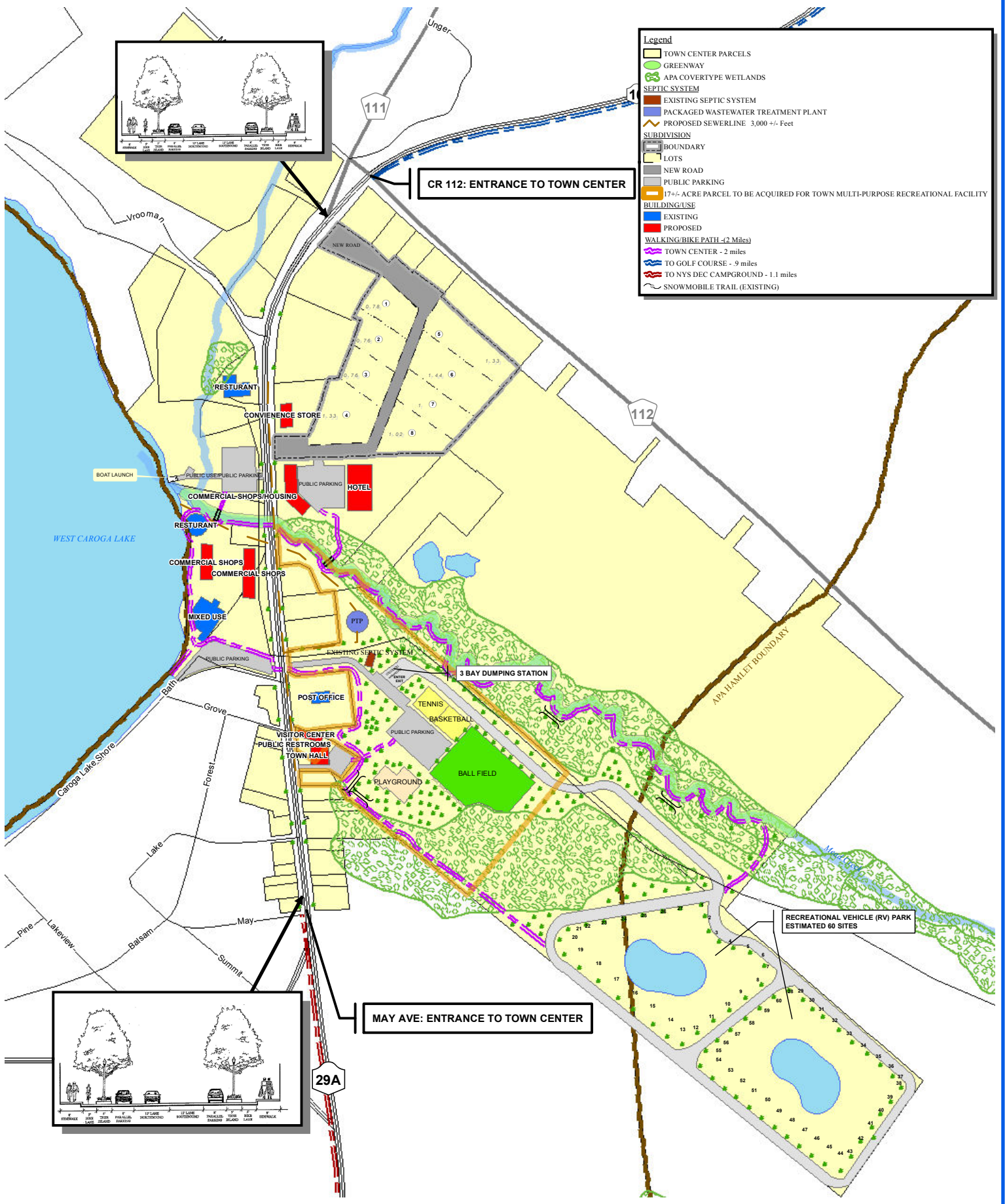


TOWN OF CAROGA COMPREHENSIVE PLAN



2011

The Vision.....Town Center



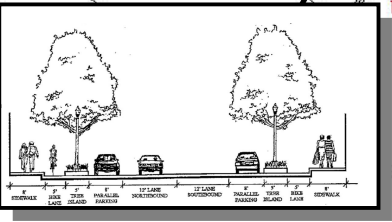
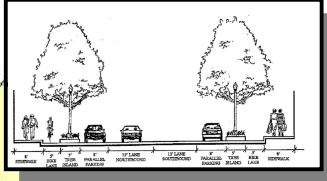
Legend

- TOWN CENTER PARCELS
- GREENWAY
- APA COVERTYPE WETLANDS
- SEPTIC SYSTEM
 - EXISTING SEPTIC SYSTEM
 - PACKAGED WASTEWATER TREATMENT PLANT
 - PROPOSED SEWERLINE 3,000 +/- Feet
- SUBDIVISION
 - BOUNDARY
 - LOTS
 - NEW ROAD
 - PUBLIC PARKING
 - 17+/- ACRE PARCEL TO BE ACQUIRED FOR TOWN MULTI-PURPOSE RECREATIONAL FACILITY
- BUILDING/USE
 - EXISTING
 - PROPOSED
- WALKING/BIKE PATH (-2 Miles)
 - TOWN CENTER - 2 miles
 - TO GOLF COURSE - 9 miles
 - TO NYS DEC CAMPGROUND - 1.1 miles
 - SNOWMOBILE TRAIL (EXISTING)

CR 112: ENTRANCE TO TOWN CENTER

MAY AVE: ENTRANCE TO TOWN CENTER

**RECREATIONAL VEHICLE (RV) PARK
ESTIMATED 60 SITES**



29A

111

112

Vrooman

NEW ROAD

WEST CAROGA LAKE

BOAT LAUNCH

RESTURANT

CONVENIENCE STORE

HOTEL

RESTURANT

COMMERCIAL SHOPS

COMMERCIAL SHOPS

MIXED USE

POST OFFICE

VISITOR CENTER

PUBLIC RESTROOMS

TENNIS

BASKETBALL

BALL FIELD

PLAYGROUND

3 BAY DUMPING STATION

Lake

Forest

Grove

Bain

Caroga Lake Shore

Pine

Lakeview

Balsam

May

Summit

APA HAMLET BOUNDARY

EXISTING SEPTIC SYSTEM

ENTER SITE

PUBLIC PARKING

PUBLIC PARKING

PUBLIC PARKING

PUBLIC PARKING

PUBLIC PARKING

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...Where we want to be in 2025

In 2025, the Town of Caroga will continue to be a small, rural town where everyone knows everyone.

Residents and visitors will have available various year round outdoor recreational opportunities, year round hotel accommodations, diverse restaurants and a strong commercial center featuring unique shops and boutiques, arts and crafts stores and related retail and commercial businesses. This commercial center will be known as Town Center. Town Center will be located near and around the former Sherman's Amusement Park. Town Center will be a walkable, integrated open-air, multiuse development where residents and visitors will be able to gather, socialize, eat, live, drink, recreate, shop, visit, exercise and enjoy its attractive streetscapes and landscapes. It will be anchored by retail, dining, and leisure uses, as well as by recreational and residential uses and be the most diverse area of the Town.

The Town will be recognized for its natural beauty, rich history and heritage and year round outdoor recreational opportunities which will have restored the Town of Caroga's attractiveness as a place to live and raise a family. The variety of housing types available, including housing in Town Center, will be an attraction. The Town's strong and aggressive water quality program will have created excellent water quality in all of the Town's lakes. The Town's tax base will have stabilized by the development in Town Center, new housing developments and the increase in sales tax revenues coming from a strong tourism-based economy.

...How to get there:

The Comprehensive Plan contains a number of critical steps and actions to take to achieve a future vision.

Implementing these actions and achieving this Vision will demand the action and efforts of leaders at the Town, County, State and Federal level, as well as the residents of the Town of Caroga. It will not happen overnight. Achieving this Plan's Vision will require a significant amount of hard work from everyone. No single person or group can implement this Plan. It must come from elected officials, agencies offices, volunteers and the public working together toward the common goal of making Caroga a great place to live and do business.

.... Good things come to those that work hard. Success comes to those who work the hardest....

INTRODUCTION

Approximately 10 years ago, the Town of Caroga Town Board appointed a Comprehensive Plan Committee to revise the Town's existing Comprehensive Plan. This Committee consisted of:

George Abdella
Carol Barker
John Blackmon
Doreen Ford
Ed Jutras
George Lake, Chairman
William Fielding
Dona Goldman
Gay Lefebvre
Frank Malagisi
Inger McDaniel
Jim McLelland
Barbara McMartin
Elizabeth Mowrey
Alec Reid
Douglas Smith
Robert Sullivan
Eric White

In July 2002, this Committee completed a revised Comprehensive Plan for the Town of Caroga.

In April 2010, the Town Board adopted a resolution directing the Town Planning Board to review and update the Town's 2002 Comprehensive Plan. Members of the Planning Board charged to work on updating the Plan included:

Scott Horton, Chairman
Steve Putman
Michael Voght
Sharla Wager
Robert Miller
Greta Frasier
Mary Johnson
John Fenzl : Resigned December, 2010
Tor Shekerjian: Appointed January, 2011

The Planning Board began work on updating the Comprehensive Plan in the summer of 2010 and completed its work on October 5, 2011.

CHAPTER I VISION STATEMENT

1. Introduction:

The Town of Caroga is a small rural town located in the northern section of Fulton County. Situated at the Foothills of the Adirondack Mountains, the Town contains 54.31 sq. miles of land area making it the 6th largest town in Fulton County. The Town is located entirely within the Adirondack Park.

The Town of Caroga is known for the beauty of its ten lakes, numerous streams and ponds bordered by forested slopes. There exists several small settlements, clustered along its roadsides. The lakes are known for the wonderful shoreline camps, many of which are occupied by seasonal residents. The Town is a gateway to the southern Adirondacks.

The people of Caroga are a part of its economic base. The Town is a community of both year round and seasonal residents. The population year round totals 1,400, and that number is estimated to triple in summer by the addition of seasonal residents. Those who commute find employment in nearby cities, and the Town is also easily accessible from the Thruway and is within an hour's drive of both Albany and Utica.

The Town has a rich heritage and history. In the second half of the nineteenth century, the Town became a tannery town and several of the workers' homes as well as buildings from the tannery still stand. The rock walls of the tannery's ruins are among the few such large complexes preserved in the Adirondacks. At the beginning of the twentieth century, the open fields surrounding the site were turned into a lovely golf course. About the same time the Shermans built an amusement park, complete with a merry-go-round. The Park was famous for the great dance bands that attracted people from all over upstate New York. It was the center of Town and a place where residents and tourists alike came to socialize, eat, drink and recreate. It gave the Town an identity. Unfortunately, the closing of Sherman's Amusement Park, coupled with other factors, has negatively impacted the Town's attractiveness as a tourist destination. The Town has lost its Town Center, a place that served as the magnet to both people and business.

2. Vision Statement:

A Comprehensive Plan is a community's vision of how it wants to look in the future. A community's Vision is often expressed in a Vision Statement. The Town of Caroga's Vision Statement reads as follows:

In 2025, the Town of Caroga will continue to be a small, rural town where everyone knows everyone. Residents and visitors will have available various year round outdoor recreational opportunities, year round hotel accommodations, diverse restaurants and a strong commercial center featuring unique shops and boutiques, arts and crafts stores and related retail and commercial businesses. This commercial center will be known as Town Center. Town Center will be located near and around the former Sherman's Amusement Park. Town Center will be a walkable, integrated open-air, multiuse development where residents and visitors will be able to gather, socialize, eat, live, drink, recreate, shop, visit, exercise and enjoy its attractive streetscapes and landscapes. It will be anchored by retail, dining,

and leisure uses, as well as by recreational and residential uses and be the most diverse area of the Town.

The Town will be recognized for its natural beauty, rich history and heritage and year round outdoor recreational opportunities which will have restored the Town of Caroga's attractiveness as a place to live and raise a family. The variety of housing types available, including housing in Town Center, will be an attraction. The Town's strong and aggressive water quality program will have created excellent water quality in all of the Town's lakes. The Town's tax base will have stabilized by the development in Town Center, new housing developments and the increase in sales tax revenues coming from a strong tourism-based economy.

The creation of Town Center will re-establish the magnet the Town has lost. Town Center will restore the Town's ability to attract residents and tourists and strengthen the Town's image as a desirable place to live, visit and do business.

CHAPTER II COMPREHENSIVE PLAN SUMMARY

1. Town Center:

The key component of the Town of Caroga's Comprehensive Plan is the development of a new Town Center. Town Center would be an area comprising approximately 166+/- acres of land. It would include properties physically bordering both sides of NYS Route 29A/10 from May Avenue to County Rt. 112.



As stated in the Town's Vision Statement,

The Town of Caroga will, in 2025, have a strong commercial center featuring unique shops and boutiques, auto and craft stores and related retail and commercial businesses. This commercial center will be known as Town Center. Town Center will be located near and around the former Sherman's Amusement Park. Town Center will be a walkable, integrated open-air, multiuse development where residents and visitors will be able to gather, socialize, eat, live, drink, recreate, shop, visit, exercise and enjoy its streetscapes and landscapes. It will be anchored by retail, dining, and leisure uses, as well as by recreational and residential uses and be the most diverse area of the Town.

Like Sherman's Amusement Park used to be, Town Center would become the primary attraction point for the Town of Caroga. Its design, location and diversity of activities would be a major tourist attraction. Residents, visitors and tourists of all ages and walks of life would be able to gather, meet, socialize, shop, eat or recreate in Town Center.

Some of the specific features that would be included with Town Center shall include:

1. Town Hall including a Visitor/Tourist Information Center and Public Restrooms.
2. Public Park/Multi-Purpose Recreational Center.
3. Recreational Vehicle (RV) Park.
4. Municipal Sewer Collection and Treatment System.
5. Retail stores.
6. Restaurants.
7. Convenience store/gas station.
8. Hotel/Motel/Bed and Breakfast.
9. Housing: Single-family homes and apartments.
10. Public boat launch on West Caroga Lake.
11. A 2.0+/- mile Foot/Bike Path that traverses from the shore of West Caroga Lake around the proposed Multi-Purpose Recreational Center.
12. Public Parking.
13. A link to the snowmobile trail referred to as the C-8 Corridor Trail maintained by the Nick Stoner Trail Club.
14. Kayaking/Canoeing/Paddle Boating on Mead Creek.
15. Primary Care Clinic.

The development of the proposed multi-purpose recreational facility would require the acquisition of a 17+/- acre parcel of land on the east side of NYS Route 29A/10. The balance of this parcel would be privately developed as an RV Park. The RV Park would attract people into Town Center to eat, shop and recreate. It is proposed that the RV Park be served by a sewer dumping station to give RV users a place to properly dispose of wastewater.

Two (2) important elements of Town Center would be to make two (2) key road improvements:

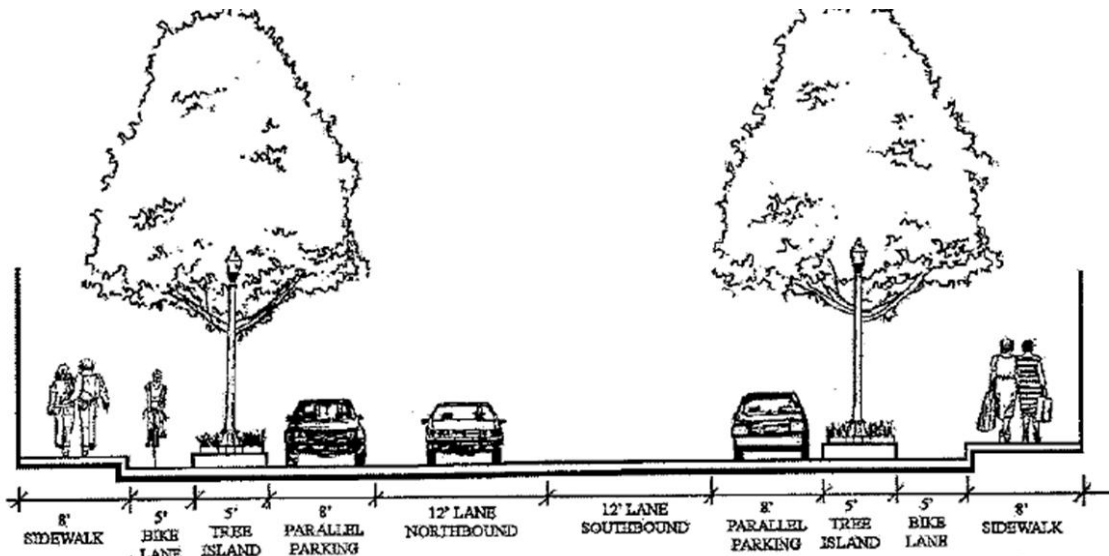
- 1) Abandon the section of S. Shore Road along the former Sherman's property shown below and have traffic directed onto Bath Avenue. Bath Avenue would be reconfigured into a "T" intersection with NYS Route 29A/10.



- 2) Widen NYS Route 29A/10 through Town Center to include sidewalks, bike lanes, landscaping, trees and street lights in a manner similar to the following illustration:

As stated above, the Comprehensive Plan calls for Town Hall to be located in Town Center. Constructing a new Town Hall in this location would serve a catalyst for the development of

NYS ROUTE 29A/10 CROSS SECTION IN TOWN CENTER



Town Center.

Town Center would feature unique shops and boutiques, arts and crafts stores and related retail and commercial businesses. The development of a concentration of these types of retail businesses would serve as the magnet for the Town of Caroga. To accomplish this, the Comprehensive Plan calls for the creation of new commercial spaces in Town Center for these shops and boutiques to locate in. In order to maximize its attractiveness for residents and tourists, Town Center should include a multi-purpose recreational area. This multi-purpose recreational area could include numerous recreation facilities such as: a park, soccer field, baseball field, tennis court, basketball court, skateboard park, ice skating rink.

Another key component of Town Center would be the construction of a small, municipal sewer collection and treatment system. The proposed system would serve a targeted area and consist of the following:

- a) Purchase property on the east side of NYS Route 29A to use to develop a municipal wastewater treatment system.
- b) Install approximately 2,000' of an 8" sewer trunk line along NYS Route 29A.
- c) Purchase and install a packaged wastewater treatment plant to service the flows that would be projected to be generated by the development of Town Center.
- d) Contract with a part-time certified operator to operate the wastewater plant.
- e) Create a Town Sewer District.

The development of this small, municipal wastewater collection and treatment system would serve as a catalyst to creating Town Center.

Creating an aesthetically pleasing and inviting appearance will be important to the success of Town Center. To address this important issue, design standards should be developed and incorporated into the Town’s Zoning Ordinance to address issues such as building setbacks, landscaping, ingress and egress, site lighting, off-street parking, signage and building materials. These standards would be critical to achieving the vision for what Town Center would look like.

The Town Center Plan includes the development of a Recreational Vehicle (RV) Park on the east side of NYS Route 29A. An RV Park would attract visitors into Caroga and into Town Center.

Town Center would be the primary location in the Town where residents, visitors and tourists would stop to shop, eat and look for information about recreational sites and tourist attractions in the Town. It would also serve as the center of government with Town Hall’s location in Town Center. Town Center would include, both at the Visitor/Tourist Center and in the public parking lots, kiosks and interpretive signage to inform visitors/tourists of and give them direction to the various recreational, shopping and tourist attractions in the Town. NYSDOT should also be encouraged to install interpretative signage on NYS Routes 10/29A advising motorists of where recreational and tourist sites are located.

While Town Center would be the primary focus of the Town, the Comprehensive Plan recognizes that other “Centers” of importance would exist in the Town. These “centers” include:

Center	Distance to Town Center
East Caroga Lake	0.5 miles south
State Campsite	1.1 miles south
Royal Mountain	4.6 miles south
Nick Stoner Golf Course	0.9 miles north
Canada/Green Lakes	2.6 miles north
West Lake	4.0 miles north
Pine Lake	4.6 miles north
Stoner Lakes	7.3 miles north

Due to its importance as a tourist destination and its close proximity to Town Center, the State campsite on NYS Route 29A should be linked to Town Center. This linkage would be accomplished by:

1. Designating a bike lane on NYS Route 29A from the State campsite to Town Center.
2. Installation of informational and directional signage at both the State Campsite and Town Center.





2. Recreational/Natural Resources:

The numerous lakes in the Town of Caroga comprise its most important and attractive recreation/natural resource. It is critically important for the Town of Caroga to protect and preserve its lakes and the water quality in them so that they can continue to represent a recreational asset that attracts tourists and visitors. The biggest threat to the Town's lakes is water quality. The high density of shoreline development coupled with aging septic systems represents a threat to water quality in the Town's lakes. The Town of Caroga must recognize this threat and take proactive actions to ensure that a high water quality in its lakes is maintained. To do so, the Comprehensive Plan recommends several initiatives for the Town of Caroga to implement. One is an Annual Water Quality Testing Program. This Program would annually monitor water quality in the Town's lakes to identify trends as well as potential problems that may be developed.

In addition, the Comprehensive Plan recommends that the Town prepare Watershed Management Plans for its key lakes. These Plans would identify the watersheds around each lake, the types of development that currently exists and the source and quantity of nutrient loadings in each lake. These Plans would help the Town better understand the capacities of its lakes to handle nutrient loadings coming from shoreline development. These Plans would set the stage for the Town to determine what additional development and nutrient loadings each of these lakes can safely handle. By knowing what the capacity of each lake is and current loadings entering each lake from existing development, the Town would be able to determine how to best control and regulate future development around each of its lakes.

Data from the US Census and local knowledge confirms that seasonal shoreline dwelling units are being converted to year round use. While such conversions create certain benefits, they also create an increased threat to water quality by potentially increasing the nutrient loadings into the lakes. The Town of Caroga should empower its Code Enforcement Officer to review and approve all proposed conversions of seasonal housing units to year round housing units to ensure that the existing septic systems are sized adequately and operate effectively in order to ensure that there is no increased impact on water quality in the Town's lakes.

Given the importance of recreation to the Town of Caroga's economy, the Comprehensive Plan recommends the establishment of a Recreational Advisory Committee. A Recreational Advisory Committee would meet on a regular basis and focus solely on promoting, protecting and preserving the Town of Caroga's recreational/natural resources. The existence of such a committee would create a better focus on the issue of recreation/natural resources in the Town of Caroga.

In order to maximize its attractiveness for residents and tourists, the Town of Caroga should pursue the development of a multi-purpose recreational area in Town Center. This multi-purpose recreational area would include numerous recreation facilities such as: a park, soccer field, baseball field, tennis court, basketball court, skateboard park, ice skating rink. Such a facility, located within Town Center, would represent a major attraction for both Town residents and visitors.

Royal Mountain is an important recreational asset to the Town of Caroga. To support this asset, the Comprehensive Plan proposes creating a Residential/Commercial area around Royal Mountain. This Plan envisions providing opportunities for restaurants, retail, repair or related businesses to be located near and adjacent to Royal Mountain to support its existence.

The Land Use Plan identifies areas around Canada/Green, Pine and Stoner Lakes for local commercial development to support the residential developments around those lakes. The commercial areas are not intended to compete with the commercial development proposed for Town Center but more to provide areas for small, commercial/retail opportunities conveniently located around these lakes.

3. Economy:

The Town of Caroga has a tourism-based economy. There are no major industries in the Town. The largest employers are the Wheelerville School District and the Town of Caroga. The Town's population is declining and its tax base is stagnant. As the costs of running the Town increases, the economy and the Town's tax base must grow in order to keep local tax rates stable.

The Comprehensive Plan envisions having the Town of Caroga still having a 4-season, tourism based economy. However, in order for a tourism-based economy to grow, the Town needs to more actively promote its recreational/natural resources. This will require an annual investment into publishing promotional brochures, advertising and other forms of marketing with the Fulton County Chamber of Commerce and other marketing organizations.

To assist in improving on the Town's tourism-based economy, the Comprehensive Plan envisions having the area in and around Town Center to feature unique shops and boutiques, arts and crafts stores and related retail and commercial businesses. The development of a concentration of these types of retail businesses would certainly serve as an attraction for the Town of Caroga. To accomplish this, the Comprehensive Plan calls for the creation of new commercial spaces in Town Center for these shops and boutiques to locate in. In addition, the Comprehensive Plan also recommends that existing residential properties in and around the East and West Caroga Lakes, as well as other areas, be allowed to have home occupations, which would include these types of boutique shops and stores. In time, a large concentration of these types of retail stores would create a major tourist attraction and help expand the Town's tourism-based economy.

Another component to the Town's economy is agriculture. Agriculture includes the production of crops, raising animals, including horses and specialty products. There currently exists in the Town small agricultural operations like the raising of horses and

growing of blueberries. Property owners will continue to have opportunities to utilize their properties for certain agricultural uses. To that end, the Comprehensive Plan includes having agricultural uses located:

- Along County Road 137/Beech Ridge Road from Mussey Road to NYS Route 29A.
- Along NYS Route 10 from Royal Mountain to South Shore Road.
- Along County Road 111.

Agricultural uses in these residential areas shall be a secondary use. The residential use would be the primary land use. The intent would be to allow residential properties in these areas to also be used to grow crops and operate small-scale animal farms primarily for personal use.

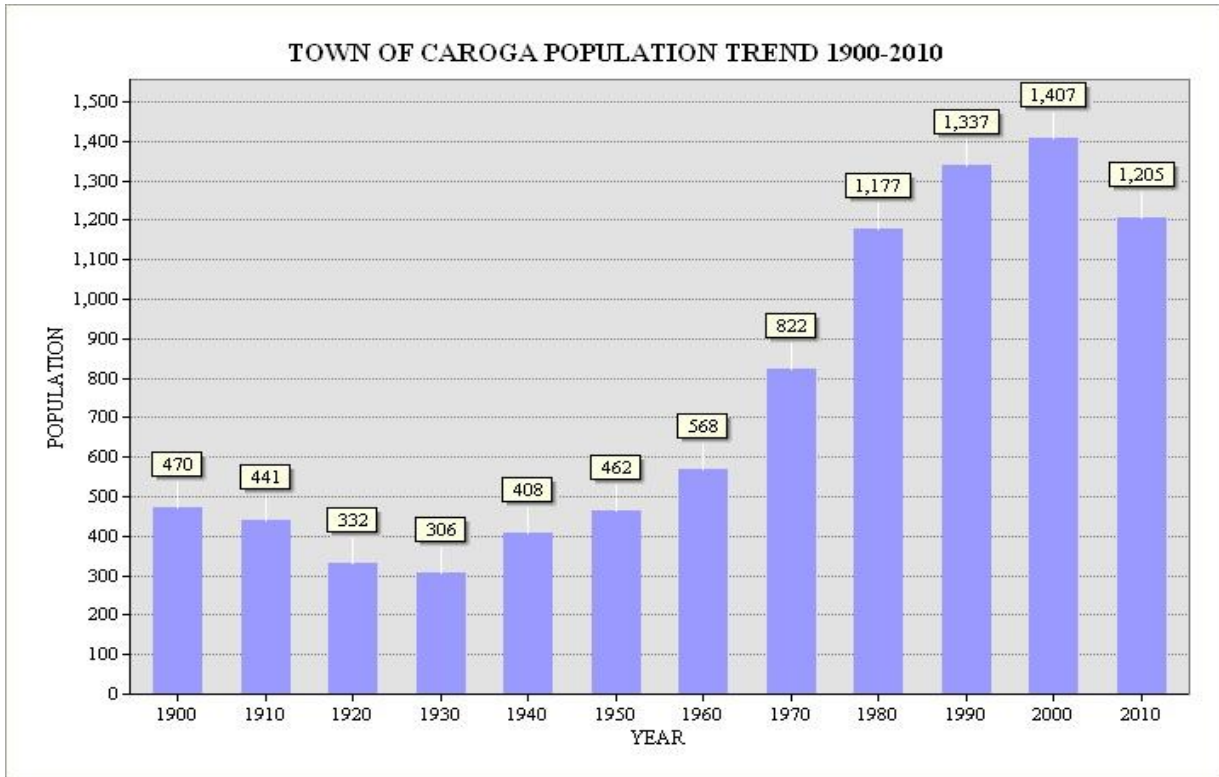
4. Housing:

There currently exists a lack of diversity in the Town's existing housing stock. The predominant form of housing is a single-family dwelling units. Few, if any, apartment buildings, townhouses, condominiums and other types of housing options found in other communities currently exist in the Town of Caroga. In order for the Town of Caroga to be an attractive place to live for persons of all ages, the Town needs to diversify its housing stock. To do so, the Town should promote areas within Town Center for these types of alternate housing types by having these sites appropriately zoned and by having a public sewer system available.

CHAPTER III
TOWN PROFILE

1. Population Trends:

In 1900, the Town of Caroga's population was 470. Between 1900-1930, the Town's population actually declined. After 1930, the Town's population began to increase steadily. In 2000, the Town's population peaked at 1,407. By 2010, the Town's population declined to 1,205, a decline of 202 or 14.4% since 2000.



The Town's population growth from 1930-2000 is not unique to the Town of Caroga. As shown in the following two (2) tables, similar increases have been experienced in most Towns in Fulton County. As shown in the above table, from 1900 to 1950, the City of Gloversville's population increased 27% from 18,349 to 23,634. After peaking in 1950, the City of Gloversville's population declined 35% from 23,663 to 15,413 in 2000. Likewise, the City of Johnstown's population grew from 10,130 in 1900 to 10,923 in 1950. After 1950, the City of Johnstown's population declined by 22% from 10,923 to 8,511 by the year 2000. Since 1950, the two (2) Cities' population from 33,793 to 23,927, a loss of approximately 10,000. Many of the people leaving the Cities of Gloversville and Johnstown moved into the Towns resulting in Towns experiencing population growth. As illustrated in the Population Changes in Fulton County Municipalities 1900-2000 table below, the trend in the population shift from City to Town started in 1950 with the combined City population decreasing by 10,633 or a -30.8% change and the combined Town populations increased by 14,585 or an 88.1% overall increase. The trend continued between 1980 and 2000 with the combined City population decreasing again by 3,272 or -12% and the Towns combined populations increasing by 3,192 or 11.4% overall.

However, the 2010 Census showed that the trend of population growth in the ten (10) towns and the decline in the two (2) Cities may have reversed. In 2010, the population in the ten (10) towns was 31,123, which was a decline of 26 from 2000. In comparison, the population in the two (2) Cities

increased by 484 between 2000 and 2010. The following is a summary of key population trends in Fulton County based upon the results of the 2010 Census:

- 1) Between 2000 and 2010, Fulton County’s overall population increased by 458 or 0.8%.
- 2) Between 2000 and 2010, the population of the Cities of Groversville and Johnstown increased by 484 or 2.0%.
- 3) Between 2000 and 2010, the population in the towns decreased by 26 or 0.1%.
- 4) Between 2000 and 2010, the City of Groversville had the highest absolute population increase with 252 followed by the City of Johnstown with 232.
- 5) Between 2000 and 2010, the Town of Caroga had the highest absolute population decrease with 202 followed by the Town of Johnstown with 68.
- 6) Between 2000 and 2010, six (6) of the ten (10) towns in Fulton County experienced population decreases.
- 7) The increased populations in the two (2) Cities in 2010 reverses a 50-year trend of population decreases.
- 8) The decreased population of the ten (10) towns in 2010 reverses an 80-year trend of population increases.
- 9) The following table compares the trends in the distribution of Fulton County’s population between the Cities and Towns:

Year	Total Population in Cities	% Total	Total Population in Towns	% Total	Total County Population
1950	34,557	67.6%	16,564	32.4%	51,121
1960	32,131	62.6%	19,173	37.4%	51,304
1970	29,722	56.5%	22,915	43.5%	52,637
1980	27,196	49.8%	27,417	50.2%	54,613
1990	25,714	47.5%	28,477	52.5%	54,191
2000	23,924	43.4%	31,149	56.6%	55,073
2010	24,408	44.0%	31,123	56.0%	55,531

**POPULATION TRENDS IN FULTON COUNTY
BY MUNICIPALITIES 1900-2010**

MUNICIPALITY	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
City of Gloversville	18,349	20,642	22,075	23,099	23,329	23,634	21,741	19,677	17,836	16,656	15,413	15,665
City of Johnstown	10,130	10,447	10,908	10,801	10,666	10,923	10,390	10,045	9,360	9,058	8,511	8,743
Total Cities	28,479	31,089	32,983	33,900	33,995	34,557	32,131	29,722	27,196	25,714	23,924	24,408
Bleecker	603	500	389	202	190	220	245	294	463	515	573	533
Broadalbin	1,946	1,845	1,949	2,226	2,300	2,543	2,945	3,542	4,074	4,397	5,066	5,260
Caroga	470	441	332	306	408	462	568	822	1,177	1,337	1,407	1,205
Ephratah	1,566	1,312	1,038	949	1,045	1,063	1,237	1,297	1,564	1,556	1,693	1,682
Johnstown	2,661	2,511	1,948	2,612	3,561	4,153	5,120	5,750	6,719	6,418	7,166	7,098
Mayfield	2,136	2,056	1,866	2,077	2,734	3,145	3,613	4,522	5,439	5,738	6,432	6,495
Northampton	2,226	2,228	2,191	1,919	1,761	1,925	2,033	2,379	2,289	2,705	2,760	2,670
Oppenheim	1,258	1,241	1,812	1,147	1,202	1,290	1,223	1,431	1,806	1,848	1,774	1,924
Perth	667	695	596	838	1,000	1,299	1,768	2,383	3,261	3,377	3,638	3,646
Stratford	830	607	453	384	401	464	421	495	625	586	640	610
Total Towns	14,363	13,436	12,574	12,660	14,602	16,564	19,173	22,915	27,417	28,477	31,149	31,123
Total Fulton County	42,842	44,525	45,557	46,560	48,597	51,121	51,304	52,637	54,613	54,191	55,073	55,531

The Town of Caroga's population was increasing through 2000 but declined significantly between 2000 and 2010. As shown in the table below, the average age of Town residents increased from 35.5 in 1990 to 46.9 in 2010.

MEDIAN AGE IN FULTON COUNTY MUNICIPALITIES
1980-2010

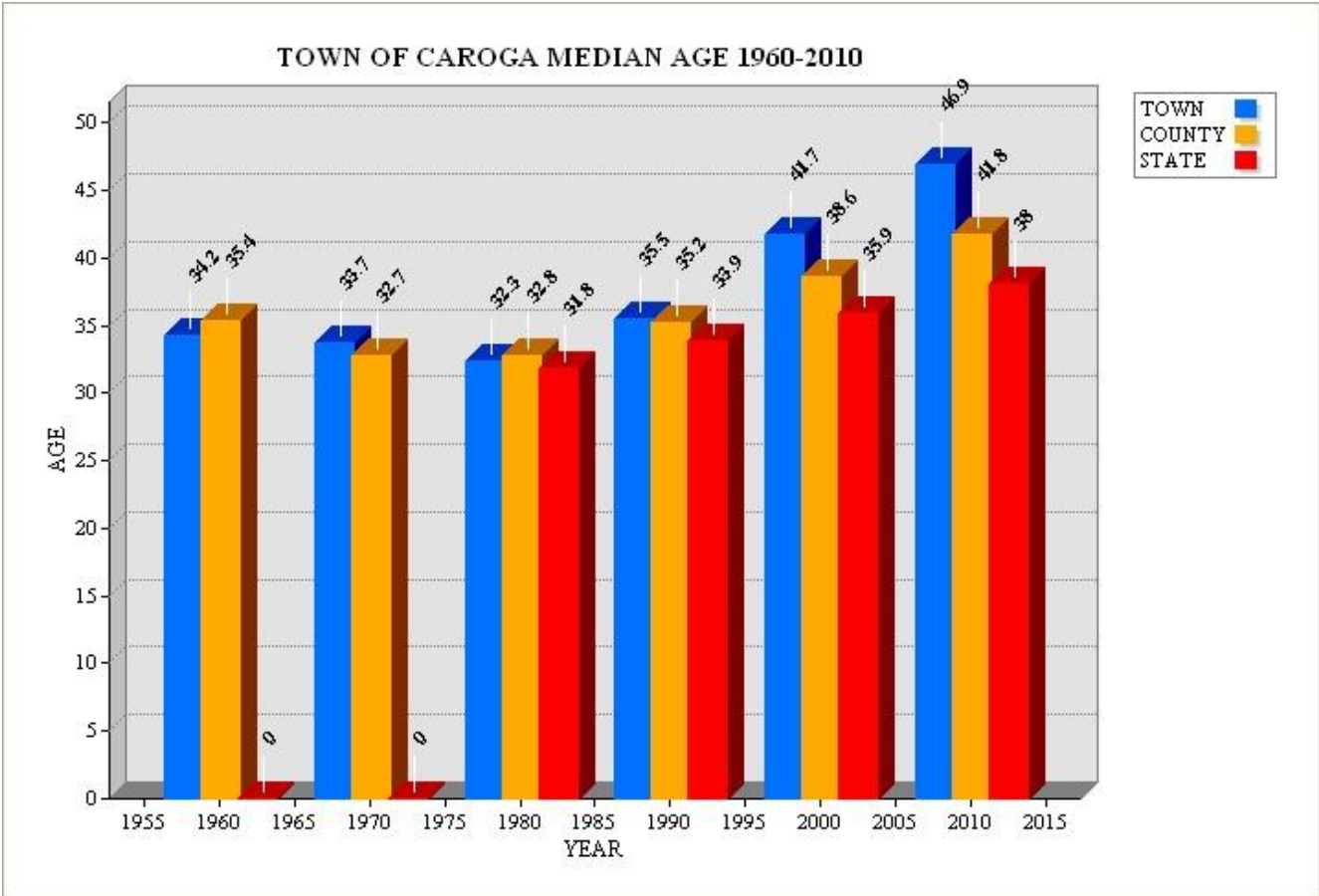
Municipality	1980	1990	2000	2010	Change 2000-2010	% Change
City of Gloversville	34.1	34.9	37.3	37.1	-0.2	0.5%
City of Johnstown	33.4	35.9	39.0	40.4	+1.4	3.6%
Town of Bleecker	33.4	37.0	45.0	51.7	+6.7	14.9%
Town of Broadalbin	32.3	35.5	37.8	41.4	+3.6	9.5%
Town of Caroga	32.3	35.5	41.7	46.9	+5.2	12.5%
Town of Ephratah	29.2	32.1	36.7	44.2	+5.5	15.0%
Town of Johnstown	32.7	37.7	40.1	44.7	+4.6	11.5%
Town of Mayfield	31.3	34.8	38.9	44.8	+5.9	15.2%
Town of Northampton	32.5	37.3	42.0	46.0	+4.0	9.5%
Town of Oppenheim	29.2	31.7	38.2	41.5	+3.3	10.4%
Town of Perth	30.9	33.2	36.6	43.2	+6.6	18.0%
Town of Stratford	26.8	31.7	40.8	46.2	+5.4	13.2%
Fulton County	32.8	35.2	38.6	41.8	+3.2	8.3%

In 1990, the Town of Caroga had the fourth oldest average age behind the Towns of Bleecker (45), Northampton (42), Broadalbin (37.8) and Ephratah (36.7). By 2010, the Town has the second oldest average age behind only the Town of Bleecker.

As shown in the following table, the Town’s population per household decreased from 2.73 residents in 1990 to 2.29 residents in 2010, a drop of 16.1%. The trend to smaller household size is consistent with trends at the State and National levels.

CAROGA POPULATION TRENDS
1960-2010

	1960	1970	1980	1990	2000	2010
Total Population	568	822	1177	1337	1407	1205
Population Per Household	3.07	3.1	2.9	2.73	2.39	2.29
Median Age	34.2	33.7	32.3	35.5	41.7	46.9
Population 65+	69	92	133	158	234	195
% of Fulton County's 65+	0.96%	1.30%	1.60%	1.76%	2.60%	2.19%
Population 75+		27	42	58	79	68
Population 85+				8	20	15



TRENDS IN 65+ POPULATION IN FULTON COUNTY MUNICIPALITIES
1980-2010

Municipality	1980	1990	2000	2010	Change 2000-2010	% Change
City of Gloversville	3,326	3,300	2,754	2,188	-566	-20.6%
City of Johnstown	1,639	1,774	1,634	1,597	-37	-2.3%
Total Cities	4,965	5,074	4,388	3,785	-603	-13.7%
Town of Bleecker	57	73	102	107	+5	4.9%
Town of Broadalbin	484	617	685	713	+28	4.1%
Town of Caroga	133	158	234	195	-39	-16.7%
Town of Ephratah	142	146	199	244	+45	22.6%
Town of Johnstown	907	1,007	1,191	1,235	+44	3.7%
Town of Mayfield	598	748	907	1,117	+210	23.2%
Town of Northampton	390	417	490	547	+57	11.6%
Town of Oppenheim	195	216	233	257	+24	10.3%
Town of Perth	291	442	464	598	+134	28.9%
Town of Stratford	76	69	87	103	+16	18.4%
Total Towns	3,273	3,893	4,592	5,116	+524	11.4%
Fulton County	8,238	8,961	8,980	8,901	-79	-0.9%

Not only has the average age of the Town's population grown significantly, but so has its elderly population. The above table reveals that the Town of Caroga's 65+ population increased steadily between 1980 and 2000. The greatest increase occurred between 1990 and 2000 when the Town's 65+ age increased by 48%. However, between 2000-2010, the 65+ population in the Town actually declined by 39 or 16.7%. The Town of Caroga's 75+ and 85+ populations have also increased.

The Town of Caroga's 65+ population, as a percentage of the total 65+ population in the County, increased from 1.76% in 1990 to 2.2% in 2010.

At the other end of the age spectrum, the number of school age children (5-19) declined between 1990-2010. In 1990, there were 314 residents between the ages of 5-19. By 2010, the total was 223, a decrease of 91 or 29% in 20 years.

TOWN OF CAROGA
POPULATION BY AGE
1990-2010

	1990	2000	2010	Change 2000-2010	% Change
Under 5	77	67	51	-16	-23.9%
5-9	107	83	59	-24	-28.9%
10-14	105	100	79	-21	-21.0%
15-19	102	96	85	-11	-11.5%
20-24	59	46	45	-1	-2.2%
25-34	207	121	98	-23	-18.0%
35-44	214	260	134	-126	-48.5%
45-54	161	234	256	+22	+9.4%
55-59	87	78	100	+22	+28.2%
60-64	60	88	103	+15	+17.1%
65-74	100	155	123	-32	-20.7%
75-84	50	59	53	-6	-10.2%
85+	8	20	15	-5	-25.0%
Total	1,337	1,407	1,205	-202	14.4%

Between 1990 and 2000, there were three (3) noticeable changes in population age categories:

1. The age 25-34 category saw a decrease of 86 residents or 42%.
2. The 45-54 age group saw an increase of 73 residents, or 45%.
3. The 65-74 age group saw an increase of 55 residents, or 55%.

Between 2000 and 2010, there were noticeable changes in population age categories:

- The 35-44 category saw a decrease of 126 residents or 48.5%
- The 5-19 category, or school-age, saw a decrease from 279 to 223, a decline of 56 or 20.1%.
- The 65+ age group saw a decrease from 234 to 181, a decline of 43 or 18.4%.

2. Housing Trends:

A. Total Housing Units:

In 2010, there were 1,708 housing units in the Town. This compares to 1,797 housing units in 1990. The total number of housing units in the Town of Caroga decreased by 89 between 1990-2010. Between 1990-2010, the Town's population declined by 132.

B. Year Around Housing:

In 2010, there were 526 year around housing units in the Town. This was an increase of 8 or 1.5% from the 518 units that existed in 1990. The 526 year round units represents 30.8% of all housing units in the Town. In 1990, year around housing units represented 29% of all housing units.

C. Seasonal Housing Units:

In 2010, there were 1,114 seasonal housing units in the Town. This is a decline of 16 or 1.4% from the 2000 total of 1,130 and a decrease of 165 or 12.9% since 1990. The 1,114 units represent 66.2% of all housing units in the Town. This is an increase from the 71% in 1990. The decrease in the number of seasonal housing units indicates a trend toward converting those to year round housing units. This is further acknowledged when you look at the number of seasonal units in Caroga compared to the remainder of Towns in Fulton County. Between 1970-2000, Caroga experienced the largest decrease in the number of seasonal units of all municipalities in the County.

TOWN OF CAROGA
HOUSING TRENDS
1970-2010

	1970	1980	1990	2000	2010
# of Housing Units	1,538	1,713	1,797	1,794	1,708
# of Vacant Units	23	59	65	76	68
Vacancy Rate	1.5%	3.4%	3.6%	4.2%	3.9%
# of Owner-Occupied Housing Units	245	356	434	533	471
# of Renter-Occupied Housing Units	19	46	59	55	55
# of Seasonal Units	1,251	1,252	1,279	1,130	1,114
# of Year Round Housing Units	287	461	518	588	526

TRENDS IN NUMBER OF HOUSING UNITS IN FULTON COUNTY MUNICIPALITIES
1970-2010

Municipality	1970	1980	1990	2000	2010	Change 2000-2010	% Change
City of Gloversville	7,514	7,795	7,596	7,540	7,477	-63	-.8%
City of Johnstown	3,693	3,912	3,971	3,979	4,047	+68	+1.7%
Total Cities	11,207	11,707	11,567	11,519	11,524	+5	+.04%
Town of Bleecker	267	344	380	429	487	+58	+13.5%
Town of Broadalbin	1,657	2,028	2,287	2,625	2,736	+111	+4.2%
Town of Caroga	1,538	1,713	1,797	1,794	1,708	-86	-4.8%
Town of Ephratah	425	603	601	720	759	+39	+5.4%
Town of Johnstown	1,937	2,412	2,459	2,728	2,914	+186	+6.8%
Town of Mayfield	1,961	2,650	2,777	3,211	3,436	+225	+7.0%
Town of Northampton	1,268	1,685	1,843	1,962	2,026	+64	+3.3%
Town of Oppenheim	544	691	791	858	897	+39	+4.5%
Town of Perth	751	1,143	1,277	1,416	1,529	+113	+7.8%
Town of Stratford	422	531	481	525	546	+21	+4.0%
Total Towns	10,770	13,800	14,693	16,268	17,038	+770	+4.7%
Fulton County	21,977	25,507	26,260	27,787	28,562	+775	+2.8%

TRENDS IN NUMBER OF SEASONAL UNITS IN FULTON COUNTY MUNICIPALITIES
1970-2010

Municipality	1970	1980	1990	2000	2010	Change 1990-2010	% Change
City of Gloversville	6	3	16	31	48	+32	+200%
City of Johnstown	2	4	11	12	26	+15	+136%
Total Cities	8	7	27	43	74	+47	+174%
Town of Bleecker	159	138	156	170	232	+76	+48.7%
Town of Broadalbin	38	482	513	531	479	-34	-6.6%
Town of Caroga	1,251	1,252	1,279	1,130	1,114	-165	-12.9%
Town of Ephratah	32	60	39	46	54	+15	+38.5%
Town of Johnstown	113	132	116	158	190	+74	+63.8%
Town of Mayfield	451	667	563	478	614	+51	+9.1%
Town of Northampton	180	558	708	716	761	+53	+7.5%
Town of Oppenheim	63	48	86	91	100	+14	+16.3%
Town of Perth	7	3	17	19	9	-8	-47.1%
Town of Stratford	233	320	267	249	280	+13	+4.9%
Total Towns	2,527	3,660	3,744	3,588	3,833	+89	+2.4%
Fulton County	2,535	3,667	3,771	3,631	3,907	+136	+3.6%

D. Housing Type:

As shown in table below, in 1990, there were 434 owner-occupied housing units in the Town, which represented 24% of all housing units in the Town. In 2010, there were only 471 owner-occupied units, which represented 27.8% of the housing stock.

TRENDS IN NUMBER OF OWNER-OCCUPIED HOUSING UNITS IN FULTON COUNTY
MUNICIPALITIES
1970-2010

Municipality	1970	1980	1990	2000	2010	Change 2000-2010	% Change
City of Gloversville	4,164	4,064	3,802	3,515	3,556	+41	1.2%
City of Johnstown	2,247	2,293	2,273	2,136	2,162	+26	1.2%
Total Cities	6,411	6,357	6,075	5,651	5,718	+67	1.2%
Town of Bleecker	91	156	174	221	231	+10	4.5%
Town of Broadalbin	941	1,236	1,409	1,639	1,748	+109	6.7%
Town of Caroga	245	356	434	533	471	-62	-11.6%
Town of Ephratah	332	456	463	563	568	+5	.9%
Town of Johnstown	1,549	1,950	2,021	2,208	2,318	+110	5.0%
Town of Mayfield	1,214	1,641	1,844	2,122	2,162	+40	1.9%
Town of Northampton	601	776	803	879	871	-8	-.9%
Town of Oppenheim	352	500	557	597	625	+28	4.7%
Town of Perth	609	925	1,041	1,159	1,461	+302	26.1%
Town of Stratford	131	173	178	204	219	+15	7.4%
Total Towns	6,065	8,169	8,924	10,125	10,283	+158	1.6%
Fulton County	12,476	14,526	14,999	15,776	16,001	+225	1.4%

In terms of the breakdown of household types in the community, there has been one notable change between the 1990 and 2000 as shown in table below. The number of Mobile Homes, Trailers and Other category decreased by 274 units. Once again, this could be attributed to the purchase and conversion of these properties into year round units particularly being the second home market located on waterfront properties.

TOWN OF CAROGA
HOUSING UNITS
1990-2000

TYPE	1990	2000
1 Unit, Detached	1,467	1,620
1 Unit, Attached	2	6
2 to 4 Units	9	9
5 to 9 Units	0	2
10 or more Units	0	5
Mobile Home, Trailer, Other	319	45

Between 1970-1990, the number of Renter-occupied housing units rose considerably from nineteen (19) to fifty-nine (59). Since 1990, the number decreased slightly to fifty-five (55). However, compared to the rest of the Towns within Fulton County, Caroga is ranked number one in overall percent change at 189.5 percent.

TRENDS IN NUMBER OF RENTER-OCCUPIED HOUSING UNITS IN FULTON COUNTY
MUNICIPALITIES
1970-2010

Municipality	1970	1980	1990	2000	2010	Change 2000-2010	% Change
City of Gloversville	2,958	3,112	3,125	2,985	3,130	+145	4.9%
City of Johnstown	1,215	1,368	1,459	1,443	1,524	+81	5.6%
Total Cities	4,173	4,480	4,584	4,428	4,654	+226	5.1%
Town of Bleecker	7	9	20	11	9	-2	-18.2%
Town of Broadalbin	163	200	250	312	362	+50	16.0%
Town of Caroga	19	46	59	55	55	0	0%
Town of Ephratah	38	50	55	62	87	+25	40.3%
Town of Johnstown	183	195	218	263	278	+15	5.7%
Town of Mayfield	204	239	304	413	507	+94	22.8%
Town of Northampton	178	243	250	284	280	-4	-1.4%
Town of Oppenheim	80	106	93	88	105	+17	19.3%
Town of Perth	75	146	141	159	191	+32	20.1%
Town of Stratford	22	19	22	33	25	-8	-24.2%
Total Towns	969	1,253	1,412	1,680	1,899	+219	13.0%
Fulton County	5,142	5,733	5,996	6,108	6,553	+445	7.3%

3. Income Trends:

The Town of Caroga's 2000 median household income of \$34,911 was higher than the overall County median household income of \$33,663.

TOWN OF CAROGA INCOMES 1980-2000

	1980	1990	2000	% Change
<u>Town:</u>				
Per Capita	\$ 5,371	\$ 10,657	\$ 18,048	70%
Median Household	\$ 13,699	\$ 25,852	\$ 34,911	61%
<u>County:</u>				
Per Capita	\$ 5,973	\$ 11,330	\$ 15,207	61%
Median Household	\$ 13,898	\$ 23,862	\$ 33,663	59%

As of the 2000 Census, the majority of Caroga's 596 households earned an average income between \$35,000-\$49,999 dollars respectively. Consequently, the majority of the 390 family incomes also fell within the same range. This statistic is on par compared to the County as a whole as 18.4% of the 21,879 households in Fulton County have incomes within the same \$35,000-\$49,999 range.

TOWN OF CAROGA FAMILY AND HOUSEHOLD INCOME RANGES 2000

Range	Households (596)	%	Families (390)	%
Less than \$10,000	43	7.2%	13	3.3%
\$10,000 - \$14,999	41	6.9%	20	5.1%
\$15,000 - \$24,999	113	19.0%	73	18.7%
\$25,000 - \$34,999	102	17.1%	69	17.7%
\$35,000 - \$49,999	136	22.8%	98	25.1%
\$50,000 - \$74,999	101	16.9%	72	18.5%
\$75,000 - \$99,999	32	5.4%	18	4.6%
\$100,000 - \$149,999	18	3.0%	17	4.4%
\$150,000 - \$199,999	6	1.0%	6	1.5%
\$200,000	4	0.7%	4	1.0%

4. Poverty Trends:

Between 1970 and 1980, Fulton County municipalities experienced sharp increases in the number of individuals below poverty status. Only the Town's of Johnstown and Oppenheim experienced decreases in the number of individuals below poverty status. Between 1990 and 2000, the number of individuals below poverty status in most municipalities decreased.

OF INDIVIDUALS BELOW POVERTY LEVEL IN FULTON COUNTY MUNICIPALITIES
1970-2000

Municipality	1970	1980	1990	2000	Change (1990-2000)	% Change (1990-2000)
City of Gloversville	1,529	2,573	2,831	2,929	98	3.5%
City of Johnstown	648	1,050	1,186	1,094	-92	-7.8%
Total Cities	2,177	3,623	4,017	4,023	6	0.2%
Town of Bleecker	12	40	51	25	-26	-51.0%
Town of Broadalbin	255	378	301	260	-41	-13.6%
Town of Caroga	12	179	144	124	-20	-13.9%
Town of Ephratah	111	220	215	257	42	19.5%
Town of Johnstown	537	341	470	576	106	22.6%
Town of Mayfield	323	558	591	548	-43	-7.3%
Town of Northampton	311	526	414	302	-112	-27.1%
Town of Oppenheim	323	262	332	222	-110	-33.1%
Town of Perth	121	173	237	199	-38	-16.0%
Town of Stratford	62	97	117	150	33	28.2%
Total Towns	2067	2774	2635	2663	28	1.1%
Fulton County	4244	6397	6652	6686	34	0.5%

As illustrated in the chart below, as of the 2000 Census, the Town of Stratford had the greatest percent of any Fulton County municipality living in poverty while the Town of Bleecker has the least. Caroga was slightly better than the median.

% POPULATION IN FULTON COUNTY MUNICIPALITIES
LIVING IN POVERTY

Municipality	1970 (%)	1980 (%)	1990 (%)	2000 (%)	RANK 2000 Highest To Lowest %
Town of Stratford	12.5	15.5	20.0	23.4	1
City of Gloversville	7.8	14.4	17.0	19.0	2
Town of Ephratah	8.6	14.1	13.8	15.2	3
City of Johnstown	6.5	11.2	13.1	12.9	4
Town of Oppenheim	22.6	14.5	18.0	12.5	5
Town of Northampton	13.1	23.0	15.3	11.0	6
Town of Caroga	1.5	15.2	10.7	8.8	7
Town of Mayfield	7.1	10.3	10.3	8.5	8
Town of Johnstown	9.3	5.1	7.3	8.0	9
Town of Perth	5.1	5.3	7.0	5.5	10
Town of Broadalbin	7.2	9.3	6.8	5.1	11
Town of Bleecker	4.1	8.6	9.9	4.4	12

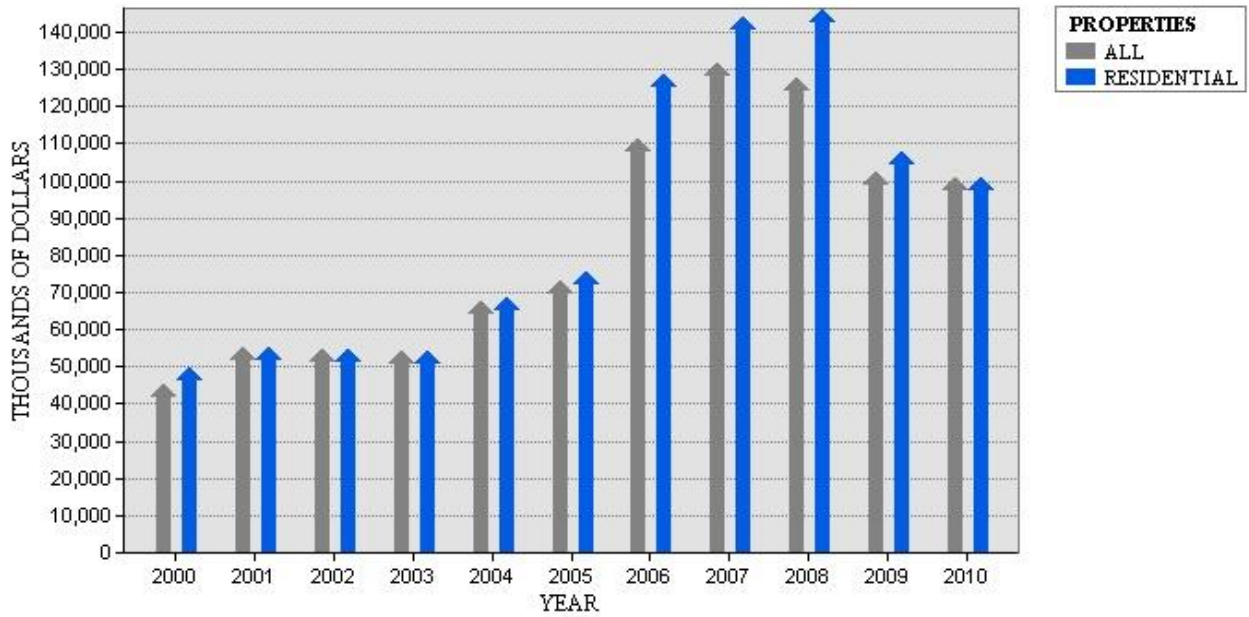
5. Property Sales Trends:

Between 2000 and 2003, the total number of overall property sales showed no significant variation in number of sales or mean sale price of properties sold. As mortgage rates dropped, Caroga experienced a significant increase in property sales between 2004 and 2007. Although the number of annual property sales has decreased since 2005, the average sale price has increased significantly. As shown below, between 2000 and 2009, the average sale price of all properties in the Town has increased \$56,800 or 124% and the average sale price of residential properties increased by \$58,288 or 116%.

**TOWN OF CAROGA PROPERTY SALES
2000-2010**

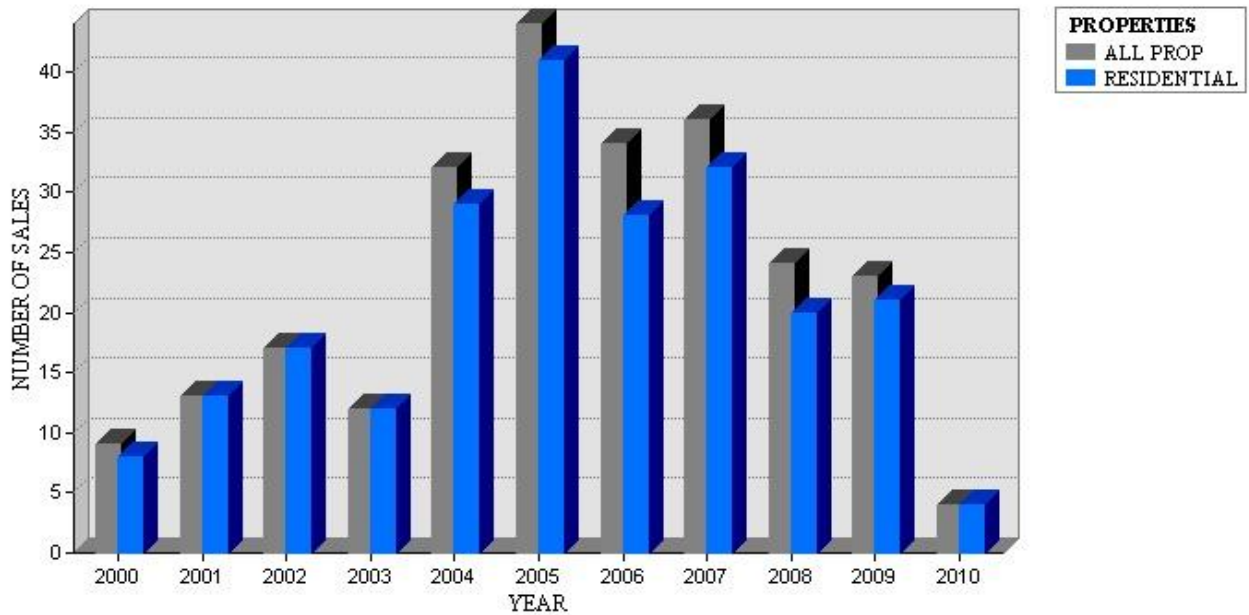
YEAR	ALL SALES		RESIDENTIAL SALES	
	NUMBER OF SALES (Jan. 1 - Dec. 31)	MEAN SALES PRICE	NUMBER OF SALES (Jan. 1 - Dec. 31)	MEAN SALES PRICE
2000	9	\$ 45,917	8	\$50,031
2001	13	\$ 55,638	13	\$55,638
2002	17	\$ 54,888	17	\$54,888
2003	12	\$ 54,653	12	\$54,653
2004	32	\$ 68,039	29	\$69,008
2005	44	\$ 73,625	41	\$75,744
2006	34	\$ 111,734	28	\$128,838
2007	36	\$ 131,873	32	\$144,457
2008	24	\$ 128,323	20	\$146,463
2009	23	\$ 102,717	21	\$108,319
2010*	4	\$ 101,500	4	\$101,500
* Sales for the period (1/1/2010 thru 4/2/2010)				

TOWN OF CAROGA MEDIAN SALE PRICE 2000-2010



ALL PROPERTY SALES V. RESIDENTIAL SALES

TOWN OF CAROGA PROPERTY SALES 2000-2010



ALL PROPERTIES V. RESIDENTIAL PROPERTIES

6. Property Assessment Trends:

A. Background:

What is an Equalization Rate?

An equalization rate is New York State's measure of a municipalities level of assessment (LOA). A LOA is New York State's ratio of Total Assessed Value (AV) to the municipality's Total Market Value (MV). Each municipality determines its own individual AV while the MV is estimated by the state. The equalization rate formula is:

$$\text{Total Assessed value (AV)/Total Market Value (MV) = Equalization Rate}$$

What does an equalization rate mean?

An equalization rate of 100 means that a municipality is assessing property at 100% of the Total Market Value (MV). If the equalization rate is less than 100, then the municipality's Total Market Value (MV) is greater than its Total Assessed Value (AV) and, in turn, an equalization rate greater than 100 means that the total assessed value for the municipality is greater than its Total Market Value. If all municipalities assessed property at 100% of Total Market Value, there would be no need for an equalization rate.

B. Assessment Trends in Town of Caroga:

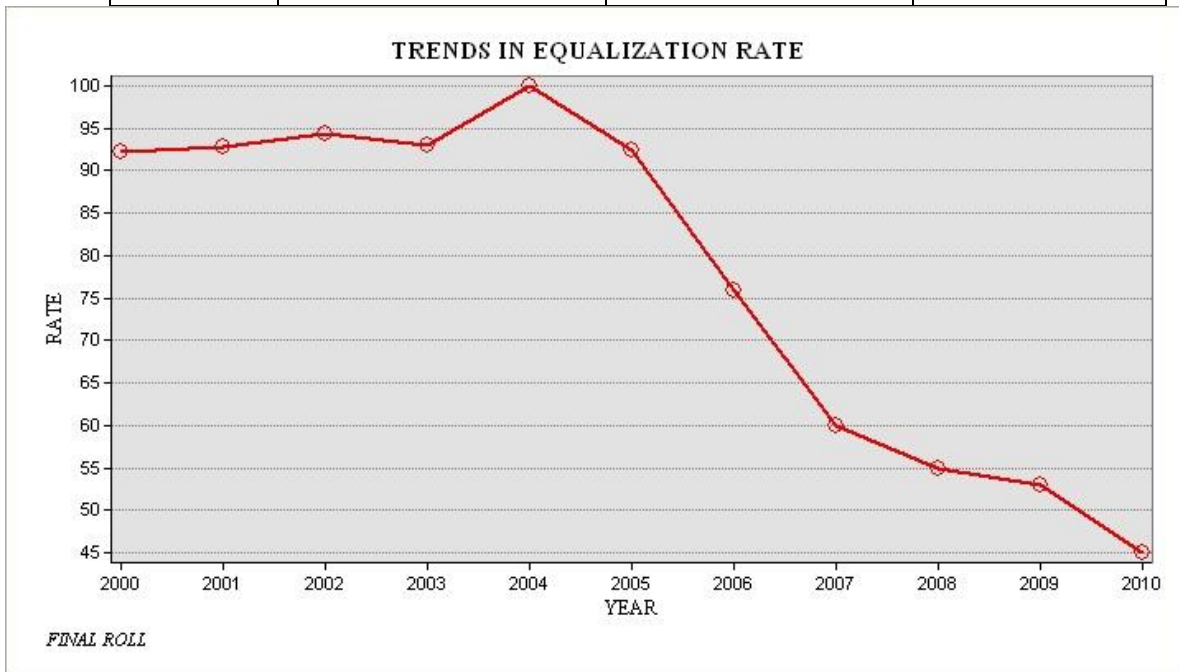
What does a falling equalization rate mean?

A falling equalization rate means that market values are rising faster than assessed values.

Caroga experienced steady increases in the total Assessed Value of properties through 2003. In 2004, the Equalization Rate reached 100%, or that all properties were being assessed at 100% of their full market value. Since 2004, Caroga's overall Equalization Rate has dropped significantly to less than half of what it was in 2004. This means that the total market value of all properties is significantly higher than what they are being assessed.

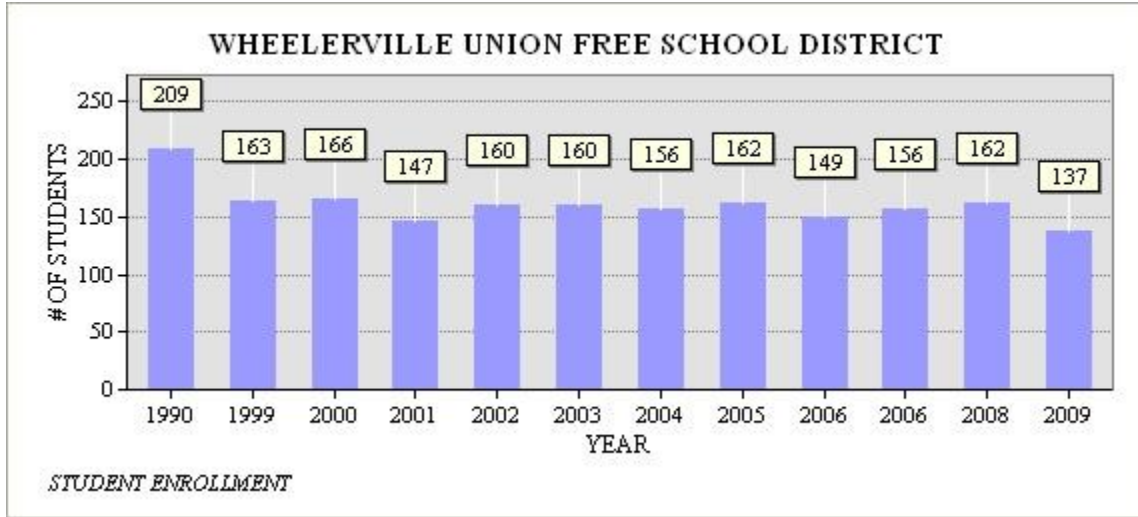
TOWN OF CAROGA
 TOTAL ASSESSED VALUE AND EQUALIZATION RATES
 2000-2010

YEAR	TOTAL ASSESSED VALUE AS OF FINAL ROLL	EQUALIZATION RATE AS OF FINAL ROLL	FULL MARKET VALUE
2000	unable to supply	92.31	unable to supply
2001	109,393,976	92.88	117,779,905
2002	114,305,466	94.45	121,022,198
2003	117,631,294	92.98	126,512,469
2004	117,468,144	100.00	117,468,144
2005	118,790,334	92.42	128,533,147
2006	118,331,398	75.95	155,801,709
2007	119,183,505	59.92	198,904,381
2008	115,234,852	54.97	209,632,258
2009	117,980,048	53.00	222,603,864
2010	121,016,328	45.00	268,925,173
Change	11,622,352	-47.9	151,145,268
% Change	10.6%	-51.6%	128.3%



7. Enrollment Trends in Wheelerville School District:

Between 1990 and 1999, the Wheelerville School District’s student enrollment dropped by 46 students. Between 2000 and 2008 the student enrollment remained relatively stable with only minor fluctuations. In 2009, the student enrollment declined again by 25 students from 2008. The 2009 enrollment of 137 represents the lowest enrollment for the School District since 1990.



Compared to the remainder of school districts within Fulton County, Wheelerville represents the lowest student enrollment of any other district. The next less student enrollment is Oppenheim-Ephratah while this district still has two times the enrollment of Wheelerville.

TRENDS IN STUDENT ENROLLMENT IN FULTON COUNTY SCHOOL DISTRICTS
2000-2009

DISTRICT	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Change	% Change
Gloversville	3,418	3,169	3,117	3,059	3,167	3,104	3,163	3,230	3,115	3,300	-118	-3.5%
Johnstown	2,242	2,121	2,070	2,040	1,965	1,968	1,926	1,928	1,895		-347	-15.5%
Broadalbin-Perth	1,968	1,904	1,896	1,933	1,888	1,923	1,922	1,905	1,956	1,949	-19	-1.0%
Mayfield	1,232	1,141	1,148	1,147	1,131	1,100	1,068	1,048	995		-237	-19.2%
Northville	555	523	526	518	523	540	515	498	451	530	-25	-4.5%
Oppenheim-Ephratah	475	430	431	435	415	402	393	377	393		-82	-17.3%
Wheelerville	166	147	160	160	156	162	149	156	162	137	-29	-17.4%

8. Community Facilities:

Community Facilities refers to government and non-government facilities used for the benefit and use of the public and community. They typically include schools, municipal buildings, hospitals and similar facilities. Community Facilities represent an important component of a community’s education and social network:

The primary Community Facilities in the Town of Caroga include:

- Caroga Campsite and Boat Launch
- Caroga Chapel
- Caroga Museum
- Kane Mountain Fire Tower
- Nathan Littauer Hospital Primary Care Clinic
- Nick Stoner Golf Course
- North Bush Methodist Church
- Pine Lake Park
- Post Office
- Royal Mountain
- State Boat Launch on West Lake
- Town Hall
- Town Highway Garage
- Transfer Station
- Wheelerville School

9. **Transportation:**

A. Existing Highway System:

1. Regional System:

The Town of Caroga is served indirectly by a system of interstate expressways, which are designed to move traffic rapidly from one region to another. The function of rapid traffic movement is accomplished through complete control over access from abutting property. The most important expressway, indirectly servicing Caroga, is the New York State Thruway, (Interstate 90).

2. Inter-Regional System:

Caroga is directly served by two inter-regional highways. State Routes 10 and 29A are arterial highways functioning primarily as through traffic links within the Fulton, Montgomery, Hamilton and Herkimer County region.

A less important function of arterial highways is to provide access to the properties abutting the right-of-way, as is particularly common through the Caroga Lake Hamlet area. State Route 29A connects the Gloversville area with Route 10 in the Caroga Lake hamlet and connects Pine Lake with the Town of Stratford. State Route 10 passes through the Town, forming the major north-south route. The Functional Highway Classification Map clearly shows the importance of arterial highways to inter-regional transportation.

3. Collector System:

Collector roads, in Caroga, are generally designed to carry less traffic than arterial highways and frequently serve as important links between arterial highways. An equally important function of collector roads is for providing access to abutting properties. At the present time, the following roads function, more or less, as collectors: County Road 111, from Canada Lake to Caroga Lake Hamlet, (length 1.4 miles); County Road 112, from Blecker to the Caroga Lake Hamlet, (length 2.1 miles); and County Road 137, also known as the Beech Ridge Road, in the vicinity of the Cape Horn Road. The County jurisdiction of Route 137 terminates at Cape Horn Road rather than at New York State Route 10. At this point, two Town roads, (North Bush and Cape Horn), complete the collector highway function of linking Beech Ridge Road with New York State Route 10.

4. Local Road System:

More than one-half of the total road mileage in Caroga is classified as local road. These roads function primarily for providing access to properties abutting the right-of-way. The Functional Classification Map identifies the extensive system of local roads, which provide direct service to individual properties.

B. Traffic Counts:

The functional classification of roads generally reflects the extent of traffic volume for each road. Their quantitative use is determined through traffic counts that are taken periodically by the New York State Department of Transportation or the Fulton County Highway Department.

In 1975, New York State Department of Transportation (D.O.T.) traffic counts were conducted in locations in the Town:

- 1) New York State Route 29A, from the Caroga Lake Hamlet to the Gloversville area: Annual Average Daily Traffic (AADT) count 2,050 vehicles.
- 2) State Route 10, from the Caroga Lake Hamlet to Pine Lake: 480 vehicles, which revealed a sharp traffic volume decline from the vehicle counts of 2,050 and 640 entering the Caroga Lake Hamlet area.
- 3) Route 29A from Stratford to Pine Lake: 440
- 4) Route 10 from Pine Lake to Stoner Lake: 300

The following table shows trends in traffic counts conducted by NYSDOT along NYS Routes 10 and 29A:

SECTION	AVERAGE ANNUAL DAILY TRAFFIC															CHANGE	% CHANGE	
	95	96	97	98	99	00	01	02	03	04	05	06	07	08	09			
1. NYS Route 10:																		
Intersection with Route 10A		500			640			640			530				570		70	14%
S. Shore Road		700			960			990			800				780		80	11%
Start Route 29 Overlap	720			860			690			880			780				60	8%
End Route 29A Overlap					1400	1510			1680			1230			1220		-180	-13%
Hamilton County Line		360			400				460			360			360		0	0%
2. NYS Route 29A:																		
Intersection with Route 10	360			320			290			600				420			60	17%
End Route 10 Overlap					1400	1510			1680			1230			1220		-180	-13%
County Road 122 Meco		2750			2850			3330			2500			2530			-220	-8%

C. Width and Shoulder Comparison:

The pavement width refers to the road area designated for vehicle travel, exclusive of the shoulder area. Permanent widths refer to both gravel and asphalt surfaced roads in the Town of Caroga.

The following table shows the wide variety of pavement widths for Town roads:

PAVEMENT WIDTH COMPARISON

Width	Town
8-10'	6%
11-14'	55%
15'+	39%
Total Miles	33

More than 60% of the Town highway miles are less than 15 feet wide. These highway widths are generally considered for two-lane traffic.

The narrower roads, which serve the intensely developed lakeshore areas of the Town, present certain traffic problems. In most cases, the problems of narrow pavement and the lack of sufficient turnaround areas cannot be corrected without the purchase of additional rights-of-way.

Other narrow roads, which serve limited number of residents, may be considered adequate because traffic volumes are low, speeds are slow and the meeting and passing of vehicles is infrequent. Unless the intensity of land uses served by these roads are significantly increased, the widening of these local roadways would be expensive and unnecessary.

Several of the back roads of Caroga also represent valuable scenic resources, providing access to a unique visual experience of the rural landscape not obtainable on higher speed roads. Examples of these back roads include Glasgow, North Bush, Mussey and Hilley Roads.

10. Existing Land Uses:

The Town Assessor identifies the existing land use of every parcel of land in the Town of Caroga. The following table summarizes how the Town of Caroga Assessor classified existing land uses of all tax parcels in the Town in the 2010 assessment roll:

Land Use	# of Parcels	%	Acres	%
State Land	95	3%	21,729	63%
Vacant	1009	34%	5,854	17%
Residential	775	26%	2,906	8%
Lakes and Rights-of-Way	0	--	1,915	6%
Recreation	16	1%	685	2%
Seasonal Residential	839	28%	537	2%
Unknown	48	2%	525	1%
Commercial	55	2%	179	1%
Vacant w/ Improvements	91	3%	129	--
Government/Civic	24	1%	99	--
Agricultural	2	--	70	--
Mining	2	--	14	--
Total	2956	100%	34,642	100%

As shown above, 63% of land area in the Town is owned by the State of New York.

As shown above, 86% of the land area in the Town of Caroga is undeveloped either on State-owned, private-owned land that is vacant or lakes and rights of way. This means that all existing development in the Town occurs on only 14% of the 34,642 acres of land in the Town.

11. **Summary:**

Based upon a review of the previous information, the following observations can be made:

Population

- Between 2000-2010, the Town of Caroga's population declined from 1,407 to 1,205, a decline of 202 or 14.4%.
- Between 1950-2000, the Town of Caroga's population has steadily increased.
- The Town's population is aging.
- The Town's 65+ population is growing quickly. Compared to the remainder of Towns in Fulton County, Caroga has the second highest percent change in age 65+ populations at 75.9 percent.
- The Town's population per household is getting smaller.
- The Town's school-age population is decreasing.

Housing

- Between 1970-2010, the total number of housing units increased.
- Between 1970-2000, Caroga has maintained the greatest number of seasonal housing units of any other Fulton County municipality however is also the only municipality that has shown a decrease in their overall number at the same time.
- Between 1970-2000, the number of owner-occupied units has increased and Caroga has shown the second highest percent change at 117.6 percent behind the Town of Blecker at 142.9 percent.

Socio Economic

- Between 1980-2000, Town of Caroga residences experienced a greater overall increase in both Per Capita and Median Household Incomes than did Fulton County as a whole.
- Caroga's Family and Household income ranges are on par with Fulton County as a whole.

Education

- Between 1990-1999, Wheelerville School Districts student enrollment dropped by forty-six (46) students to below 200. By 2009, enrollment reached its lowest level since 1990.
- Wheelerville remains to have the least number of students of any Fulton County district.

Existing Land Uses

- 63% of the land area of the Town is owned by the State of New York as is therefore tax exempt.
- 86% of the land area in the Town of Caroga is undeveloped either on State-owned, private-owned land that is vacant or lakes and rights of way. This means that all existing development in the Town occurs on only 14% of the 34,642 acres of land in the Town.

CHAPTER IV
HISTORY OF THE TOWN OF CAROGA

1. The Establishment of the Town of Caroga:

Indians, who visited this area in summer to fish, gave Caroga its name. It means “by the streams or waterways,” an apt reflection of its scenery. And, it was the lakes, streams, and creeks that built the town - farming, logging, tanning, and tourism. After the State bought land from the Indians, the territory was patented in 1794. Known as the Glen, Bleecker and Lansing Patent, it consisted of 89,000 acres of land. It included Caroga, as well as, part of what are now the Towns of Bleecker, Johnstown, and Stratford. The Patent came with an incentive to buy land at 18 cents per acre. This precipitated a slow, but steady influx of settlers; however, it was hardly an easy beginning.

It was dense woodland, no roads, no lights, but the light of day, and long, cold winters. But these settlers were a hardy group with a pioneering spirit and no fear of hard work. They saw the forests were rich and plentiful and had an abundance of wildlife, and the lakes had a variety of fish. So they set out to clear the land with saws and axes. They built log cabins, acquired livestock, and cultivated the soil. The land and climate made farming difficult even in the southern part of the town, North Bush, where the early settlers clustered. Only wheat and potatoes yielded a fairly good harvest, so many early settlers eventually moved west for more fertile farming soils. However, some stayed in the North Bush area. Their names can still be found in the old North Bush cemetery, some of which are McClellan, Brookings, Foster, Gage, Durey, Mills, Mason and Mead.

2. Early Pioneers:

A. Senator Isaac Peckham Christiancy

One of the early settlers, was the grandfather of Isaac Peckham Christiancy, who became a prominent politician. Christiancy grew up in the North Bush settlement, but left Caroga and moved to the State of Michigan. He later became a United States Senator and is credited with being one of the founders of the G.O.P. (The Grand Old Party) or the Republican Party of today. Christiancy wrote many articles about his neighbors in North Bush area and these are an enduring early history of the town.

B. Josiah & Cyrus Durey

Another early settler was Josiah Durey who came from England in 1842 and settled in the North Bush area. (insert Pic of house monument). Josiah Durey became a most successful lumberman and lumber mill owner. He and his wife Anna raised seven children in North Bush. One of their children was the very influential and wealthy Cyrus Durey. Following in his father’s footsteps, he bought large tracts of land to harvest timber to run the family lumber mill. He would then sell off individual lots to be built upon, particularly around the lakeshore areas. Cyrus Durey later would create the Durey Land and Lumber Co. Not only did Cyrus Durey have a great and historically influential business career, he also had a historically influential political one. In 1889, Cyrus Durey became Supervisor of the Town of Caroga and in 1892 the Clerk of the Fulton County Board of Supervisors. In 1895, United States President McKinley appointed Durey as Postmaster followed by his re-appointment from President Roosevelt in 1903. In 1906, Cyrus Durey ran for and was elected as the Representative to the 60th Congress and was concurrently re-elected to the 61st.

C. Nick Stoner

One of the most well known and illustrious names from that era, is no doubt Nick Stoner. He fought in the Revolutionary War and the War of 1812. Nick Stoner was also known as a local expert woodsman, trapper and hunter. Stoner was memorialized in the biography by Jephtha Simms entitled "*Trappers of New York*". Cyrus Durey then memorialized Stoner in the article he wrote for the dedication of the Stoner monument. The monument was erected on the Caroga Recreation & Golf Course and was unveiled on August 21, 1929. The Caroga Recreation & Golf Course is now known as the Nick Stoner Golf Course. There are also many other landmarks in Caroga that bear his name.

3. The Evolution of the Town:

As the North Bush area became increasingly settled, the need for additional schools rose. At this time, the oldest schools in Town were located in North Bush and included:

- 1) The Wiley School where Isaac Peckham Christiancy was a student.
- 2) The Shaw School located east of the old cemetery where Dr. Palmer's (a former Fulton County historian) grandmother taught.
- 3) The Fern Dale school, better known as the Durey school because of the many Durey children who attended it.

Farming and lumbering were the predominant livelihoods at this time. The farmers worked hard, tending their livestock and plowing the fields. The fields contained an enormous amount of rocks that they put to use by making stone fences to mark their property borders. Many would supplement their meager incomes by lumbering as well. The wives of these farmers and lumbermen were hardly ladies of leisure. Most of the homesteads raised their own cattle, hogs, sheep and chickens; and it was the chores of these women to milk the cows, churn the butter, and shear the wool from the sheep. Once sheared, the raw wool would be card and spun into yarn on large spinning wheels. The yarn would then be used to knit or crochet wearable garments for their families. Socializing was often limited to events like quilting bees and corn husking.

All of the individual homesteads were isolated in small and remote clusters. They were joined together only by dirt roads and paths, used by horse and buggy or wagon. One community, Newkirk Mills, grew around a favorable site on the banks of the Caroga Creek (or Garoga creek as it was then called). It thrived because of energetic and enterprising Garrett A. Newkirk, who proceeded to build a dam, sawmill, and tannery. Within ten (10) years time, it became the largest of the area communities. It had thirty (30) dwellings to include a Dutch Reformed Church, schoolhouse, store and a post office. Newkirk also served as postmaster from 1839 to 1858.

In 1842, a big change came about. The Township of Caroga was formed as its own local government. The Town incorporated parts of Bleecker, Stratford and Johnstown. Garrett A. Newkirk became the first Supervisor of Caroga and served as such through 1855. Prior to 1842, Newkirk Mills was a part of Bleecker and Newkirk had served as Supervisor of that community.

Settlers continued to trickle into the community. In 1845 the population in Caroga had reached 342 of whom 79 were farmers. By this time, there were six (6) sawmills, three (3) schools, and one (1) grocery store. Ten (10) years later, the population had more than doubled, but the number of farmers had declined by half. Growth of the lumber industry was triggered by the overall growth of both local areas and the general northeastern United States. This caused the shift away from farming, and brought with it a number of skilled tradesmen such as a farrier, a cobbler, a shingle maker, and a carpenter. A plank road was completed from Fonda to Newkirk Mills in 1849. This road facilitated the transport of lumber and other products to and from the railroad in Fonda.

In 1855, James Irving moved north from Sammonsville to Caroga with his wife Rosa and son William. Irving built a dam, house, and sawmill while raising nine (9) children. Eight (8) of his children attended the Wheelerville School, which was built a year after his arrival in 1856.

In 1865, a monumental and sweeping change took place in the Town. A William Claflin and his father owned many shoe factories in Massachusetts. He sent agents to Caroga to seek out land for a hemlock bark tannery to produce shoe and boot leather for his factories. Within two (2) years Claflin acquired 20,000 acres or roughly two-thirds of the township's land. Mr. Claflin hired Jonathan Wheeler to oversee the building and operation of a large tannery complex. At the same time, Claflin ordered the construction a four-story hotel on the shores of Canada Lake. He also arranged to sell lakefront lots there, thus creating the first planned community in the Adirondacks.

A site along the inlet of Canada Lake became the first tannery and the settlement of Wheelerville. The untapped and virgin hemlock forests surrounding the area produced endless amounts of tannin and the adjacent stream provided the necessary water. Hemlock bark was removed from the felled trees and hauled to the tannery site. There it was dried, ground and steamed in large vats to leach out the tannic acid solution necessary to cure the leather. Horses and oxen were housed in a large barn, which is still intact and now functioning as a lodge and restaurant named Nick Stoner Inn. (insert pic) With the construction of the tannery, many homes were built for the tannery workers. A company store was built that carried most of the products the workers needed. Tannery sheds were among the largest tannery buildings in the Adirondacks. These sheds housed vats that consumed 7000 cords of hemlock bark in which to process roughly 25,000 skins at one time and produce 250 tons of leather.

A sawmill was built at Pine Lake to produce lath from the remaining hemlock log. Otherwise, the logs would have been left in the forest to rot after the bark had been removed for the leather industry. It was a time of booming prosperity, especially in Wheelerville where work was readily available for everyone.

A hotel called the Canada Lake House, with its broad porches and other amenities, attracted many vacationers. The structure burned in 1884 and was rebuilt. If the Wheelerville tannery provided a period of prosperity to the community, it was not without negative consequences: according to Rufus Alex Grider, whom Barbara McMartin quoted in her book *"Hides , Hemlocks and Adirondack History"*:

“The bottom of the lake became coated with a brownish deposit, which destroyed the food upon which the young fish live, also the sawdust entered the gills and interfered with their breathing and killed them. Also the introduction of Pickerel and Perch which fed on other specimens cleared the lake of “the speckled beauties” (better known as the Speckled or Brook Trout).

The pollution of the Canada Lake would certainly have been more severe had the waste not been biodegradable. At the end of the 1880s, turmoil in the tanning and banking industries forced the closing of almost all tanneries in the Adirondacks. Claflin put his tannery up for sale, but there were no buyers. In 1888 operations had ceased entirely and the equipment was sold piecemeal or just taken away.

The logging and lumbering industry was still profitable, but the population declined due to the overall lack of available jobs. Even the pace of logging declined as there was less demand for building materials.

The Town of Caroga entered a period of low growth from the 1890s through the early twentieth century. The Auskerada (the Canada Lake House rebuilt in 1893) and the Fulton House (built by James Y. Fulton in 1888) thrived; cottages were built around the Caroga lakes as well as Canada Lake. For a few years the town's lakes were the nucleus of a developing summer resort. Steamers plied the waters of scenic Canada Lake. The Fulton House burned in 1914, the Auskerada burned on April 23, 1921.

Joseph Sherman was the first to build a hotel in the area of the Caroga Lakes. Sherman was a carpenter by trade and, having worked for other hotels, knew the business. He was also active in politics; as Town Clerk, then Justice of the Peace, and later Town Supervisor. The Caroga Hotel was built in the triangle between the Johnstown and Gloversville roads in 1878 and was run by Sherman and his wife Elizabeth. Their son Frank joined the business in 1894 shortly prior to the hotel burning to the ground in 1899.

The first Vrooman hotel was built on the shore of West Caroga Lake by two (2) brothers, Orville and Ed. It had a small amusement park, including a large slide extending into the water. The Pine Lake Post Office, which served the town and had several different locations, was located in the hotel. Like all its forerunners, it burned. Ed Vrooman bought Nate Oathout's large farm and turned it into a hotel with beautiful porches added. That hotel survived and is still a popular tavern.

In the lean years around the turn of the century, there were only a few hundred residents left. However, the number of summer residents and tourists grew slowly. New roads were added to serve them. The Gloversville to Caroga road was blacktopped in 1909. The Auto Stage Company ran a regular service along this road, and a bus service started in 1917. The North Bush Methodist Church was built and incorporated in 1899. With the exception of a few years, has been in continuous year-round service to its congregation.



The Roaring 20's

Commercial activity picked up with the increasing summer population. Punty Sowles ran a store on NYS Route 29A opposite Garlock Road, and sold the best ice cream. Mrs. Garlock became postmistress. John Bedford owned the store between the Caroga Lakes; it had a reputation for its peanuts and firecrackers for the annual 4th of July celebration. By 1920 enough automobiles were bringing visitors that Berghoff's Country Store put in gas pumps. It was run by Bruce Yates and it too burned. The Shutts family bought the property and turned it into a service station.

In 1923 Cyrus Durey, founder of the Durey Land and Lumber Co. attempted to build another recreation park and landing field in the abandoned tannery fields in Wheelerville. He also began the construction of a golf course. Six holes were ready to be played, free for all, in 1925. The following year three more holes were added and yearly fees were established: \$25 for men, \$10 for women. The last nine holes were completed by 1929, the year a monument to Nick Stoner was erected on the course. With much fanfare, speeches, and music, the monument was placed in the Caroga Recreation Park, known later as the Nick Stoner Golf Course. His estate sold the land to the town for \$650 and it has been maintained as a municipal course ever since.

Electricity came to Caroga in 1925 and to Pine Lake in 1936. The Wheeler-Claffin barn became the Nick Stoner Inn in 1927; and, in the early 1930s, the store became the Golf Club building. It later shared its quarters with the town offices. Pine Lake was also part of the building expansion of the 1920s when Joseph Groshans purchased the lumber company land from Frank Sherman. Groshans built a large dance hall, which opened in 1925.

An artists' and writers' colony grew at Canada Lake in the early twentieth century. Among them was Paul Bransom, known as the dean of American animal artists. He produced superb animal drawings, which illustrated many books and magazines. Charles Sarka was known for his outstanding watercolors of the natural surroundings. Clare Victor Dwiggin was a cartoonist for newspapers and many books. Margaret Widdemer won the Pulitzer Prize for poetry in 1919.

Frank Sherman, who had moved away after the hotel fire of 1899, returned to Caroga. He purchased a sawmill, and in 1921 built a two-story pavilion and dance hall. Soon after, a merry-go-round was added and Sherman's Amusement Park was born. Upon Frank's death in 1955, his sons took over the park and ran it until it was sold to the Morris family.

The Town of Caroga Fire Company was incorporated on March 20, 1951. Charles Putnam, then Town Supervisor, had made establishing a fire company his political platform. This was a wise move given that almost every communal or public building had burned at one time. He had his opponents nevertheless. When Putnam proudly paraded his gleaming white fire-engine on Caroga roads, Emma Krause, partner in the Unger House and future town supervisor, quipped;

"There goes Charlie with his milk truck. He is going to milk the taxpayers with it."

4. Association and Clubs:

As a result of shoreline camp building in the first quarter of the twentieth century, it was natural that associations were formed. They focused on the lakes—protection of the lakes from misuse and pollution and concern for safe boating, fishing, and swimming. It is the lakes, more than ten of them, and the streams and brooks that have made Caroga into a resort and tourist area.

A. East Caroga Lake Protective Association

East Caroga Lake Protective Association, formed in 1917, is the oldest of the lake associations. It has operated continuously up to the present. It has evolved into a very social organization sponsoring teen-age dances, a children's Day, boat parades, and a dinner dance at the end of the season. Through the 1970s you could spot a colorful sail regatta every Saturday morning in the summer.

B. Canada Lake Protective Association

Canada Lake Protective Association was formed in 1922, with 39 charter members who were concerned about the power company's raising and lowering of the lake. After an agreement was reached, the association became inactive for the next 30 years. It was reactivated in 1952 in order to allow for the purchase of Nick Stoner Island, to maintain the island, and to control speed boats. Since it was incorporated, it has grown to more than 200 members. It has numerous concerns and activities, and publishes a newsletter complete with history, family news, and summer event schedules. The association also is responsible for the adoption and restoration of the Kane Mountain fire tower.

C. Kirchens Grove Association

Kirchens Grove Association is also old, formed in 1920. It is a small association formed by the residents of this peninsula. It was formed mainly for the purpose of maintaining the road into the grove, as well as the commonly owned center area where tennis was played. An annual meeting is held in midsummer.

The majority of the town's associations and clubs have been established in the past 25 years, with increased focus on environmental issues, civic concerns, special interests, or simply to enjoy the fellowship of social congregation.

D. West Caroga Lake Association

West Caroga Lake Association was formed in 1988 with Kevin Grygiel as its chairman. It focused on lake issues such as unsafe boating, excessive speeds, noise, and the effects of feeding the ducks. The association holds an annual meeting as well as a family evening at Sherman's.

E. Pine Lake Civic Association

Pine Lake Civic Association is a relative newcomer. It was formed in 1997 with Lucille Hunt as president. It was formed to protect the lake as well as a reciprocal way of protecting the property of members. It holds 4th of July beach parties.

F. Stoner Lake Association

Stoner Lake Association began in the 1960's as Stoner Lake Fish and Game Club. Its primary mission was improving fishing in the Stoner lakes. It became inactive in the 70s and 80s, but was reactivated in the early 90s. Its main activities are monitoring of water quality, improving the fish habitat, a fishing contest, and canoe and paddle-boat races.

G. Caroga Fish & Game Club

The Caroga Fish and Game Club was organized by Claude Burch in the late 40s. It is still active with 135 members. Members meet the first Tuesday of each month at the clubhouse. The club is active in stocking trout.

H. Caroga Historical Association & Museum

Caroga Historical Association & Museum was born on the coattails of the 1976 bicentennial celebration. Interest in history was inspired locally by the publication of *Caroga, The Town Recalls Its Past*, by Barbara McMartin. This interest spurred the formation of the Historical Association. (insert pic of historical museum) At its first meeting in January of 1977, Lena Durey was chosen to be its charter president. At the same time, Barbara McMartin became the museum director for four years. Mike Steciak donated space in the old Unger Ice House for the museum. The first year was spent with a hectic search for historic artifacts to exhibit. Many memorable displays were produced, including exhibits of the art works of Canada Lake artists Paul Bransom and Charles Sarka. Summer of 1980 featured a large, impressive exhibit of historical and traditional quilts. Visitors came by the thousands. In 1981 the association found permanent quarters in the old Arnst homestead. The main building had been a tanner's house, which had been moved from its original site near the tannery and reassembled on its present site. The rustic cobbler's shop was the most authentic. The garage, with the help of the Argersinger Fund was converted to a charming replica of a 19th Century General Store. The barn was not in good shape. On a windy night a couple of years after the association assumed ownership of the property, the barn collapsed. Not long after, Mary Tasheff, an association trustee, learned from Martha Kunkel, a leader of the former Girl Scout Camp Kowaumkami, that the camp's barn was available. The barn would be donated, if the Caroga Historical Association could supply the manpower to disassemble it, relocate it to the museum site, and reassemble it. This was a truly historic pegged barn, built in 1860, in Bleecker by the Rhinehart family. In 1902 it was sold to Peter Stock, who relocated it to East Caroga, off Fisher Rd. In the 1920s it became the property of the Girl Scout Camp on Martha Kunkel Road. With the aid of the Arnst brothers and a score of generous volunteers, the traveling barn was again transplanted, plank by plank laboriously to its present location on the museum grounds. There its illustrious past is honored by the museum's display of history: from old farm tools to tannery exhibits to the glorious colorful quilts, each piece a landmark of Caroga, composed and quilted by association members. Lectures by historians, musical entertainment, and art exhibits are held in the barn. The barn also contains a permanent display of the tanning era and associated agricultural tools and implements. The museum is open in July and August, Thurs. through Sundays, 1 - 4 pm. The current President is Shirley Holliday.

I. Nick Stoner Senior Citizen Club

The Nick Stoner Senior Citizen Club is a social club for seniors. It was organized in 1979 with Richard Port, Peggy Althiser, Eva Sweet, and Virginia Edick as officers. The club receives help from the Fulton County Office of the Aging, which offers transportation and sponsors many events and programs. The club organizes trips and tours and provides dinners, picnics, movies, health lectures, and a summer fair. Meetings are semi-monthly, the first and third Tuesday at 1:00 pm at the Municipal Building.

J. Caroga Volunteer Fire Company Auxiliary

The Caroga Volunteer Fire Company Auxiliary was organized shortly after the Fire Company was incorporated in 1951. It serves to assist the fire company by providing refreshment needed by firemen and by fund raising from the sale of cook books and staging events. In 2002 it was temporarily inactive.

K. Nick Stoner Trailers Snowmobile Club

Nick Stoner Trailers Snowmobile Club is a winter sport club formed in 1974, at the height of the popularity of the snowmobiles. Funding is provided in part by snowmobile license fees distributed

by the N.Y. State Office of Parks and Recreation. These funds are used for grooming and maintenance of the trail system. The club sponsors a local Poker Run every winter.

Apart from incorporated organizations and clubs, there have been ad hoc committees formed dedicated to the solution of specific issues. As any resident of the Adirondack Park can affirm, the black flies have been a scourge to comfort and well-being in late spring and summer. The Adirondack Park Agency (APA) put pressure on communities to stop aerial spraying, especially the use of the very toxic DDT. In 1990 Supervisor Busch appointed a committee to study the problem. On advice of the committee, the town decided to stop the aerial spraying and to adopt a program of applying the much less toxic substance abbreviated BTi. It required mapping and testing of all streams and waterways for quantities of black fly larva before applying BTi. Ron Staring of Pine Lake conducted the program. Weather is a factor in its effectiveness of the program from one year to next. By 1997, to everyone's relief, the black fly problem seemed to be under control.

A group from Canada Lake petitioned Supervisor Surace to appoint a Navigation Committee, which concerned itself with spreading information on proper navigation regulation and a plea for courtesy on the lakes.

In 1980 three women from East Caroga Lake, Dona Goldman, Florence Smeland and Dori Nicholson, formed a weed committee to address the problems of rapid proliferation of aquatic macrophytes in East Caroga Lake. Frank Bohlander, armed with correspondence, joined the committee, which joined the East Caroga Lake Protective Association. The first action taken was to convince the DEC to remove the sewer effluent pipe that discharged into the lake from the state campground. After many letters and state and local meetings, much newspaper and TV coverage, and a colorful protest march in front of the campground, the state installed a new septic system back up away from the lake. A second action taken was to obtain funding through two dinners held at Unger House and grants obtained by Frank Bohlander. After obtaining an APA permit for harvesting the Eurasian milfoil, a selective suction harvester was purchased. Harvesting began under the supervision of the town, then Howard Sherman, and then Jack DeWeese. Weed harvesting has continued through the years in East Caroga Lake and some in West Caroga Lake. During the summer of 2010 a record-breaking harvest was achieved using an accelerated program of removal. Another effort taken to combat the weed growth was to place signs, and in some places volunteers, to encourage boaters to clean boats and equipment before launching. Also in 2010, a Canada Lake Weed Committee was formed and began gathering information from the Caroga Lake operations.

Of the more memorable recent events in Caroga, the 4th of July celebration in 1991 was one of the town's largest and most colorful parades with over 5000 people attending. The parade and a fantastic fireworks display at night were dedicated to honor the late Staff Sgt. Harold P. Witzke III, a Caroga man who died in combat during Operation Desert Storm. The Old State Rd. was renamed after him, a plaque in his honor was placed at the Wheelerville School lawn, and a scholarship fund in his name was established.

5. Structural and Physical Changes to the Town of Caroga:

Over the past 20 years, several important changes have occurred to the Town of Caroga:

A. Cell Tower

In 2010, final approvals were given to allow for the construction of a cell tower on the east side of Route 10 adjacent to the Nick Stoner Golf Course.

B. Sherman's

In 2009, Sherman's Amusement Park closed. Sherman's had been the primary recreational asset in the Town for many years.





C. Town Hall

In 2000, the Town Board had an Engineering Evaluation conducted on Town Hall. This Evaluation identified several problems that needed to be addressed, including the existence of mold and air quality concerns. The Town Board hired C.T. Male Associates to identify and evaluate alternative approaches to address the issues identified in the Engineering Evaluation. It was determined that the cost to repair the existing building would be significant. The Town Board concluded that construction a new Town Hall Building would actually be less expensive to construct and operate. A public referendum vote to borrow \$999,000 to construct a new Town Hall and demolish the existing one was held on November 2, 2010. The public voted 301 to 171 to reject the proposition to borrow money to build a new Town Hall.



D. Glenn H. Harris Memorials

A. Highway:

Route 10 from Pine Lake north to its intersection with Route 8 in Piseco was designated the Glenn H. Harris Memorial Highway.

B. Recreational Park:

A recreational park on the east side of Route 10 adjacent to the first hole at Nick Stoner Golf Course was designated as the Glenn H. Harris Recreational Park.

E. Post Office

In 2001, the former log cabin post office closed. A new post office was open just up the road from the former log cabin.



F. New Wheelerville School

The Wheelerville Union Free School, located on NYS Route 10, built in 1856, was in continuous operation as a school until the fall of 1991. At that time, the student body moved to a new school building located on Route 10, near the East Caroga Lake Outlet. The school had been enlarged several times. In 1988 it was faced with mandates from the Board of Education for more space and modern class rooms. Several public meetings took place before a referendum vote to build a new school. The vote passed by a close margin. Construction started in January of 1990 and the new school was completed in time for the fall semester of 1991. It was no longer located in Wheelerville, but it kept its old name.



G. Former Wheelerville School

The old school building remained vacant, while everyone was speculating on what its future use would be. Supervisor Busch appointed a committee to supply recommendations for its functions. Bill Fielding chaired the committee. As a result of its recommendations, the Municipal Offices moved into the old school building in June of 1992. In addition to providing room for Town Board meetings and office space for all town officials, the new municipal building, court room and space for the medical clinic administered by Dr. John Glenn was built. The Nick Stoner Senior Citizen Club holds their meetings in the old cafeteria and the North Bush Church holds its popular, twice yearly, fund raising roast beef suppers there as well.

H. Former Town Landfill

In 1989, the Town landfill was closed. Fulton County constructed a transfer station nearby. The Transfer Station allows Town residents to dispose of their garbage. The County hauls the garbage to the County landfill.

I. Irving Pond Dam

In 1996, Irving Pond Dam was dismantled and a beautiful natural resource was taken away from Town of Caroga residents.

J. London Bridge

In 1997, a new London Bridge was constructed.

6. Historic Structures & Markers:

The following Historical Places and Markers exist in the Town of Caroga:

A. National Register of Historic Places

1. Kane Mountain Fire Tower

The Kane Mountain Fire Tower was listed on the National Register of Historic Places (00NR01664) on July 26, 2001.

B. Historic Markers

1. Last home of Nicholas Stoner – The last home of Nicholas Stoner is located on NYS Route 10 at the intersection NYS Route 10 and 29. The historic marker is located on the west side of the road just past the Newkirk area.
2. Homestead of Senator Isaac Peckham Christiancy – At the intersection of NYs Route 10, 29A and County Highway 337, take County Highway 337 south (Beech Ridge Road). Marker is located on the east side of the road near its intersection with Mussy Road.
3. Wheelerville Tannery Site – Located on NYS Routes 10&29 North of the Nick Stoner Inn and adjacent to the Nick Stoner Golf Course.

7. Recommendations:

- A. Develop safe, self-guided trails of the Wheelerville Tannery Site and provide brochure describing its history.**
- B. Expand the Caroga Museum to include early settlers and industry.**
- C. Promote the preservation and use of all areas of historical significance including Nick Stoner Inn, Sherman’s, and the Kane Mountain Fire Tower.**
- D. Promote the Town’s architectural heritage, identify historical buildings and significant “little great camps,” and use that heritage to establish a visual image of the Town that can be encouraged in all its buildings.**
- E. Encourage volunteers to present workshops on our natural history including geology, forest, wildlife, flowering plants, etc.**

CHAPTER V
TOWN GOVERNMENT

1. Town Government:

A. Town Board:

The Town of Caroga is governed by a five-member elected Town Board. The Town's office is located in the Municipal Building in the old Wheelerville School located on the west side of NYS Route 29A/10. The Town Board has the power to legislate including the adoption of land use controls like zoning and subdivision regulations. However, since the Town is located within the Adirondack Park and has a local land use program, local land use controls require the approval of the Adirondack Park Agency (APA).

B. Highway Department:

The Town Highway Department is responsible for maintaining all Town roads. The Department is run by an elected Town Highway Superintendent.

C. Fire Protection:

Fire protection in the Town is provided by the Caroga Lake Fire Company. The Caroga Lake Fire Company is a membership organization that contracts with the Town to provide fire protection services. All property owners in the Town annually pay a Fire Tax that provides the funds to pay for the cost of contracting for this service.

D. Police Protection:

Police protection in the Town is provided by both the Fulton County Sheriff's Department and the New York State Police. The Town of Caroga did for years have its own Town Constable. However, this position was eliminated.

2. Town Planning Board:

The Town Board first appointed a Planning Board on September 24, 1968. The Planning Board serves as an advisory role to the Town Board concerning all issues affecting the future growth of the Town.

Section 271 of Town Law gives Planning Boards certain general duties and responsibilities:

1. Rules and Regulations. The Planning Board may recommend to the Town Board regulations relating to any subject matter over which the Planning Board has jurisdiction under this article or any other statute, or under any local law or ordinance of the Town. Adoption of any such recommendation by the Town Board shall be by local law or ordinance.
2. Report on referred matters; general reports.
 - a. The Town Board may by resolution provide for the reference of any matter or class of matters to the Planning Board before final action is taken thereon by the Town Board or other office or officer of said Town having final authority over said matter. The Town Board may further stipulate that final action thereon shall not be taken until the Planning board has submitted its report thereon, or has had a reasonable time, to be fixed by the Town Board in said resolution, to submit the report.

- b. The Planning Board may review and make recommendations on a proposed Town Comprehensive Plan or amendment thereto. In addition, the Planning Board shall have full power and authority to make investigations, maps, reports and recommendations in connection therewith relating to the planning and development of the Town as it seems desirable, providing the total expenditures of said board shall not exceed the appropriation provided therefore.

In addition to these general duties and responsibilities, the Planning Board also performs specific duties, like conducting Site Plan Reviews, as stipulated in the Town's Zoning Ordinance and other local land use ordinances and local laws.

The Town Planning Board was initially created with five (5) members. In 1970, the Town Board increased the membership to seven (7). Currently five (5) members have five-year terms, one has a four-year term, and one a three-year term. The Town Board has authorized the appointment of two (2) alternate members to the Planning Board. The Planning Board meets on the 1st Wednesday of the month.

3. Zoning Board of Appeals:

As part of the adoption of a Zoning Ordinance, the Town Board created a Zoning Board of Appeals. The Zoning Board currently consists of five (5) members.

Section 267-a of Town Law states that a Zoning Board of Appeal's primary function is as follows:

Hearing appeals. Unless otherwise provided by local law or ordinance, the jurisdiction of the Board of Appeals shall be appellate only and shall be limited to hearing and deciding appeals from and reviewing any order, requirement, decision, interpretation, or determination made by the administrative official charged with the enforcement of any ordinance or local law adopted pursuant to this article. Such appeal may be taken by any person aggrieved, or by an officer, department, board or bureau of the town.

4. Local Land Use Program:

The Town Board has, over the years, adopted land use regulations intended to create orderly and environmentally safe development. In 1968, the Town adopted its first set of regulations called a Sanitation Code. This Code was adopted in response to a serious water pollution problem that developed in the Town.

In 1972, the Town adopted both a Building Code and Mobile Home Park Ordinance. The Building Code regulated the construction and design of buildings in order to provide safeguards from fire and health hazards and structural deficiencies. The Mobile Home Park Ordinance was adopted to regulate the placement, occupancy and maintenance of Mobile Homes.

In 1985, the Sanitary and Building Codes were amended when the Town adopted the new New York State Uniform Fire Prevention and Building Code.

In 1974, the Planning Board began work to develop a Comprehensive Plan that would permit the Town to take over responsibility for approving Class B projects from the APA. In order to identify community goals, the Planning Board, in the fall of 1974, decided to seek input from Caroga residents via a comprehensive survey. In February, 1975, 1600 questionnaires were sent to both seasonal and year-round residents. Approximately 275 survey forms were mailed to local addresses and approximately 1325 were mailed to out-of-town locations.

The survey served the following general purposes:

1. Provided valuable information on resident's opinions and attitudes regarding local services and conditions.
2. Provided a method for residents to make comments and suggestions.
3. Increased residents' awareness that the Planning Board was "open" to their participation.
4. Provided a learning experience for the Planning Board through analysis of resident's opinions.

After years of work, the Town Board, on July 17, 1979, adopted a Land Use and Development Plan, which resulted in the adoption of the Town of Caroga Zoning Ordinance. The purpose of the Town's Zoning Ordinance is to promote the health, safety and general welfare of the community, and protect the property values and aesthetics of the community, directing growth and regulating and restricting the height, number of stories and size of buildings and other structures. The Adirondack Park Agency approved the Town's Land Use and Development Plan on November 16, 1979 which became effective on February 29, 1980.

5. Code Enforcement Officer:

The Town of Caroga has a Code Enforcement Officer (CEO) who has the duty and responsibility to administer and enforce the Town's Zoning Ordinance and other local land use controls. Applications for Building Permits are filed with the CEO. The CEO reviews all applications and determines whether the proposed action needs to be referred to the Planning Board for a review. In addition, if the Planning Board makes a decision on a matter referred to it that includes conditions or stipulations, the CEO becomes responsible for ensuring that the Applicant complies with the Planning Board's conditions and stipulations.

6. Water and Sewer Infrastructure:

The Town of Caroga has no public water supply or sewer services available. All potable water utilized in the Town is supplied from groundwater wells. All wastewater is disposed of into private septic systems.

The concentration of homes and camps around West and East Caroga Lakes has been a concern of Town Government. The concern is the potential impacts the concentration of old septic systems may be having on water quality in West and East Caroga Lakes. Many of these systems are old and located very close to the lakes.

A. 2001 Sewer Study:

The Town Board, in 2000, hired LaMont Engineers to complete a Feasibility Study on the construction and operation of a wastewater collection and treatment system for areas around West and East Caroga Lakes. In 2001, the Preliminary Engineer's Report titled, *Wastewater Collection and Treatment System Feasibility Study* was completed.

The Report stated that:

“Many summer camps are located on small lots in the areas around the lakes. Currently, these camps depend on individual on-site septic systems for wastewater treatment and disposal. The Town is especially concerned about water quality in the lakes because:

1. The camps are close together, resulting in a relatively high seasonal population.
2. Most camp lots are too small for adequate treatment of wastewater using on-site septic systems.
3. Many septic systems are very close to the lakes, many within half the currently required separation distance to a water body.
4. Surface and subsurface waters drain toward the lakes so that septic system failures ultimately result in both direct and indirect wastewater discharges to the lakes.
5. Many of the existing septic systems are old, incomplete and/or substandard, within insufficient separation from high groundwater.
6. The sandy soils around the lakes tend to allow rapid groundwater movement with relatively little treatment.

To protect the water quality of the lakes, a community collection and treatment system is needed”

The Study identified “Collection Areas” to identify alternative approaches for how to provide sewer service to different areas in the Town. The Town's concerns for lake water quality was focused on Canada Lake, East Caroga Lake, and West Caroga Lake. Nine collection areas were established, and the areas were prioritized based on need for water quality protection. The map on the following page shows the approximate locations of Collection Areas 1-8 identified in the 2000 Feasibility Study.

Collection areas were prioritized using three criteria, 1) proximity to water, 2) population density, 3) land use (commercial vs. residential), and 4) proximity to high priority areas. The first three criteria are indicative of the potential threat to lake water quality associated with a particular collection area. The proximity to high priority areas is indicative of the feasibility of providing wastewater collection and treatment services to that area since unit costs will be lower for a larger multi-area project.

Areas #1 and #2 contain most of the commercial establishments; the most densely populated areas, lie on the east shore of the Caroga Lakes, and are adjacent to high priority areas. Areas #3, #4, and #5 are primarily residential in character, and are not as densely populated as areas #1 and #2. Areas #3, #4, and #5 lie on the shores of East and West Caroga Lakes and are adjacent to high priority areas. Based on these characteristics, areas #3 - #5 were given moderate priority for

sewage collection. Areas #6 - #8 are the least dense areas near the Caroga Lakes, do not front directly on the water, but are adjacent to high priority areas. Therefore areas #6 - #8 were given a low priority. Area #9 is the area around Canada Lake. It lies directly adjacent to water, but is mostly residential, and is not as densely populated as areas #1 and #2. Area #9 lies the furthest away from the high priority areas and was given a low priority for sewage collection.

For the purposes of this study, sewage collection areas #1 and #2 will be used to develop costs of a sewage collection system. Areas #1 and #2 were given a high priority and based on the density of structures would be the most cost-effective area to provide sewage collection. The design of the sewage collection system should allow for the expansion of the system to include areas #3 - #9 at a future date.

The Study recommended that a new wastewater collection system and treatment plant be constructed in the Town of Caroga. The system recommended included:

1. Collection System:

A combination of two types of collection systems would be utilized:

- a) A low-pressure sewer system with grinder pumps and a conventional gravity system in two small areas. The topography and soil conditions surrounding the lakes makes the installation of a low-pressure sewer system with grinder pumps more practical than a conventional gravity system. The low-pressure system offers several advantages over a conventional gravity system:
 1. Construction costs will be less for a low pressure system because it can be installed at a relatively shallow depth.
 2. Pipe runs can be made to turn easily without the installation of additional structures.
 3. Because of its shallow depth, cuts in rock and dewatering efforts will be greatly reduced.
 4. The system can be easily expanded.
- b) A conventional gravity system was selected for two (2) densely populated areas, one in collection area #1 and the other in collection area #2. The topography and soil conditions in these two areas makes the construction of the conventional system more economical than a low pressure sewer system with grinder pumps.

The total capital cost for a wastewater collection system in areas #1 and #2 was estimated to cost \$4,384,000, and in Areas #1-#5 to be \$6,406,000.

2. Wastewater Treatment:

Two (2) options were considered for wastewater treatment:

- a) Construction of a wastewater treatment plant within the Town.
- b) Construct force main and pump wastewater to the existing Gloversville-Johnstown Joint Wastewater Treatment Plant.

The following table compared the costs of Options a and b:

Estimated Capital Construction Costs

Areas	Option a Caroga Lake WWTP	Option b Force main to Johnstown
1 - 2	\$2,565,000	\$5,888,000
1 - 5	\$3,093,000	\$5,888,000
1 - 9	\$4,893,000	\$5,888,000

The estimated annual operation and maintenance costs for these options are shown below:

Estimated Annual O & M Costs

<i>Areas</i>	Option a Caroga Lake WWTP	Option b Force main to Johnstown
1 - 2	\$150,000	\$152,100
1 - 5	\$195,000	\$203,900
1 - 9	\$307,000	\$282,700

The construction of a new wastewater treatment facility in the Town of Caroga was recommended because:

- 1) Cost – The capital costs of a WWTP in the Town of Caroga for collection areas #1 and #2 was \$3,323,000 less than the construction of a force main to Johnstown. The annual operation and maintenance costs were nearly the same.
- 2) Expandability – A new sequencing batch reactor wastewater treatment facility could be expanded by the addition of a new unit. It is possible that the sewer board running the joint WWTP in Johnstown could put a maximum limit on the amount of wastewater that could be treated at their plant, limiting future growth in the Town of Caroga.
- 3) Flexibility – A new WWTP plant offers some advantages. The plant could be a possible source of irrigation water for the golf course. The plant may also generate a small amount of revenue by accepting septic waste.

The total capital cost for the recommended collection and treatment system was approximately \$10 million in 2001. Due to this significant cost, however, the project has not been implemented.

A. Proposed Municipal Sewer Collection and Treatment System for Town Center:

The Comprehensive Plan recommends that the Town of Caroga proceed with the development of a targeted municipal sewer collection and treatment system project.

This project, however, would be much smaller in scope and more targeted in the area to be serviced compared to the proposal in the 2001 Study.

A key to advancing the developing of Town Center will be providing a municipal sewer collection and treatment sewer system to service the type of development proposed for Town Center. It is recommended that the Town pursue the following:

- a) Purchase property on the east side of NYS Route 29A to use to develop a municipal wastewater treatment system.
- b) Install approximately 2,000' of an 8" sewer trunk line along NYS Route 29A.
- c) Purchase and install a packaged wastewater treatment plant to service the flows that would be projected to be generated by the development of Town Center.
- d) Contract with a part-time certified operator to operate the wastewater plant.
- e) Create a Town Sewer District.

This small, municipal wastewater collection and treatment system would serve as a catalyst to creating Town Center.

7. Recommendations:

- A. The Town of Caroga should retain the services of a Professional Engineer to prepare a plan to construct and operate a municipal sewer collection and treatment system for Town Center. Upon completion of this plan, the Town Board should seek funding to implement the Plan. The Town should seek available funding opportunities that provide reimbursement for the study and constructing the municipal sewer collection and treatment system.**
- B. The Town of Caroga should create a full-time Code Enforcement Officer position to better enforce the NYS Uniform Fire Prevention Code and the Town of Caroga's land use laws and regulations that are important to implementing the Vision contained in this Comprehensive Plan.**
- C. The Town of Caroga must strengthen its enforcement of existing codes to keep all properties safe and physically attractive.**
- D. The Town of Caroga should encourage the development of strategically located towers to improve cell/smart phone service in the Town.**
- E. The Town of Caroga should provide an increased law enforcement presence in the Town to make the Town of Caroga a safer place to live and do business.**

CHAPTER VI
ECONOMY

1. Description of Local Economy:

Tourism is a primary industry in the Town of Caroga. The Town’s recreational assets, natural resources and man-made attractions all combine to attract tourists into the Town. Because of the influx of tourists, the Town’s population during the summer grows significantly. Tourists include summer residents who move to Caroga for 3-4 months in the summer as well as those who make one day or similar short-term trips to the Town. These summer residents and short-term tourists help support the Town’s economic base of local businesses including restaurants, grocery stores, lodging, retail stores and other businesses.

At present, there is no large employer located within the Town of Caroga. The lack of municipal water and sewer services, remote location, insufficient labor force and being in the Adirondack Park are some of the reasons why large businesses have never located in the Town.

The two (2) largest employers in the Town are the Wheelerville Union Free School District and the Town of Caroga.

2. Workforce:

As shown below, in 1970, 93% of the Town of Caroga’s workforce population worked in Fulton County. By 2000, this percentage declined to 71%:

**% OF WORKFORCE WORKING IN FULTON COUNTY
(1970 AND 2000)**

MUNICIPALITY	1970	2000
Caroga	93%	71%
City of Gloversville	88%	78%
City of Johnstown	86%	74%
Bleecker	81%	70%
Northampton	80%	67%
Mayfield	79%	66%
Johnstown	79%	79%
Ephratah	67%	54%
Broadalbin	51%	37%
Perth	30%	29%
Stratford	23%	39%
Oppenheim	22%	39%

The 1970 Census showed a total of 352 Town of Caroga residents were employed. The 2000 Census showed the number increased to 645. The following table shows the breakdown of employed persons per industry group in the 1970 and 2000 Censuses.

**EMPLOYED PERSONS PER INDUSTRY GROUP
(1970 AND 2000)**

INDUSTRY GROUP	1970		2000		CHANGE
	#	%	#	%	
Textile Mill and Other Fabricated Products	40		40		0
Other Non-durable Goods	39		41		2
Construction	34		56		22
Public Administration	25		46		21
Other Personal Services	24		34		10
Printing, Publishing and Allied Industry	23		3		-20
Private - Elementary, Secondary Schools and Colleges	21		N/A		N/A
Other Retail Trade	18		48		30
Communications	17		38		21
Public - Elementary, Secondary Schools & Colleges	16		65		49
Other Durable Goods	10		19		9
Utilities and Sanitary Services	10		2		-8
Insurance, Real Estate, Other Finance	10		12		2
Chemical and Allied Products	10		11		1
Trucking Service and Warehousing	8		48		40
Hospitals	8		100		92
Repair Services	7		6		-1
Business Services	7		N/A		N/A
Entertainment and Recreation	6		46		40
Private Household	5		0		-5
Eating and Drinking Places	5		9		4
Fabricated Metal Industries	5		21		16
Wholesale Trade	4				
Total Employed	352		645		325

3. Commuting Patterns:

As shown in the following table, the 2000 Census indicated that there were 628 people living in the Town eligible to work. Seventy-one percent (71%) of these workers were employed in Fulton County and 29% worked outside of the County. In comparison, the overall average of all ten (10) towns in Fulton County, in 2000, was that 57% of all workers in the ten (10) towns worked within Fulton County and 43% worked outside the County. This shows that significantly more Caroga residents worked in Fulton County compared to all other towns in Fulton County.

COMMUTING PATTERNS IN FULTON COUNTY MUNICIPALITIES

TABLE 1: PLACE OF WORK: 2000							
Municipality	Total Workers	Work in Fulton County	%	Work Outside Fulton County	%	Work Outside New York State	%
City of Gloversville	6,292	4,929	78%	1,346	21%	17	0%
City of Johnstown	3,724	2,772	74%	947	25%	5	0%
Total Cities:	10,016	7,701	77%	2,293	23%	22	0%
Town of Bleeker	262	183	70%	74	28%	5	2%
Town of Broadalbin	2,401	889	37%	1,497	62%	15	1%
Town of Caroga	628	446	71%	182	29%	0	0%
Town of Ephratah	727	392	54%	325	45%	10	1%
Town of Johnstown	2,898	2,280	79%	587	20%	31	1%
Town of Mayfield	3,060	2,020	66%	1,009	33%	31	1%
Town of Northampton	1,189	796	67%	381	32%	12	1%
Town of Oppenheim	792	306	39%	482	61%	4	1%
Town of Perth	1,552	445	29%	1,107	71%	0	0%
Town of Stratford	238	92	39%	139	58%	7	3%
Total Towns:	13,747	7,849	57%	5,783	42%	115	1%
Total County:	23,763	15,550	65%	8,076	34%	137	1%

4. **Businesses in Town of Caroga in 1977:**

The 1977 Economic Analysis Report of the Town of Caroga, prepared by the Fulton County Planning Department, identified 36 businesses in existence in the Town in 1977:

- 1) Lodging Facilities: (6)
Four Seasons Hotel
Iron Kettle Motel
Lakeside Motel
Motel Lodge
Pine Lake Campground
Vrooman's Hotel
- 2) Entertainment: (2)
Pine Lake Amusement Park
Sherman's Amusement Park
- 3) Recreation: (1)
Royal Mountain Ski Area
- 4) Restaurant and Entertainment: (10)
Lakeaire
Maple Tree Knoll Restaurant
Nick Stoner Inn Restaurant
Pine Lake Lodge
Pine Lake Tavern
Pinnacle Restaurant
The Jammer
The Outlet Restaurant
Vrooman's Tavern
Unger House Restaurant
- 5) Retail: (17)
C & B Electronics
Canada Lake Store
Candle Shop
Caroga Curl Beauty Parlor
Chuckwagon Snack Shop
Clay's Gas Station
Coffee Shop and Deerpatch Boutique
Danise's Grocery
Joe's Barber Shop
Laundromat
Morris' Fooderama
Pottery Shop
The Tree Gift Shop
Welsh & Grey Lumber Company
Whispering Pines Mobile Home Sales
Willy's Snack Shop
Yates Grocery

5. Businesses in Town of Caroga in 2010:

A. 1977 Businesses that Remain:

By 2010, only 16 of the 36 businesses that existed in 1977 remained in the Town:

- 1) Lodging Facilities: (4)
Iron Kettle Motel
Lakeside Motel
Pine Lake Campground
Vrooman's Hotel
- 2) Entertainment: (1)
Pine Lake Amusement Park
- 3) Recreation: (1)
Royal Mountain Ski Area
- 4) Restaurant and Entertainment: (7)
Maple Tree Knoll Restaurant
Nick Stoner Inn Restaurant
Pine Lake Lodge
Pine Lake Tavern
Pinnacle Restaurant
The Outlet Restaurant
Vrooman's Tavern
- 5) Retail: (3)
Canada Lake Store
Laundromat
Morris' Fooderama

As shown above, 14 of the 17 retail businesses that existed in 1977 were no longer in operation by 2010. Similarly, four (4) Entertainment and Restaurant businesses and two (2) Lodging Facilities are no longer operating in the Town.

B. 2011 Businesses:

The following list identifies the 33 businesses that were known to be in operation as of January 1, 2011 in the Town of Caroga:

- 1) Lodging Facilities: (4)
Lake Country Cabins
Lakeside Motel
Pine Lake Campground
Vrooman's Hotel
- 2) Entertainment: (1)
Pine Lake Amusement Park

- 3) Recreation: (2)
 Royal Mountain Ski Area
 Pine Lake Parks and Campground

- 4) Restaurant and Entertainment: (7)
 Maple Tree Knoll Restaurant
 Nick Stoner Inn Restaurant
 Pine Lake Lodge
 Pine Lake Tavern
 Pinnacle Restaurant
 The Outlet Restaurant
 Vrooman's Tavern

- 5) Retail: (11)
 Canada Lake Store and Marina
 Caroga Lake Marina
 Laundromat
 Morris' Fooderama
 Grooms General Store
 Northeast Snowmobile
 I Cook and a Waitress
 Shutts Service Station
 Caroga Emporium
 Red Store
 Timberlane Blueberry Farm

- 6) Real Estate: (3)
 ADK Real Estate
 Kuhn Real Estate
 North Country Rental

- 7) Other: (5)
 Adirondack Wildlife Studio
 Bill's Taxidermy
 Dirty Deed Excavating
 Caroga Lake Sawmill
 Heirloom Upholstery

As shown below, the number of businesses in the Town has decreased slightly since 1977:

CHANGE IN # OF BUSINESSES IN TOWN OF CAROGA

Businesses	1977	2011	Change	% Change
Retail	17	11	-6	-35%
Restaurant	10	7	-3	-30%
Lodging	6	4	-2	-33%
Entertainment	2	1	-1	-50%
Recreation	1	2	+1	+100%
Real Estate	--	3	+3	+300%
Other	--	5	+5	+500%
Total	36	33	-3	-8%

6. Recommendations:

A. The Town should create a Town Center to help create a strong tourism based economy.

B. The Town of Caroga should promote and strengthen its tourism-based economy by providing the following:

- **Town of Caroga Public Beach**
- **Public Parking Area(s)**
- **Public Restroom(s)**
- **Overnight Accommodations/Lodging**
- **Cross Country Ski Trails**

CHAPTER VII
RECREATIONAL/NATURAL RESOURCES

1. Background:

The availability of diverse, year round recreational resources has become an integral component to a vibrant community. Diverse recreational resources are often viewed as a major asset and attraction. Today, many people desire to live in a community that offers and provides various types and forms of both indoor and outdoor recreational activities.

The Town of Caroga has excellent recreational assets that the Town must maintain and promote while it seeks out opportunities to offer new and expanded opportunities. These resources are critical to making the Town an attractive place to live for a diverse population base. The maintenance of existing and provision of new recreational opportunities will attract tourists and fuel the rebirth of the Town as a prominent regional tourist destination.

One of Town's most important assets is its numerous lakes. Maintaining a high water quality in these lakes must be a high priority for the Town of Caroga. The high density of development coupled with the age and type of individual wastewater treatment systems on the many small lots around certain lakes creates a situation that could negatively affect water quality. The Town of Caroga needs to be proactive and take the steps necessary to regulate and control new development and the conversion of camps into year round housing units around lakes to protect and preserve the water quality of the Town's lakes.

2. Inventory of Existing Recreational Resources:

The Town of Caroga has excellent existing recreational resources including:

- Lakes
- Streams
- Snowmobile Trails
- Hiking Trails
- Nick Stoner Golf Course
- Pine Lake Park
- Royal Mountain

A. Lakes:

The following table provides a summary of key information about the lakes in the Town of Caroga:

TOWN OF CAROGA LAKES INVENTORY*

NAME	SURFACE AREA (Sq. Miles)	LENGTH OF SHORELINE (Miles)	DEPTH		BOAT LAUNCH		MARINA		PUBLIC BEACH		RECREATIONAL ACTIVITIES AVAILABLE			FISH SPECIES ¹
			Deepest (Feet)	Mean (Feet)	Public	Private	Yes	No	Public	Private	Motorized Boat	Non-Motorized Boat	Fishing	
Lakes with Public Access:														
Canada	0.88	15.72	140	70		X	X			X	X	X	X	LT, SB, LP, BB, YP, LW, P
Caroga (W)	0.49	3.38	70	34							X	X	X	AS, RT, SB, RS, LW, YP, S
Caroga (E)	0.54	5.14	45	13	X	X	X		X		X	X	X	SB, CP, BB, YP, P
Pine	0.25	2.99								X	X	X	X	SB, BB, YP
Stoner (M)	0.11	1.82							X		X	X	X	SB
Stoner (W)	0.11	1.40									X	X	X	SB
Green	0.08	1.21									X	X	X	RT, LT
West	0.34	2.80			X						X	X	X	RT, SB, YP, LP, BB
Lily														
Mud Lake 2	.03	.79												
Glasgow Pond	.02	1.41												
Newkirk Mills	.03	.87												
Lakes with Trail Access:														
	SURFACE AREA (Sq. Miles)	LENGTH OF SHORELINE (Miles)	LENGTH OF TRAIL (Miles)											
Nine Corner	0.17	3.67	.55									X		
Otter Lake	0.06	1.59	.40									X		
Broomstick Lake	0.02	.76	.66									X		
Fish Hatchery Pond	.004	.28	.15									X		
Rolls Pond	.04	.92	.45									X		
Lakes with No Access:														
			DISTANCE FROM PUBLIC ROAD (Miles)											
Bellows	0.05	1.17	1.4									X		
Indian	0.02	0.68	1.9									X		BT
Stewart	0.04	1.40	1.0									X		
No Name Lake	.01	.54	1.1											
Mud Lake	.01	.52	1.1											
Eastman Lake	.05	1.7	2.7											
Prairie Lake	.02	.74	1.4											
	3.08	41.38												

* Source: NYSDEC website www.dec.ny.gov

¹BB – Brown Bullhead, AS – Atlantic Salmon, LT – Lake Trout, RT – Rainbow Trout, BT – Brook Trout, CP – Chain Pickerel, SB – Smallmouth Bass, LW – Lake Whitefish, YP – Yellow Perch, NP – Northern Pike, P – Pumpkinseed, RS – Rainbow Smelt, S – Splake, W – Walleye





B. Streams:

The following table provides a summary of key information about the major streams in the Town of Caroga:

INVENTORY OF MAJOR STREAMS*

NAME	CLASSIFICATION ¹	LENGTH IN TOWN (miles)
Durey Creek		
Peck's Creek	C	2.72
Caroga Creek	C	5.37
Glasgow Creek	C	2.43
Mead Creek	C	1.85

* Source: NYSDEC website www.dec.ny.gov

¹Classification – C = Suitable for supporting fisheries and suitable for non-contact activities.

C. Snowmobile Trails:

The following is a summary of key information about all snowmobile trails located in the Town of Caroga:

INVENTORY OF SNOWMOBILE TRAILS

CLUB	TYPE	DESIGNATION	CLASS	MILES	TRAILHEAD PARKING		FUEL (W/IN 1 MI)	CONNECTION
					Yes	No		
Nick Stoner Trailers	Corridor	C8	A	8.3	X		YES	Bleecker Snow Rovers C8 Trail and Stratford Snow Drifters C8 Trail
	Secondary	S82	B	3.4		X	YES	Stratford Snowdrifters S82 Trail and Canada Lake
	Secondary	S83	A	2.8		X	NO	Stratford Snowdrifters C8A Trail and NYS Route 10A
Bleecker Snow Rovers	Corridor	C8	A	0.6		X	NO	Nick Stoner Trailers C8 Trail and Bleecker Snow Rovers C7G Trail
Royal Mountain Moonlighters	Secondary	S85	B	1.2		X	NO	Royal Mountain Moonlighters C8E Trail and Nick Stoner Trailers S83 Trail

D. Hiking Trails:

The following is a summary of key information about all existing Hiking Trails located in the Town of Caroga. This information was taken directly from Discover the Southern Adirondack, by Barbara McMartin:

INVENTORY OF HIKING TRAILS

Trail Name	Type
Broomstick Lake	Trail
Canada Lake Outlet	Canoe trip
Eastman Lake	Bushwhack
Green Lake to Pine Lake	Trail
Hidden Vly	Bushwhack
Irving Pond to Stewart Lake via Prairie Lake	Bushwhack
Irving Pond from the West	Trail
Kane Mountain	Trail
Morey Road to Stewart Landing	Trail
Negro Lake	Bushwhack
Nine Corner Lake	Trail
Otter Lake	Path
Pine Lake	Path
Snowshoe Trek to Nine Corner and Broomstick Lakes	Bushwhack
Stewart and Indian Lakes	Trail
Stoner Lake Outlet	Picnicking
West Lake	Trail

E. Nick Stoner Golf Course:

Nick Stoner Golf Course is an 18-hole championship Golf Course owned and operated by the Town of Caroga. Built in 1927, Nick Stoner Golf Course is open to the public and represents a major recreational asset for the Town of Caroga. The facility consists of a pro shop, small clubhouse and putting green. A Superintendent is employed by the Town to operate the Pro Shop and collect green fees. Daily maintenance and repair work on the Golf Course is performed by the Town of Caroga.



F. Pine Lake Park:

Pine Lake Park is a privately-owned business providing the following recreational opportunities:

- Public Beach
- Camping and RV Park
- Mobile Home Village
- Dance hall and events
- Miniature golf

G. Royal Mountain:

Royal Mountain is a privately-owned facility providing the following recreational opportunities:

- 1) Skiing:
 - Downhill skiing
 - Snowboarding
- 2) Motocross
 - Motocross racing
 - Super cross racing
 - Hill climb racing
 - MX racing
 - SX racing





3. Recommendations:

A. Water Quality:

- 1) The Town Board should develop and implement an Annual Water Quality Testing Program. The program should include testing the water quality in the lakes the Town develops Watershed Management Plans for. Parameters to be tested for should, at a minimum, include: temperature, pH, dissolved oxygen, total nitrogen, total phosphorus, turbidity, total suspended solids and fecal coliform bacteria. The annual test results would allow the Town to monitor and track water quality in these lakes and to evaluate the effectiveness of the Watershed Management Plans.**
- 2) The Town Board should hire a professional engineer to work with the Town to prepare and adopt Watershed Management Plans for each of the following lakes:**
 - a. E. Caroga Lake**
 - b. W. Caroga Lake**
 - c. Canada Lake**
 - d. Green Lake**
 - e. Pine Lake**
 - f. E. Stoner Lake**
 - g. W. Stoner Lake**
- 3) Each Watershed Management Plan should, at a minimum, include and address the following issues:**
 - a. Define watershed.**
 - b. Identify existing development in each watershed.**
 - c. Identify sources of nutrient, sedimentation and pollution.**
 - d. Calculate current amounts of nutrients, pollutants, sedimentation flowing into each lake.**

- e. Calculate maximum amounts each lake should be receiving.
 - f. Develop plan for managing future flows into each lake.
 - g. Other.
- 4) The Town Board should put into place a mechanism that provides the Town Code Enforcement Officer with the authority to review and approve all proposed conversions of seasonal dwelling units into permanent units.
 - 5) Given the importance of the Town's lakes and shorelines, the Town's Land Use Regulations should be revised to:
 - a. Define docks and boathouses.
 - b. Limit the size and number of shoreline structures.
 - c. Identify landscaping and grading requirements for shoreline structures.
 - d. Identify requirements for maintenance of shoreline vegetation.

B. Recreation:

1) Recreational Advisory Committee:

- a) The Town Board should establish a Recreational Advisory Committee consisting of Town Board members and the public.
- b) The Recreation Committee should meet on a regular basis to review and discuss recreational issues, needs and opportunities and provide recommendations and policy guidance to the Town Board regarding recreational resources in the Town of Caroga.

2) Develop the following new recreational facilities:

- a) Town of Caroga Visitor Center located in Town Center.
- b) Town of Caroga Multi-Purpose Recreational Area located in Town Center.
The Multi-Purpose Recreational Area should include:
 - Park
 - Soccer Field
 - Baseball Field
 - Tennis Court
 - Basketball Court
 - Skateboard Park
 - Ice Skating Rink
 - Picnic Area
- c) Town of Caroga Boat Launch on West Caroga Lake in Town Center.
- d) Town of Caroga Public Beach.
- e) Kayaking/Canoeing/Paddle Boating on Mead Creek.
- f) Recreational trails on Town-owned properties surrounding the Nick Stoner Golf Course.

3) Promote the Town's existing recreational/natural resources to attract permanent residents and tourists by:

- a) Annually publish a brochure describing the Town's Recreational/Natural Resources including the many opportunities for fishing in its lakes.
- b) Annually publish a Special Events brochure identifying the number and type of special events that will be held in the Town during a year.
- c) Continue to promote and support the Glenn H. Harris Park and Pavilion.

- d) Work with the Department of Environmental Conservation's (DEC) Unit Management Planning (UMP) to develop snowmobile trails that avoid roads and open water.**
- e) Work with DEC's UMP to create new hiking and cross country ski trails.**
- f) Work with DEC's UMP to designate biking trails.**
- g) Work with DEC to promote the stocking of fish in the Town's lakes.**
- h) The Town of Caroga should designate certain Town roads as bike trails.**
- i) The Town of Caroga should undertake a project to dredge, deepen and maintain a deep enough channel between East and West Caroga Lakes to provide safe boat access between both Lakes.**

CHAPTER VIII
HOUSING

1. HOUSING TRENDS:

A. General:

The 2000 Census identified a total of 1,794 housing units in the Town of Caroga. The following is a breakdown of that total:

Housing Type	# Units	%
A. Seasonal Units	1,130	63%
B. Year Round Units Owner-Occupied Units: 533 Renter-Occupied Units: 55	588	33%
C. Vacant Units	76	4%
Total	1,794	100%

By 2010, the total number of Housing Units in the Town decreased to 1708, a decline of 86 or 4.8%.

The number of year round units in the Town grew from 287 in 1970 to 588 in 2000, an increase of 105%.

In comparison, the number of seasonal housing units declined from 1,251 in 1970 to 1,130 in 2000, a drop of 121 units or 9.7%.

In 2000, there were only 55 rental units in the Town of Caroga. This represents only 3% of the Town's total housing stock. The following table shows what percent of each Fulton County municipality's housing stock are rental units.

Total Rental Units in Fulton County Municipalities: 2000

Municipality	Total Housing Units	Total Rental Units	% of Total
City of Gloversville	7,540	2,985	40%
City of Johnstown	3,979	1,443	36%
Total Cities	11,519	4,428	38%
Town of Bleecker	429	11	3%
Town of Broadalbin	2,625	312	12%
Town of Caroga	1,794	55	3%
Town of Ephratah	720	62	9%
Town of Johnstown	2,728	263	10%
Town of Mayfield	3,211	413	13%
Town of Northampton	1,962	284	15%
Town of Oppenheim	858	88	10%
Town of Perth	1,416	159	11%
Town of Stratford	525	37	7%
Total Towns	16,268	1,680	10%
Fulton County	27,787	6,108	22%

As shown above, the Town of Caroga has a relatively low number of renter-occupied units in comparison to other municipalities in Fulton County.

B. Location of Owners of Residential Properties:

An analysis was conducted of residential property ownership around the major lakes in the Town: E. Caroga, West Caroga, Canada/West/Green, and Stoner Lakes. This analysis utilized 2010 records from the Town Assessor’s Office and not the 2000 Census. As a result, there are some minor discrepancies in the total number of housing units identified by the Census Bureau in 2000 and the total number of properties classified as residential in 2010 by the Town Assessor.

Table I identifies the total number of properties in the Town in 2010 classified by the Assessor as residential. Table I shows that there are 1,652 residential parcels of land in the Town. This table also identifies the mailing addresses of the owners of all 1,652 parcels. By reviewing the mailing addresses of property owners, one can identify owner-occupied versus non-owner occupied residential properties. As shown in Table I, 497 or 31% of the 1,652 properties in the Town classified as Residential are owned by persons with a Town of Caroga mailing address. This compares to the 533 owner-occupied units identified in the Town based upon the 2000 Census. Conversely, 1,155 residential units, or 69%, are owned by persons that do not have a Town of Caroga mailing address.

**TABLE I
TOWN OF CAROGA
RESIDENTIAL OWNERSHIP ANALYSIS**

OWNERSHIP	OWNER	%	TOTAL ASSESSED VALUATION (SUM)	TOTAL ASSESSED VALUATION (AVE.)	ACRES (SUM)	AVE. # ACRES
Town ¹	497	31%	\$ 27,940,540	\$ 56,218	1481.59	3.0 acres
County ²	302	18%	\$ 15,200,765	\$ 50,334	854.82	2.8 acres
State ³	616	37%	\$ 30,880,283	\$ 50,130	680.78	1.1 acres
Out of State ⁴	237	14%	\$ 13,261,330	\$ 55,955	194.77	0.9 acres
Totals:	1652	100%	\$ 87,282,918	\$ 52,835	3211.96	1.9 acres

¹Town: Property owner has a local mailing address.

²County: Property owner has a mailing address equal to a Fulton County municipality outside of Town.

³State: Property owner has a mailing address outside of Fulton County but within New York State.

⁴Out of State: Property owner has a mailing address located outside of New York State.

Table I shows that:

- a. Residential properties owned by someone having a Town address have an average of 3.0 acres of land and an average assessed valuation of \$56,218.
- b. Residential properties owned by someone having an Out of State address have an average of 0.9 acres of land and an average assessed valuation of \$55,955.
- c. 1,155 of the 1,652 residential properties in the Town, or 70%, are owned by someone with a mailing address outside of the Town of Caroga. These properties are probably the seasonal housing units in the Town.

C. Lakefront Residential Properties:

Of all residential properties in the Town of Caroga, lakefront properties are generally considered most attractive and desirable.

There exists 819 lakefront residential properties located around the Town's four (4) primary lakes: E/W Caroga, Canada/West/Green Lakes, Pine Lake and Stoner Lake. As shown below, a majority of these properties are owned by people with addresses located outside of Fulton County.

PROPERTY OWNER'S MAILING ADDRESS	# OF PROPERTIES	%
Town of Caroga	175	21%
Fulton County	102	12%
New York State	376	46%
Out of State	166	21%
Total	819	100%

¹Town: Property owner has a local mailing address.

²County: Property owner has a mailing address equal to a Fulton County municipality outside of Town.

³State: Property owner has a mailing address outside of Fulton County but within New York State.

⁴Out of State: Property owner has a mailing address located outside of New York State.

Table II looks at the mailing addresses of lakefront property owners around the four (4) primary lakes in the Town of Caroga:

**TABLE II
TOWN OF CAROGA
RESIDENTIAL LAKEFRONT OWNERSHIP ANALYSIS**

OWNERSHIP	# OF PROPERTIES	%	ASSESSED VALUATION	ACRES	AVERAGE ACRES/LOT
<u>Canada/West/ Green Lake:</u>					
Town ¹	72	24%	\$ 5,829,070	124.3	1.73
County ²	32	11%	\$ 2,696,435	24.82	0.78
State ³	123	41%	\$ 9,976,925	96.28	0.78
Out of State ⁴	71	24%	\$ 5,579,400	55.19	0.78
Totals:	298	100%	\$ 24,081,830	300.59	1.01
<u>East/West Caroga:</u>					
Town ¹	81	22%	\$ 6,290,520	49.75	0.61
County ²	54	16%	\$ 3,729,980	33.52	0.62
State ³	172	47%	\$ 10,148,678	67.50	0.39
Out of State ⁴	62	17%	\$ 3,728,570	23.57	0.38
Totals:	369	100%	\$ 23,897,748	174.34	0.47
<u>Pine Lake:</u>					
Town ¹	12	31%	\$ 561,600	5.66	0.47
County ²	5	12.5%	\$ 221,700	1.82	0.36
State ³	18	45%	\$ 624,200	3.88	0.22
Out of State ⁴	5	12.5%	\$ 186,300	1.31	0.26
Totals:	40	100%	\$ 1,593,800	12.67	0.32
<u>Stoner Lake:</u>					
Town ¹	10	9%	\$ 550,900	4.11	0.41
County ²	11	10%	\$ 471,500	3.44	0.31
State ³	63	56%	\$ 2,857,250	25.01	0.4
Out of State ⁴	28	25%	\$ 1,587,700	19.48	0.7
Totals:	112	100%	\$ 5,467,350	52.04	0.46
¹ Town: Property owner has a local mailing address. ² County: Property owner has a mailing address equal to a Fulton County municipality outside of Town. ³ State: Property owner has a mailing address outside of Fulton County but within New York State. ⁴ Out of State: Property owner has a mailing address located outside of New York State.					

Table II shows that:

- a. There are a total of 819 lakefront properties around the Town's four (4) primary lakes. They are distributed as follows:

	<u># Lakefront Properties</u>	<u>%</u>
E/W Caroga Lakes :	369	45%
Canada/West/Green Lakes :	298	36%
Stoner Lake :	112	14%
<u>Pine Lake :</u>	<u>40</u>	<u>5%</u>
Total :	819	100%

- b. The average size of all residential lots in the Town is 1.9 acres. Yet, the average lot size for lakefront properties around the Town's four (4) primary lakes is much smaller:

E/W Caroga Lakes :	.8 acres
Canada/West/Green Lakes :	.5 acres
Stoner Lake :	.4 acres
Pine Lake :	.3 acres

- c. The average assessed valuation of all residential properties in the Town is \$52,835. In comparison, the average assessed valuation of lakefront residential properties around Canada/West/Green Lakes is \$80,812. The average assessed valuation of lakefront properties around the Town's four (4) primary lakes is as follows:

Canada/West/Green Lakes :	\$80,812
E/W Caroga Lakes :	\$64,764
Stoner Lake :	\$48,816
Pine Lake :	\$39,845

D. Sales Trends of Residential Lakefront Properties:

Tables III and IV summarize where lakefront residential property sales occurred during the past 20 years:

**TABLE III
LAKEFRONT RESIDENTIAL SALES: 1990-1999**

LOCATION	# OF LAKEFRONT PROPERTIES	%	TOTAL ASSESSED VALUATION (AVE.)	SALE PRICE (AVE.)
Pine Lake	5	3%	\$ 38,500	\$ 43,660
Stoner Lakes	18	12%	\$ 47,189	\$ 33,678
Canada/West/Green Lakes	63	42%	\$ 86,517	\$ 45,380
E/W Caroga Lakes	64	43%	\$ 72,241	\$ 35,651
Totals	150	100%	\$ 244,447	\$ 158,369

**TABLE IV
LAKEFRONT RESIDENTIAL SALES: 2000-2009**

LOCATION	# OF LAKEFRONT PROPERTIES	%	TOTAL ASSESSED VALUATION (AVE.)	SALE PRICE (AVE.)
Pine Lake	12	3%	\$ 43,650	\$ 38,201
Stoner Lakes	47	12%	\$ 51,076	\$ 72,633
Canada/West/Green Lakes	138	36%	\$ 84,120	\$ 77,215
E/W Caroga Lakes	188	49%	\$ 63,250	\$ 65,731
Totals:	385	100%	\$ 242,095	\$ 253,780

Table III and IV show that:

- a. Since 1990, the greatest number of lakefront residential property sales have occurred around East and West Caroga Lakes.
- b. Since 1990, the highest value lakefront residential property sales have occurred around Canada/Green Lakes.

2. HOUSING NEEDS:

Based upon population trends occurring in the Town, the Town's existing housing stock and the Town's vision of where it wants to be 20 years from now, the following housing needs exist:

1. There is a need for more diversified housing options in the Town of Caroga:
2. There is a need to control the conversion of existing seasonal units to year round units to ensure that there exists a safe water supply and wastewater disposal system for all lakefront and lakeside residential housing units.

3. RECOMMEDATIONS:

- a. **The Town should encourage the development of housing in the Town Center to support the growth and development of the Town Center.**
- b. **The Town should promote and encourage the development of diverse housing to meet the diverse needs of existing residents and to encourage others to move to the Town.**

CHAPTER IX PUBLIC INPUT

1. AUGUST 18, 2010 PUBLIC HEARING:

On August 18, 2010, the Town Planning Board conducted a Public Hearing to obtain public input on the Comprehensive Plan. Approximately 40 members of the public attended and offered input to the Planning Board. The following is a summary of the public input received:

- Need to plan for infrastructure replacement and junk law enforcement to encourage new residents.
- Implement assessment abatement relief to encourage commercial development.
- Acknowledge new APA minimum lot sizes.
- Get town government more involved in business located in the town.
- Improve cell phone service.
- Develop plan for the future of Sherman's Amusement Park property.
- Need a hotel for overnight accommodations.
- Need to better promote the town.
- Golf Course needs parking enhancements
- Town needs an infrastructure plan for the Golf Course Club House, Highway Garage and Town Office Complex.
- Golf course needs a driving range.
- Prepare cost analysis with regard to school taxes, development of senior housing and the need for a sanitary sewer system.
- Create local business organization.
- Improve condition properties located along the entrance to the town along NYS Route 29A.
- Better enforce the junk ordinance.
- Create a Town Beach.
- Promote Caroga Museum.
- Continue to provide space for a medical clinic.
- Protecting and retaining the lakes.
- Get NYSDEC to repair its Boat Launching Site on West Canada Lake.
- The Planning Board utilized the public input it received in 2010 to help formulate the recommendations contained in the Comprehensive Plan.

2. AUGUST 3, 2011 PUBLIC HEARING:

On August 3, 2011, the Town Planning Board conducted another Public Hearing on the Draft Comprehensive Plan. Approximately 50 persons attended this Public Hearing. The following is a summary of the public input received on the Draft Comprehensive Plan:

Speaker #1:

- Something needs to be done to make sure that people remember the Town of Caroga.

Speaker #2:

- The Town Planning Board did a terrific job in preparing this document.
- Were models of other communities reviewed in preparing this plan?

Speaker #3:

- The drop in population from the 2010 Census may be attributed to the Town having several zip codes.

Speaker #4:

- I'm happy with the enthusiasm shown by the Planning Board in preparing this plan.
- However, the previous Comprehensive Plan makes more sense.
- The proposed hotel is located in wetlands.
- Public parking areas are also in wetlands.
- Don't understand why soccer and baseball fields are shown in the Recreation Center when volleyball is the #1 sport in Caroga.
- Where is the money going to come from to pay for implementing the various recommendations in the Comprehensive Plan?
- The Plan provides no recommendations how to implement the Plan or what recommendations should be implemented first.
- The Plan doesn't specify the area where sewer is proposed to be installed.
- The Plan should include a statement that properties along NYS Route 29 from Mecos to Caroga must be improved so that they are aesthetically pleasing.
- I agree with the concept of Town Center.

Speaker #5:

- There already exists a sewage treatment plant on the east side of Route 29A. This was installed as part of the Sherman's Project.

Speaker #6:

- I currently live in the Villages in Florida and am a seasonal resident here in the Town.
- In 1980, the Villages didn't exist. It is now one of the largest residential developments in Florida.
- The Villages was created as a result of State legislation that created incentives that attracted developers to invest into the development of the Villages.
- The Town of Caroga is so much nicer than the area where the Villages is located. He stated that if similar legislative incentives could be provided, similar type of development could happen here in the Town of Caroga.

Speaker #7:

- The strongest recommendation in the Draft Plan is on pages 55 and 56 dealing with recreational facilities.
- The Town must maintain its existing and develop new recreational facilities.
- The Town is experiencing a decline in the number of young families living here.
- In order to attract young families to the Town of Caroga, there must be extensive recreational facilities for them.
- Was a SWOT analysis performed?

Speaker #8:

- The Comprehensive Plan recommends the creation of a number of new Zoning Districts. One is a Residential Agricultural District. The Plan has no details specifying what type of agricultural uses would be allowed here. Did the Planning Board assess the potential environmental impacts allowing agricultural uses in the Zoning Districts would have on the lakes.
- The development of trails on lands the Town currently owns around the Golf Course should be explored.
- The concept of Town Center is good.
- The recommendation to establish a public boat launch on West Caroga Lake would take business away from the existing boat launch on East Caroga Lake.
- The recommendation to establish a Town Beach in the Town of Caroga would take businesses away from the private beach at Pine Lake.
- Was an evaluation done to document the number of hotel beds that could be supported in the Town of Caroga?
- Is the development of Town Center affordable?
- What is the definition of a Home Occupation that is being recommended for inclusion in the Zoning Ordinance?
- Landowners should not have to give up right-of-ways for the Town Center.

Speaker #9:

- I endorse the concept of the Town Center.
- My primary concern is the lack of enforcement of existing codes.
- Route 29/10 looks like “hell”.
- The Town’s #1 priority should be to enforce code to cleanup properties.
- If properties are not cleaned up to made to be looked aesthetically pleasing, it will not be possible to attract new businesses into the Town.

Speaker #10:

- The recommendation on page 56 about dredging the channel between the two (2) lakes is a great idea.
- I’ve been pulling locks out of the channel between East and West Caroga Lakes. The Lakes are at their lowest levels ever. Has the dam been open or is there a leak in the dam that’s causing the water levels to decline?

Speaker #11:

- Consideration should also be given in the Recreational Center for a softball field.
- Fast and slow pitch softballs for people 60+ is becoming very popular.

Speaker #12:

- The comment that building a new public beach would hurt the private beach does not make sense.
- The Town should advertise that it has a great public school. This Wheelerville School is an asset that can attract people to the Town.

Speaker #13:

- There needs to be improved cell and smart phone service. Many people rely on cell and smart phones. The lack of service in the Town is a detriment to it being able to attract people to the Town.

Speaker #14:

- I'm concerned that this Plan is relying on Lake people to pay for the cost of implementing it.
- County taxes are out of control.
- How much more money will the implementation of this plan require from local taxpayers?

Based upon the public input received in August, 2011 to the Draft Comprehensive Plan, the Planning Board made the following changes to the Draft Plan that were incorporated into the final Comprehensive Plan recommended to the Town Board:

- 1) Included a new recommendation stating "The Town of Caroga must strengthen its enforcement of existing codes to keep all properties safe and physically attractive."
- 2) Included a new recommendation stating "The Town of Caroga should encourage the development of strategically located towers to improve cell/smart phone service in the Town."
- 3) Included new recommendation stating "Recreational trails on Town-owned properties surrounding the Nick Stoner Golf Course."
- 4) Included additional details regarding recommendation to install new municipal sewer collection and treatment system.
- 5) Added language regarding Planning Board's intent regarding allowing agricultural uses in certain residential areas in the Town.

CHAPTER X **LAND USE PLAN**

A Land Use Plan represents a community's vision of how it desires to look in the future. A Land Use Plan identifies where key components of a Comprehensive Plan are desired to be located. The Town of Caroga's Land use Plan is a visual display of how the Town should look in 20 years.

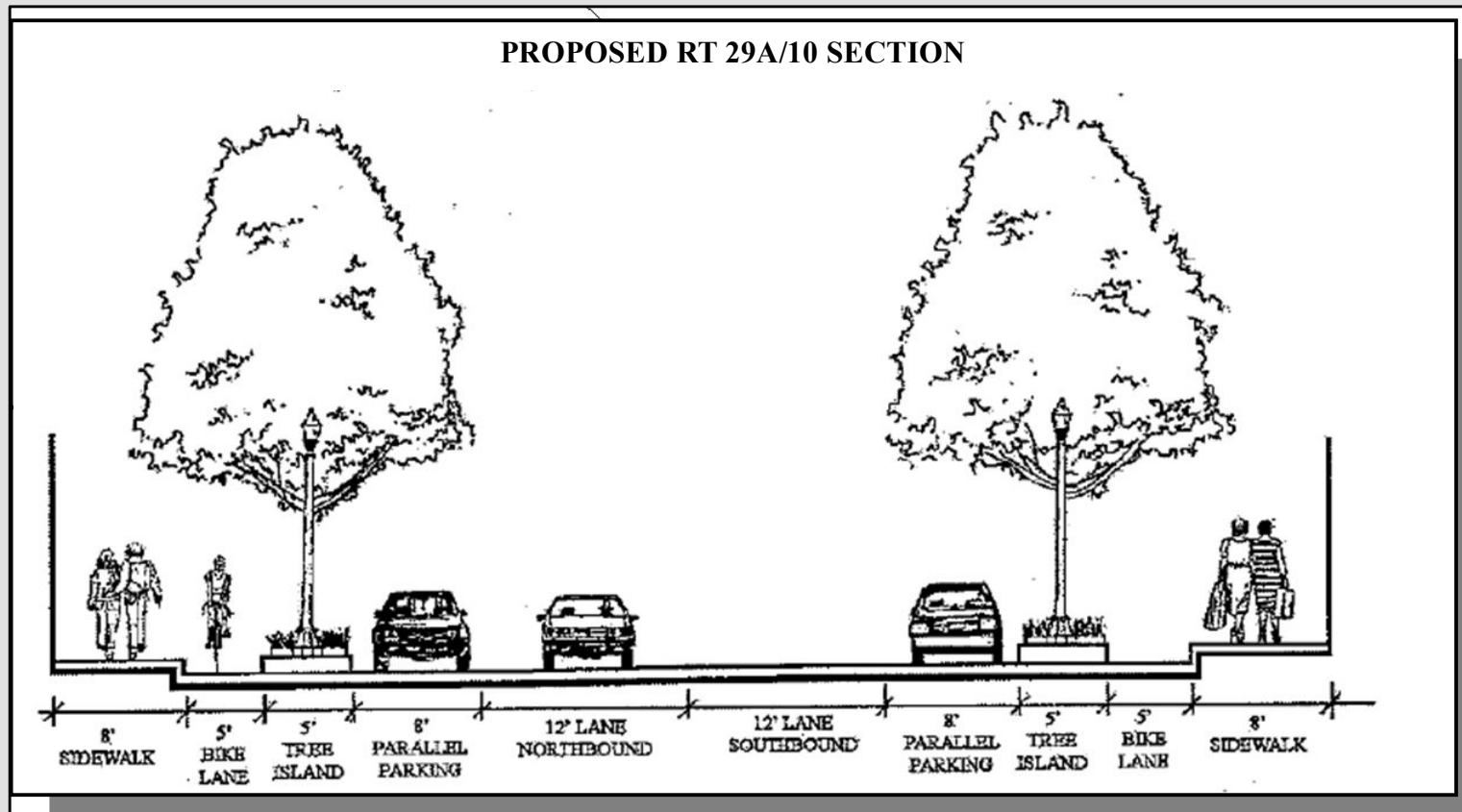
The Town's vision in this Plan can be implemented and brought to reality by utilizing the appropriate land use controls. These land use controls, including zoning, site plan review, subdivision regulations and others will be the tools the Town of Caroga must utilize to achieve the vision contained in the Comprehensive Plan and displays in the Land Use Plan.

The Town of Caroga's Land Use Plan visually displays the Vision Statement contained in this Comprehensive Plan.

CHAPTER XI
PERIODIC REVIEW OF COMPREHENSIVE PLAN

The Comprehensive Plan shall be annually reviewed, by the Town Planning Board, at their January meeting. The Planning Board shall review all of the activity/issues they discussed and were involved with over the past year. The Planning Board shall seek input from the Code Enforcement Officer, Zoning Board of Appeals, Town Attorney on whether any issues or concerns have been identified over the past year with the content of the Comprehensive Plan. At its January meeting, the Planning Board shall develop and submit a recommendation to the Town Board on whether the Comprehensive Plan needs or should be formally updated or modified.

If the Planning Board recommends no update is necessary, no action shall be taken by the Town Board. If the Planning Board recommends that the Comprehensive Plan should be updated or modified, the Town Board shall either appoint a Special Board consisting of community volunteers to prepare an update to the Comprehensive Plan or direct the Planning Board to do so.



Legend

- TOWN CENTER PARCELS
- GREENWAY
- APA COVERTYPE WETLANDS
- EXISTING SEPTIC SYSTEM
- PACKAGED WASTEWATER TREATMENT PLANT
- PROPOSED SEWERLINE 3,000 +/- Feet

SUBDIVISION

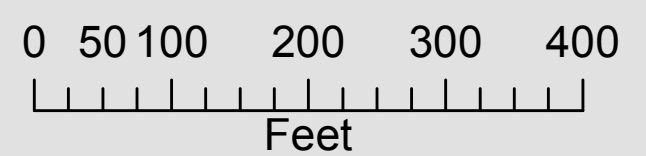
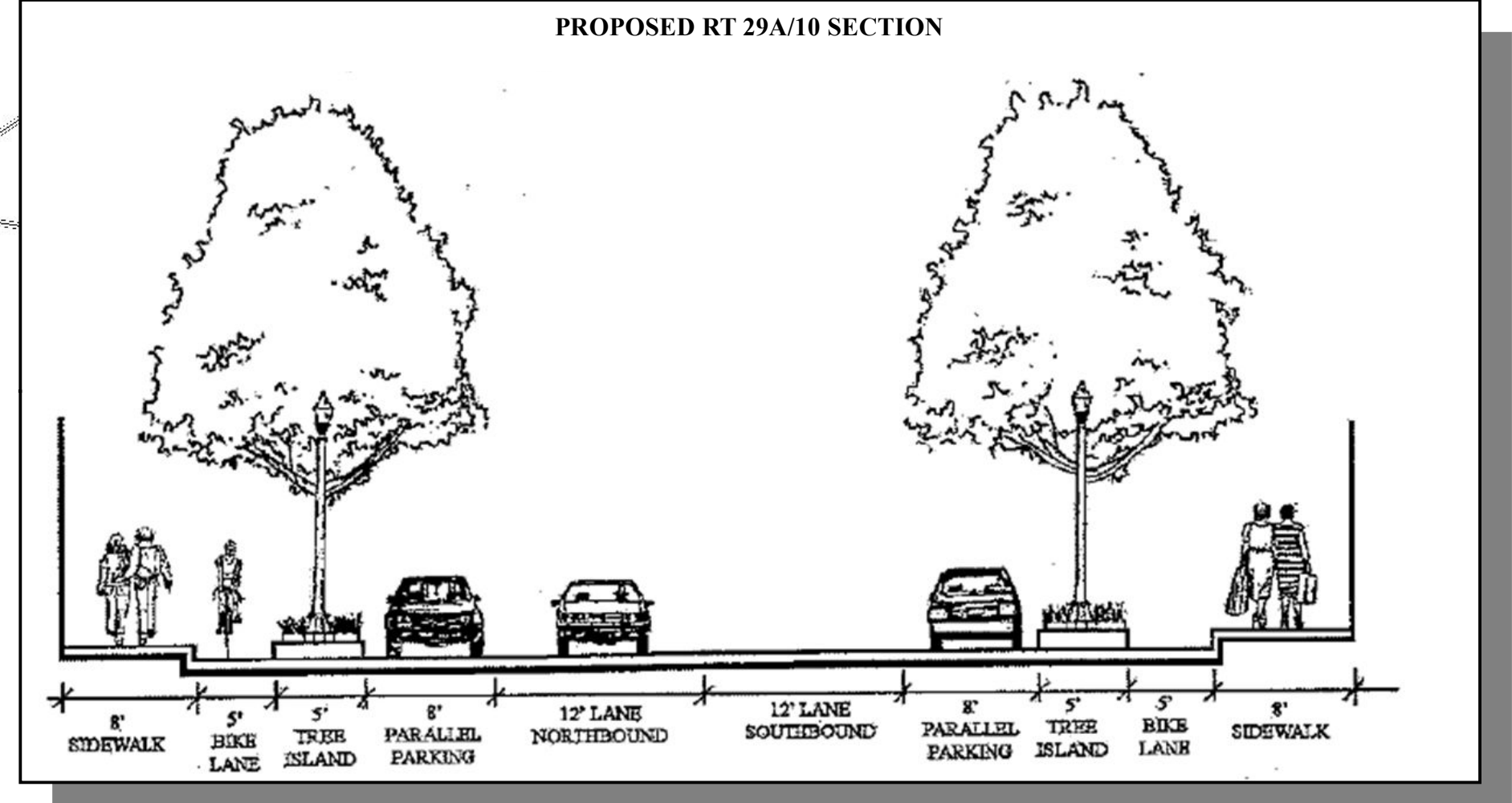
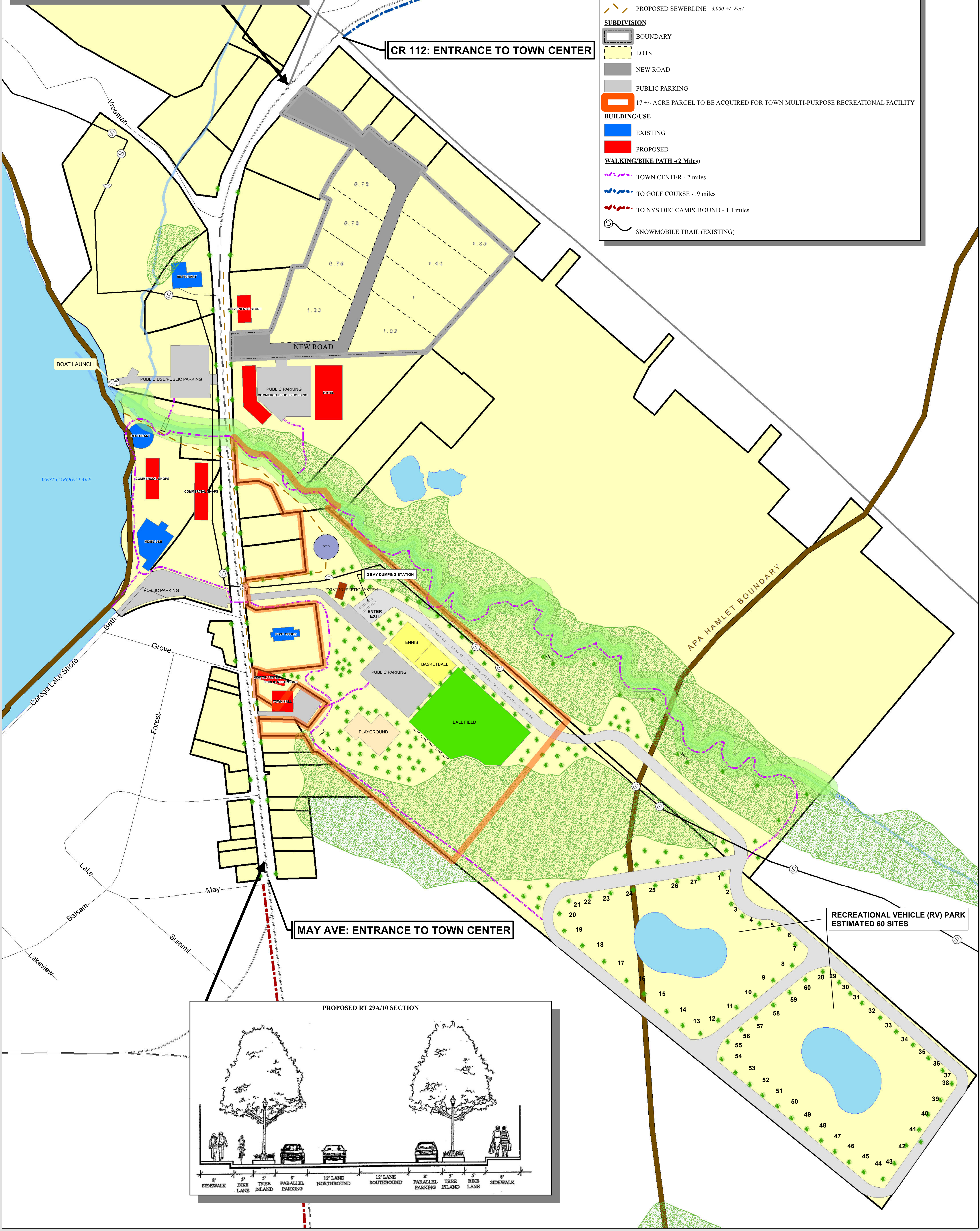
- BOUNDARY
- LOTS
- NEW ROAD
- PUBLIC PARKING
- 17 +/- ACRE PARCEL TO BE ACQUIRED FOR TOWN MULTI-PURPOSE RECREATIONAL FACILITY

BUILDING/USE

- EXISTING
- PROPOSED

WALKING/BIKE PATH -(2 Miles)

- TOWN CENTER - 2 miles
- TO GOLF COURSE - 9 miles
- TO NYS DEC CAMPGROUND - 1.1 miles
- SNOWMOBILE TRAIL (EXISTING)



TOWN OF CAROGA TOWN CENTER AREA

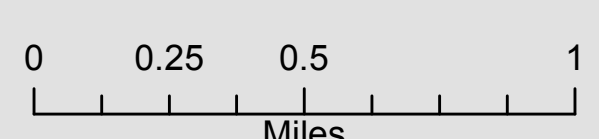
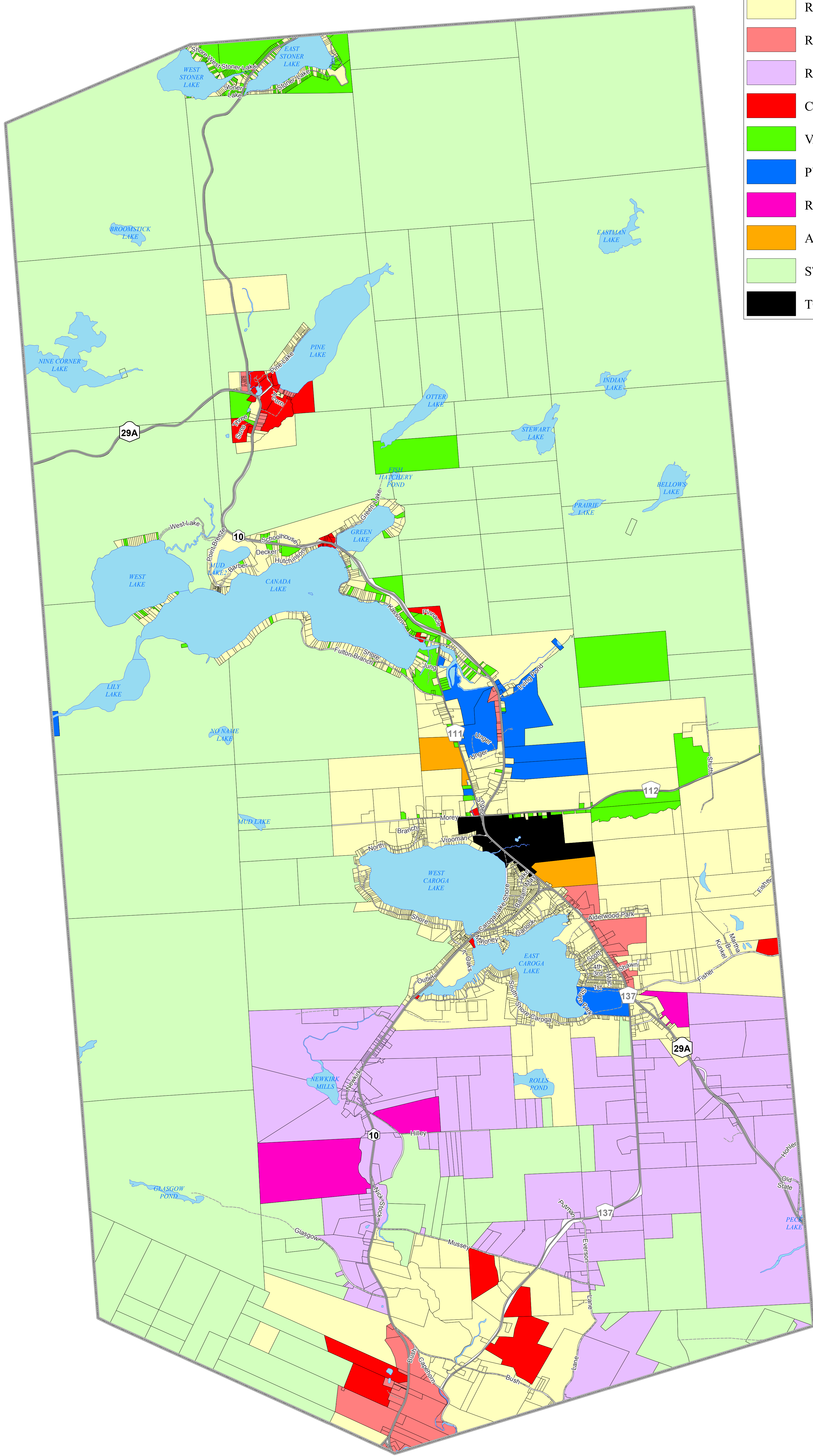
County of Fulton
FORT JOHNSTOWN BUILDING
1 EAST MONTGOMERY STREET
JOHNSTOWN, NEW YORK 12095

JAMES E. MRIZ, DIRECTOR
Locations, distances and acreage of all features on this map are approximate and are not based upon and actual survey conducted by a Licensed Land Surveyor.
PCPS Scott D. Hertz, Planner/US 10.14.2011

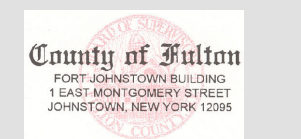
LAND USE CLASSIFICATIONS BASED UPON VISUAL SURVEYS AND COMMITTEE KNOWLEDGE AND HAVE NOT BEEN FIELD VERIFIED IN 2011.
3008 PICTOMETRY IMAGERY.

LANDUSE

- RESIDENTIAL
- RESIDENTIAL COMMERCIAL
- RESIDENTIAL AGRICULTURAL
- COMMERCIAL
- VACANT/UNDEVELOPED
- PUBLIC FACILITY
- RECREATION
- AGRICULTURAL
- STATE LAND
- TOWN CENTER



TOWN OF CAROGA LAND USE MAP 2011



JAMES E. MRAZ, DIRECTOR
 LOCATION, DISTANCE AND AVERAGE OF ALL FEATURES ON THIS MAP
 ARE APPROXIMATE AND ARE NOT BASED UPON AND ACTUAL SURVEY
 CONDUCTED BY A LICENSED LAND SURVEYOR
 PCFD Scott D. Hesse, Planner GIS 10.19.2011

LAND USE CLASSIFICATIONS BASED UPON
 ASSESSORS CODES AND COMMITTEE KNOWLEDGE AND HAVE NOT BEEN FIELD VERIFIED IN 2011