Other comments concerned specific pollution problems and the need to discourage development.

3. Police Controls: 35 comments.

Sixteen comments expressed a need for speed limit controls on the roads. Ten comments indicated a need for better police protection in general. Other comments cited safety problems from hunters, the safety of bathers along the West Caroga Beach front from automobiles, the need to stop horses from using roads frequented by pedestrians and restrictions on motor cycle users.

4. Tourist-Recreation Needs: 33 comments.

Seven comments asked for more youth activities and for increased tourism. Six comments asked for more Town involvement in recreation. Other comments indicated a need for winter sports, a general increase in recreational opportunities in the Town and the need for more advertisement.

5. Town's Environment: 30 comments.

Ten comments asked that the natural environment be preserved. Nine comments suggested that the population of the Town be kept low. Other comments concerned the natural beauty and attractiveness of the Town.

6. Taxation: 30 comments.

Eleven comments on the high taxes paid by seasonal residents for such few services. Eight comments suggest that taxes should be lowered. Two comments asked for tax relief or they will be forced to move from Town. Four comments were on the lack of fairness in the tax system.

7. Roads: 25 comments.

Nine comments asked for improved road conditions and services in general. Fourteen comments referred to a variety of specific road problems ranging from a need for widened roads to improved street lighting. Two comments were opposed to oiling roads which drain into the lakes.

8. Zoning Ordinance: 24 comments.

The majority of comments indicate either the basic need for a zoning ordinance in the Town or the specific need to limit certain types of development. Four comments identified the need for a fair and judicious zoning ordinance.

9. Regulating the Lakes: 23 comments.

Eight comments asked that horsepower size on the lakes be limited. Several other comments asked for motorless days, limiting water skiing to certain hours, and the prohibition of all motors from the lakes.

10. Mobile Homes: 22 comments.

Seven comments expressed opposition to mobile homes in the Town. Thirteen comments indicated a need for controls over the locations and conditions of mobile homes. Two comments were in favor of mobile homes in the Town.

11. Building Code: 17 comments.

Most of the comments indicated the need to remove eyesores and half-torn down buildings. One suggestion described the need for an ordinance to require certain standards be met before converting from seasonal to permanent dwellings.

12. Garbage-Trash Pick-Up: 16 comments.

In general, respondents see a need for considerable improvement in the garbage pick-up system. Several comments indicate the need for days being designated as special clean-up, pick-up days.

13. Appearance of Businesses: 16 comments.

Specific homes and businesses were identified as "eyesores." One comment suggested an appearance such as found in Speculator.

14. Business Suggestions: 16 comments.

Suggestions included improved food markets, laundramats, gas station and a restaurant open every day. New business suggestions included boat rentals, tennis courts, softball diamond, par 3 golf course, shuffle board courts, home crafts, antique stores, and bait store.

15. Dogs: 14 comments.

All 14 suggestions referred to the need for a leash law.

16. Golf: 14 comments.

Seven comments asked for an enlarged golf course. Four comments recommended lower fees for residents. Other comments asked for an improved course and for winter skiing and sledding useage.

17. Relationship to Seasonal Residents: 11 comments.

All comments generally ask for a more positive and friendly attitude of permanent residents toward seasonal residents.

18. General Code Comments: 10 comments.

Comments either saw codes as an infringement on property owners or indicated a need to more fully enforce existing ordinances.

19. Motorized Use Problems: 10 comments.

Comments referred to the need to place restrictions on motorcycle and snowmobile uses.

20. Taverns: 8 comments.

Comments primarily referred the need to limit the number of bars in the Town. Two comments refer to avoiding a "honky-Tonk" atmosphere.

21. Problem of Commercialism: 8 comments.

All comments referred to the need to avoid commercialization of the Town.

22. The Lakes: 8 comments.

Comments on a variety of lake problems, including dredging channels, maintaining water levels, clearing weeds and keeping water clean.

23. Black Flies: 7 comments.

Concern is expressed primarily for improved forms of mosquito control. Two comments favored spraying to limit black flies.

24. Junk Cars: 4 comments.

Suggestions to clean up yards and to prohibit junk cars in yards.

25. Noise: 4 comments.

All comments recommended less noise through certain noise controls.

26. Schools: 3 comments.

Two comments favored closing local schools through consolidation. One comment suggested more "say" for seasonal residents.

27. Industry: 2 comments.

Both comments favored attracting light-clean industry to the Town.