

A Half Century of Community Planning

"The character of development and intensity of land use should reflect a 'recreational community' growth pattern." This approach will preserve the small-town lifestyle and recreational potential valued by the Town and Planning Boards, while identifying areas for recreational development that align with municipal services.

—1978 *Town of Caroga Land Use Plan*



1971

In 1971, New York State passed the historic *Adirondack Park Agency (APA) Act*, followed by the 1973 *Adirondack Land Use and Development Plan*. Local Caroga businessman and State Assembly Whip Glenn Harris led deals to ensure home-rule modifications of land regulations in hamlets to meet economic and development needs of towns and residents.

1978

In 1978, the first *Town of Caroga Land Use Plan* was completed with State funding. Local resident volunteers collaborated with professional Fulton County planners to complete a community survey and special reports to guide the proposed *Plan*. The first *Town of Caroga Zoning Ordinance* that followed was adopted by the Town Board July 17, 1979.

1980

In 1980, the Adirondack Park Agency passed Caroga's Agency-Approved Local Land Use Plan (ALLUP). This transferred review and approval authority of a large class of local land development activities from the APA to local officials appointed by the Town of Caroga.

2002

In 2002, the revised *Town of Caroga Comprehensive Plan* advanced the community's vision and goals to build on current assets. The *Plan* aimed to guide economic growth and development while preserving Caroga's environment, character, and life quality.

2011

In 2011, the Planning Board revised the *Town of Caroga Comprehensive Plan* with a new vision for Town Center, featuring dense mixed-use redevelopment beginning with Sherman's Park revitalization. This plan was adopted January 22, 2013, followed by a revised *Land Use Map* and *Zoning Ordinance* that went into effect January 1, 2019.

2013

In 2013, the Town worked with Cornell Planner Roger Trancik on the *Hamlets of the Adirondacks H3P2 Planning Grant Project*, using Smart Growth principles to explore uses for the Sherman's Park community anchor. In December 2014, George Abdella donated Sherman's Park to the Town, and in 2019 he transferred it to Caroga Arts Collective.

2026

In 2026, Caroga was awarded a New York Department of State Smart Growth Community Planning Grant to redevelop the *Town of Caroga Comprehensive Plan*. Funding supports the Town's community-driven Smart Growth planning process to advance targeted reinvestments and to reclaim Caroga as a great destination and attractive place to live.