

**TOWN OF CAROGA
EXISTING LAND USES, 1975**

**Fulton County Planning Department
Johnstown, New York 12095
January 14, 1976**

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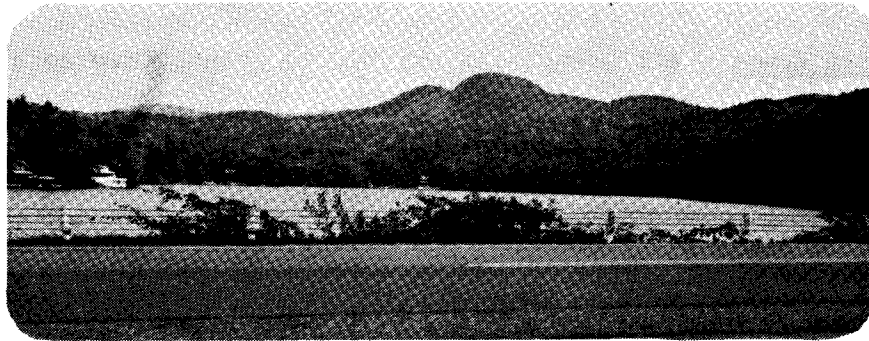
TOWN OF CAROGA
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Purpose

The purpose of the Land Use Inventory was to locate all of the existing land uses on a base map of the Town and to provide the relevant data for a land use analysis.

Comparative Sources

Additional sources of land use information, utilized for land use analysis, was the Land Use and Natural Resource (LUNR) Inventory,¹ the 1970 Census Enumeration District Data Profiles,² and the Seasonal Residence Inventory for the Twelve County Adirondack Park Region.³



1. Land Use and Natural Resource (LUNR) Inventory prepared by the Center for Aerial Photographic Study at Cornell University during 1967-68. Area Data Map identifies land use locations for agriculture, forests, water and wetlands, residential and commercial-industrial uses.
2. 1970 Census Enumeration District Data Profiles, prepared by the Data and Systems Bureau of the then N.Y.S. Office of Planning Services. Includes density data and selected socio-economic census information.
3. A Seasonal Residence Inventory by Towns and Minor Civil Divisions for the Twelve County Adirondack Park Region, Technical Assistance Center SUNY-Plattsburg, October 1972. Provides a count of Seasonal Residences (code 8) utilizing 1968 tax roll data.

1975 Land Use Data

The Caroga Land Use Inventory was conducted by Fulton County Planning Department during the summer of 1975. A large scale (1 inch = 2000 feet) map, detailing all land uses, is available for review at the Town Hall and Fulton County Planning Department. The Town's land uses were noted on this map and categorized by the following classifications:

Permanent Use Dwelling - all non-mobile structures used by residents year-round (includes modular units).

Seasonal Use Dwelling - all non-mobile structures used only a portion of the year (including modular units). These are primarily for summer usage.

Permanent Use Mobile Homes - all structures which were transported as a complete unit (other than modular units) and used on a year-round basis. This definition includes travel trailers.

Seasonal Use Mobile Homes - all structures which were transported as a complete unit (other than modular units) and used only a portion of the year. These are primarily for summer usage and includes trailers.

Commercial Uses - includes all industrial operations, e.g., sawmills and extractive industries.

Mixed Uses - identifies structures utilized both as residences and as commercial sites. Examples include barber shops and grocery stores which are operated in the same structure as a residence.

Abandoned Structures - includes vacant, dilapidated and burned out structures, generally not habitable in their present condition.

For the purposes of this land use survey report, the Town has been divided into fourteen (14) planning areas, based upon the Adirondack Park Agency Land Use categories. The accompanying location map identifies each land use and are described below:

APA Classification

1. Resource Management
2. Resource Management
3. Rural Use
4. Low Intensity
5. Low Intensity
6. Low Intensity
7. Low Intensity
8. Low Intensity
9. Low Intensity
10. Low Intensity
11. Low Intensity
12. Low Intensity
13. Moderate Intensity
14. Hamlet

Local Identification

- Royal Mountain
- Dolgeville Point
- Beech Ridge Road
- Cape Horn
- South Shore Caroga Lake
- S & N West Caroga Lake
- South Canada Lake
- Canada-Green Lakes
- West Lake
- Pine Lake
- NYS Route 10
- Stoner Lakes
- North Bush
- Caroga

A summary of the count of existing land uses for the major land use categories is shown in Table 1, by number of occurrences, for permanent and seasonal dwellings.

TABLE 1
DWELLING USAGE SUMMARY

<u>Area</u>	<u>Permanent</u>	<u>Seasonal</u>	<u>Total Dwellings</u>
1. Royal Mountain	24	15	39
2. Dolgeville Point	0	20	20
3. Beech Ridge Road	49	21	70
4. Cape Horn	18	0	18
5. South Shore Caroga Lake	23	135	158
6. S & N West Caroga Lake	15	92	107
7. South Canada Lake	9	77	86
8. Canada-Green Lakes	18	132	150
9. West Lake	0	18	18
10. Pine Lake	11	179	190
11. NYS Route 10	1	0	1
12. Stoner Lakes	13	90	103
13. North Bush	6	2	8
14. Caroga	173	645	818
TOTAL	360	1426	1786

TOWN OF
CAROGA, N.Y.

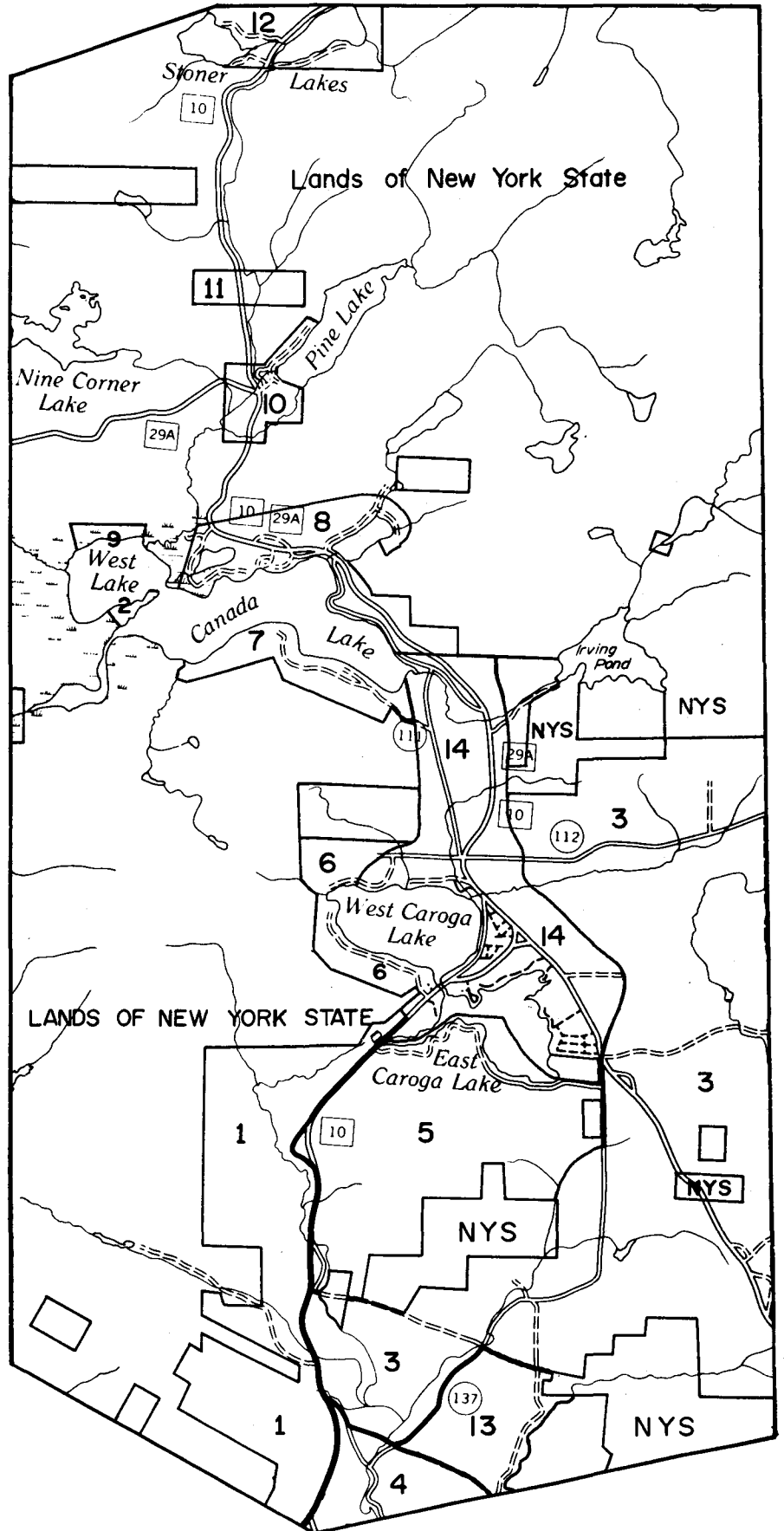
LOCATION MAP



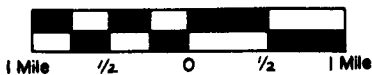
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LAND USE AREA
LOCAL IDENTIFICATION

1. ROYAL MOUNTAIN
2. DOLGEVILLE POINT
3. BEECH RIDGE ROAD
4. CAPE HORN
5. SOUTH SHORE CAROGA LAKE
6. S & N WEST CAROGA LAKE
7. SOUTH CANADA LAKE
8. CANADA-GREEN LAKES
9. WEST LAKE
10. PINE LAKE
11. N.Y.S. ROUTE 10
12. STONER LAKES
13. NORTH BUSH
14. CAROGA



Scale



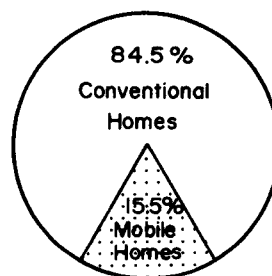
The densely settled "hamlet" area of Caroga Lake contains 48% of the Town's permanent dwellings, as well as 45% of Caroga's seasonal dwellings. This pattern of intensive residential use, and the accompanying commercial uses, contributes to the consideration of this area as the Town Center. New York State Routes 29A and 10 are the major access routes into the Town of Caroga, converging within the hamlet area, to significantly increase the volume of traffic within this area.

There are four seasonal dwellings to every permanent dwelling in the Town of Caroga. Based upon the 1975 Land Use Inventory, the most important seasonal locations are the Caroga hamlet (645), Pine Lake (179), South Shore of East Caroga Lake (155) and the Canada-Green Lakes area (132). The overall economic and recreational importance of quality lakes, located within the setting of the Adirondack Mountains, is obvious.

The total number of seasonal dwellings counted in the 1975 Land Use Inventory was 1426, or 79% of all dwelling units in Caroga. With more than three-fourths of the Town residences used only a part of the year, an understanding of the activities of largely absentee owners and their effect upon the entire community are important. Questions concerning the effect of seasonal dwellings upon the local economy, their impacts upon the environment and the patterns of interactions between permanent and seasonal residents are important.

Mobile homes constitute a small portion of Caroga's housing stock, as noted in Figure 1 below:

Figure 1
PERCENTAGE DWELLING TYPES



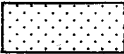
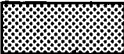

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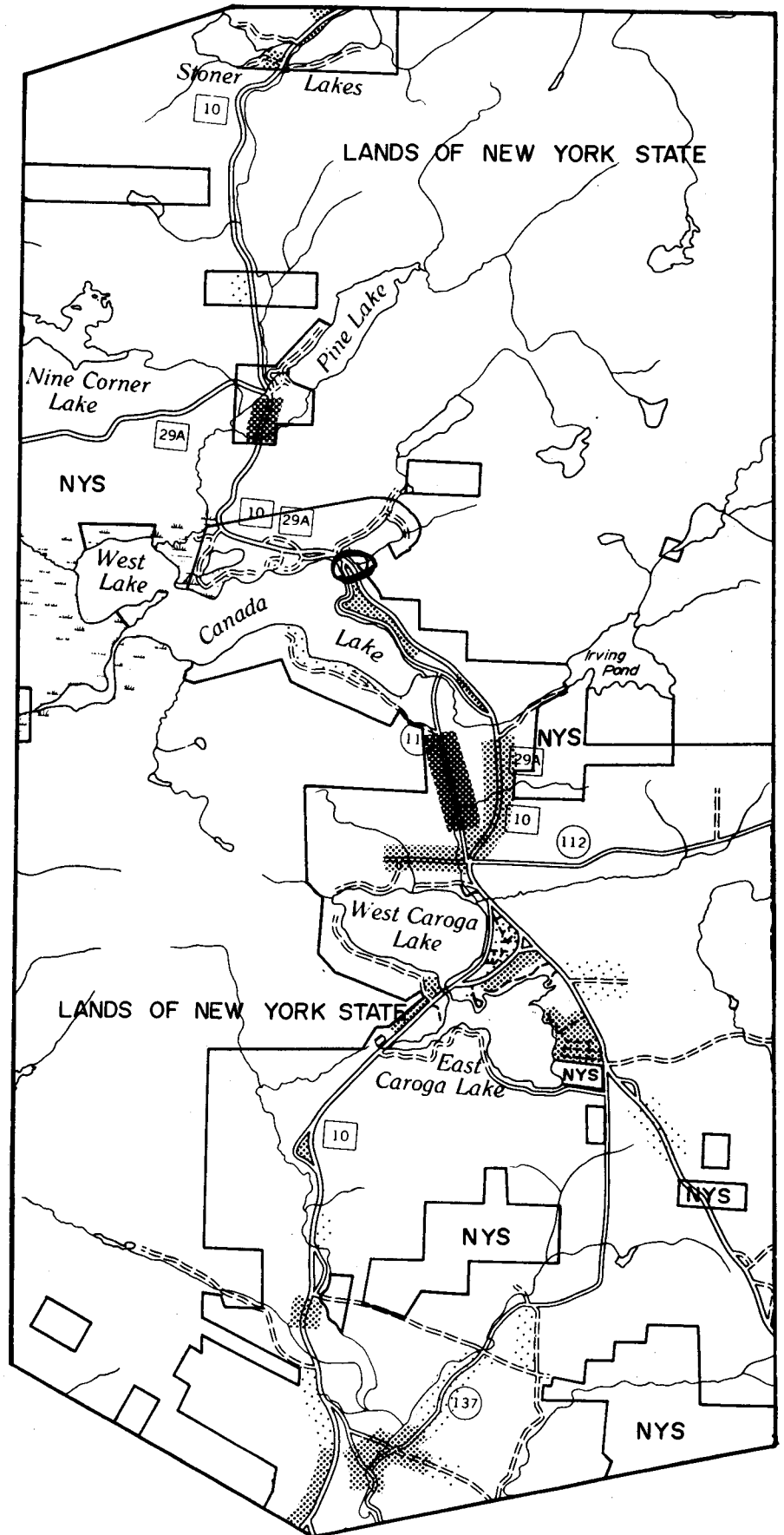
PERMANENT DWELLINGS



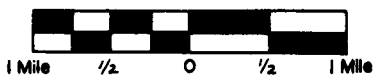
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DWELLING DISTRIBUTION

-  SPARSE
-  MODERATE
-  DENSE



Scale



Approximately 80% of all mobile homes are used seasonally (226), with the remainder (51) utilized by permanent residents. These figures reflect the fact that mobile homes are an equally important housing type for both permanent and seasonal residents (20% conventional and 19% mobile homes are in year-round use). The following table summarizes the number of permanent and seasonal mobile homes in each of Caroga's land use categories:

TABLE 2
MOBILE HOME USE SUMMARY

<u>Area</u>	<u>Permanent</u>	<u>Seasonal</u>	<u>Total Dwellings</u>
1. Royal Mountain	3	0	3
2. Dolgeville Point	0	0	0
3. Beech Ridge Road	11	2	13
4. Cape Horn	3	0	3
5. South Shore East Caroga Lake	3	13	16
6. S & N West Caroga Lake	0	0	0
7. South Canada Lake	0	0	0
8. Canada-Green Lakes	0	2	2
9. West Lake	0	0	0
10. Pine Lake	5	123	128
11. NYS Route 10	0	0	0
12. Stoner Lakes	2	4	6
13. North Bush	0	0	0
14. Caroga	<u>24</u>	<u>78</u>	<u>102</u>
TOTAL	51	222	273

The largest number of seasonal-use mobile homes are located at Pine Lake (123) and the Caroga hamlet area (78). Remaining seasonal and permanent mobile homes are generally located adjacent to public highways. A detailed land use summary for the Town of Caroga follows:

TABLE 3
DETAILED LAND USE COUNT

<u>Use</u>	<u>Number of Occurrences</u>
<u>Residential Dwelling Uses</u>	
Single-family Conventional	1513
Mobile Homes	<u>273</u>
	1786

UseNumber of OccurrencesPublic/Semi-Public Uses

Fish and Game Club	1
Girl Scout Camp	1
D.E.C. Boat Launch Site	1
Kane Mountain Observation Tower	1
Town Hall & Golf Pro Shop	1
Town Barn	1
Fire Station	1
Post Office	1
Sanitary Land Fill	1
Cemeteries	2
NYS Public Campsite	1
General Telephone Station	1
School	1
Golf Course	1
Niagara-Mohawk Sub-station	1
Churches	3
NYS Wild Forest Lands	9
Association Hall	1
Royal Mt. V.F.W. Post 7097	1
	<hr/>
	30

Commercial Uses

Amusement Parks	2
Motels	4
Grocery Stores	5
Gas Station	1
Restaurants	7
Taverns	3
Private Campsite (91 sites)	1
Candle Shop	1
Pottery Shop	1
Storage Barns	2
Ski Lodge	1
Gift Lodge	1
Farm Produce	1
Snack Bar	2
Laundry	1
Horseback Riding	1
Antique Shop	1
Coffee Shop	1
	<hr/>
	36

<u>Use</u>	<u>Number of Occurrences</u>
<u>Mixed Uses (Residential and Commercial)</u>	
1 + Exterminator	1
1 + Tavern	6
1 + Contractor	13
1 + Real Estate	6
1 + T.V. Repair	1
1 + Insurance	2
1 + Grocery Store	<u>1</u>
TOTAL	30
GRAND TOTAL	1882

Analysis of 1968 LUNR Data

The Land Use and Natural Resources Inventory for the Town of Caroga is taken from that study prepared for the former New York State Office of Planning Coordination by the Center of Aerial Photographic Study at Cornell University. The basic source of information is aerial photography flown during 1967-1968. From these aerial photographs, existing land use and natural resource patterns were mapped through the process of air photo interpretation. Mapping units correspond to the USGS quadrangles which have been assembled to correspond to the Town of Caroga's boundaries. The mapped information has been coded and recorded according to a geographic referencing system for data storage and retrieval.

A summary tabulation of the categories which appear in the Town and the County of Fulton are compared by the percent and acreage of area devoted to each land use.

TABLE 4
LUNR DATA

Land Use	Area in Square Miles		Percent of Area	
	County	Town	County	Town
Agriculture	76.1	.2	14.3%	.4%
Forest Land	374.9	45.7	70.4%	85.1%
Water & Wetlands	60.2	5.9	11.3%	11.0%
Residential	12.2	1.2	2.3%	2.2%
Commercial-Industrial	1.9	.1	.4%	.2%
Other	<u>7.1</u>	<u>.6</u>	<u>1.3%</u>	<u>1.1%</u>
TOTAL	532.4	53.7	100%	100%

A brief description of the six LUNR Land Use categories follows:

Agriculture-Agricultural lands depicted include high intensity cropland and cropland pasture, permanent pasture lands, mink, game, aquatic agriculture, or horse farms.

Total agricultural lands amount to .2 square miles, or .4 percent, of the Town area.

Residential-The residential classification includes the lands utilized for dwelling units. Caroga's land area is 53.7 square miles, with only 1.2 square miles devoted to residential uses, representing 2.2 percent of the total Town area.

Forest Land-Lands in the forest classification range from those with brush cover to stands of natural forest and include artificially stocked plantation areas as well. Total forest cover in the Town encompasses an area of some 46 square miles or 85.1 percent of the Town.

Water Resources-The total area in the various subcategories under this classification encompasses 5.9 square miles or 11.0 percent of the Town area. Specific areas of this category include Stoner, Nine Corner, Pine, West, Canada, Green, West Caroga and East Caroga Lakes.

Commercial-Industrial-This category includes light manufacturing and the various commercial enterprises of the Town which represents .1 square miles of land area, or .2 percent of the Town.

Other-Land uses include highway, communication, public, semi-public, open recreation and inactive land use encompassing .6 square miles or 1.1 percent of the Town's total area.

The largest percentage of Caroga's land is comprised of forest cover (85.1%). The State of New York's Wild Forest lands are located in nine separate tracts, totaling approximately 55% of the total Town area. The forest resources on Wild Forest lands are not available for harvesting due to the Forever Wild status established under the New York State Constitution. Opponents of this system argue that this prohibition of forest harvesting is not only a waste of natural resources, but that it also has a negative effect upon wildlife in need of new vegetative growth provided by cutting.

The forestry resources of Caroga are typical Southern Adirondack species, such as, northern hardwood, pine and hemlock. Several private land owners use professional forest management practices under the free guidance of the Department of Environmental Conservation. Although the economy of Caroga is dominated by recreation-based activities, the forestry industry is a significant source of income.

The relative unimportance of active agriculture to the Town is documented by the small percentage of land for such uses. Less than one percent of Caroga, compared to 14% of the entire county, is categorized as agricultural. The LUNR Area Data Map shows the active and inactive agricultural cropland and pasture lands as located in the extreme southern portion of Caroga.

Relative to other land use categories in Fulton County, the Town of Caroga has approximately the same proportion of water and wetlands. The water areas of the Town are, for the most part, privately owned lakes with several miles of shoreline for seasonal dwellings and other recreational usage. Other water resources include large numbers of streams, ponds and wetlands located throughout Caroga.

Residential, Commercial and Industrial land uses are a very small proportion of the total land area. The population density per square mile is 16, based upon the 1970 Census. Lower than the density for most other Fulton County Towns, Caroga's density per square mile would be considerably higher if the public lands (55%) are not utilized in the calculation of total square miles. During the summer months, the Town of Caroga's density is estimated to increase as much as 800% over the permanent population density.

Analysis of 1969 Seasonal Residence Data

A Seasonal Residence Inventory utilized the 1969 tax rolls to count the number of seasonal use properties (referred to as Code 8's). Table 5 compares the number and percent of seasonal residences for the Adirondack Park Region, Fulton County, and the Town of Caroga.

TABLE 5
PERCENT OF STRUCTURES FOR SEASONAL RESIDENCY

<u>Areas</u>	<u>#</u>	<u>%</u>
12 Adirondack Counties	33,419	10.3%
Fulton County	3,449	15.1%
Town of Caroga	1,365	82.6%

*Figures based upon analysis of 1969 tax roll. Does not include properties where the land contains forest growth and the value of the land and timber is in excess of the value of the dwelling.

The Town of Caroga is characterized by a larger percentage of seasonal dwellings than either Fulton County or the entire Adirondack Park Region. Within the Adirondacks, one in ten homes is for seasonal use, whereas, eight out of every ten homes is seasonal in the Town of Caroga. The attraction for the seasonal use dwellings of Caroga is the recreational potential provided by the well-developed shorelines of the numerous lakes. The Seasonal Dwelling map visually displays the generalized location of sparse, moderate, and dense concentrations of seasonal dwellings.

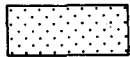


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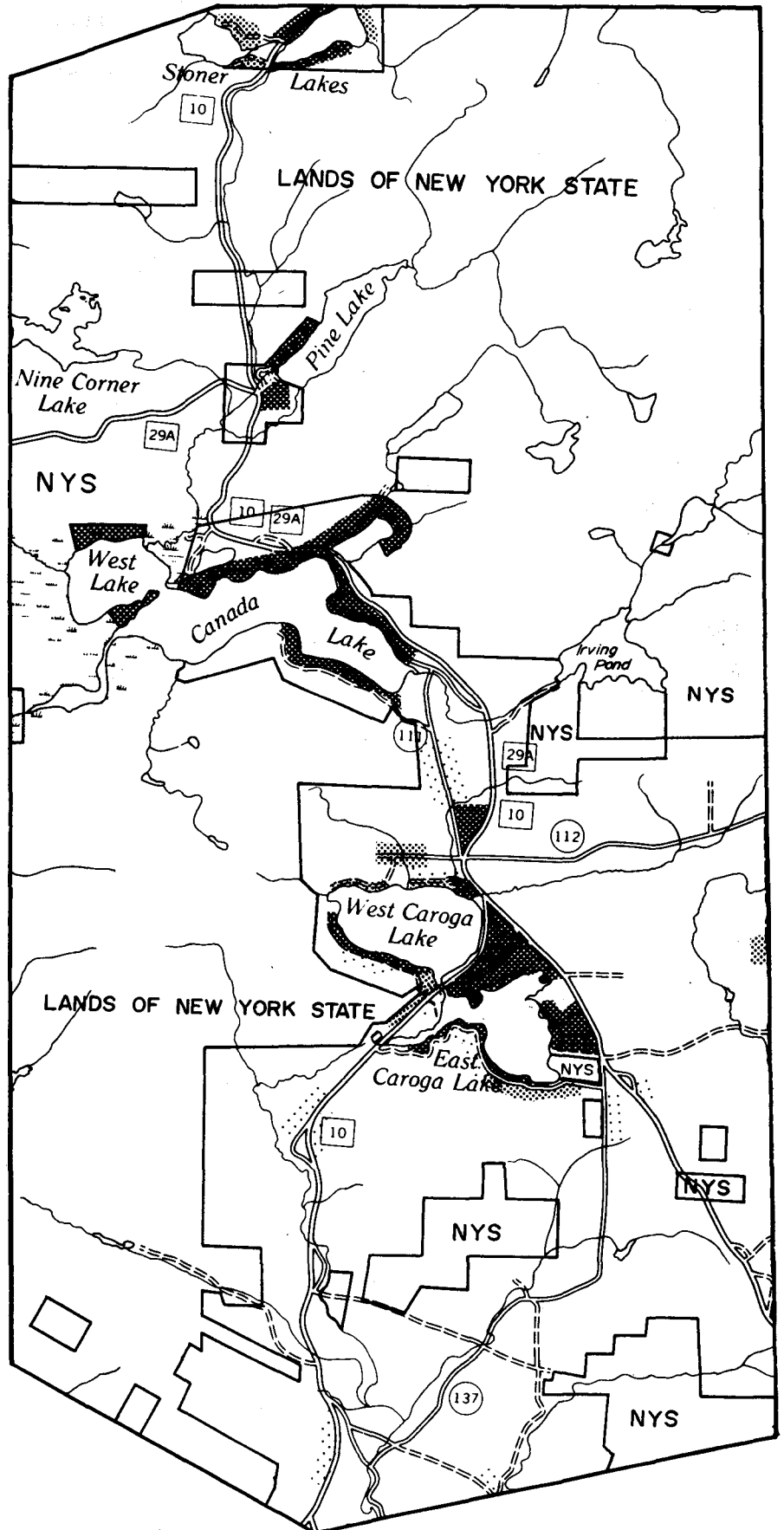
SEASONAL DWELLINGS



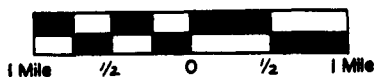
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DWELLING DISTRIBUTION

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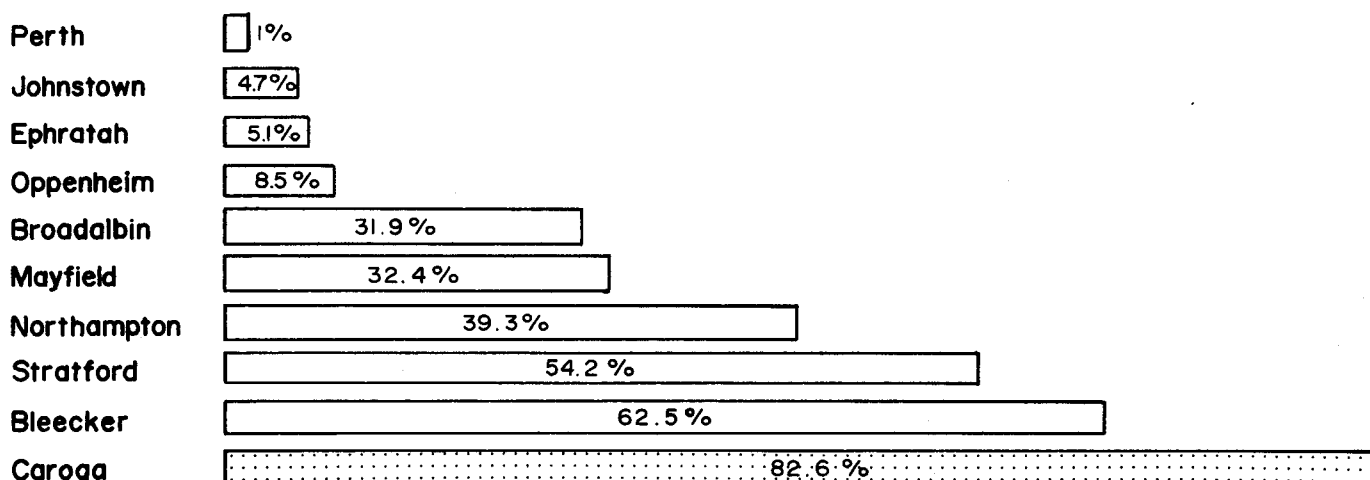
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Data Source: Fulton County Planning Department; 1975 LAND USE INVENTORY.

On a percentage basis, a greater proportion of residences are used seasonally in the Town of Caroga than in any other Town of Fulton County. The neighboring Towns of Bleecker and Stratford have a majority of seasonal use dwellings, as does the Town of Caroga. Figure 2 identifies the number and percent of seasonal residences for Fulton County towns.

FIGURE 2
SEASONAL RESIDENCES IN FULTON COUNTY TOWNS
1969



The most important common bonds between Caroga, Bleecker and Stratford include the following: vast tracts of land owned by New York State, the small permanent populations, large percentages of land covered by forest, and the predominance of seasonal dwellings per town. On the other hand, the Town of Caroga differs from Bleecker and Stratford in the percentage and number of seasonal dwellings, affecting the tempo of life more so and the dependence of Caroga's economy upon seasonal residents.

United States Census Data

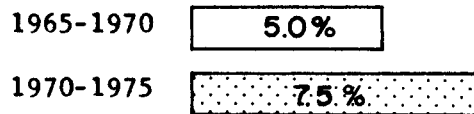
The 1970 Census was conducted by mail, whereas previous census' were conducted by enumerators in the field. An obvious undercount resulted in the 1970 Census, which indicated that Caroga's population increased by 254 at the same time the number of dwelling units decreased by 151. The Seasonal Inventory report provides an "adjustment difference" of 114 seasonal units to compensate for the 1970 undercount.

To arrive at a growth rate for the five-year period of 1965-1970, the "structure built" census figure of 26 new units was increased by one-half of the "adjustment difference" of 114, to a total growth of 83 units.

The growth rate for the five-year period of 1970-75 was 134 total units, arrived at by subtracting the adjusted 1970 census total (1652) from the 1975 Land Use Inventory total (1786).

Figure 3 displays the percent of growth in total residential units for the two five-year periods of 1965-70 and 1970-75:

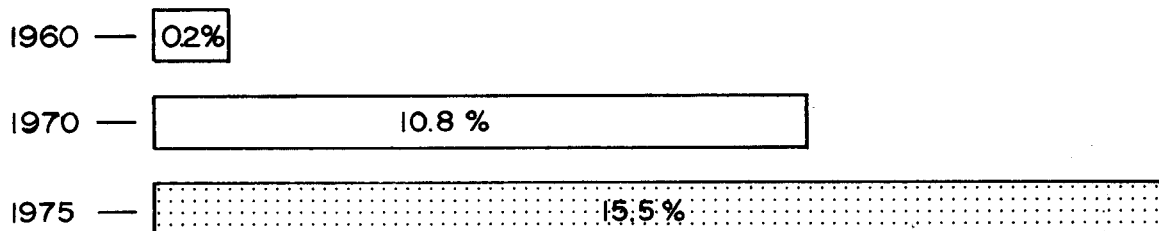
FIGURE 3
GROWTH IN TOTAL DWELLING UNITS



The comparison of growth for the two five-year periods above reveals both a consistent and slow increase in the rate of dwelling unit growth for the Town, even though the population of the Town of Caroga may be increasing at a faster pace.

According to the Census, there were 4 mobile homes in Caroga in 1960. In 1970, the Census recorded a total of 166 mobile homes, or an increase of 162 over a ten-year period. Five years later, the 1975 Land Use Inventory counted 277 mobile homes, or an increase of 111 mobile homes in five years. Figure 4 compares the percentage of the Town's total housing which was comprised of mobile homes in 1960, 1970 and 1975:

FIGURE 4
GROWTH IN MOBILE HOMES



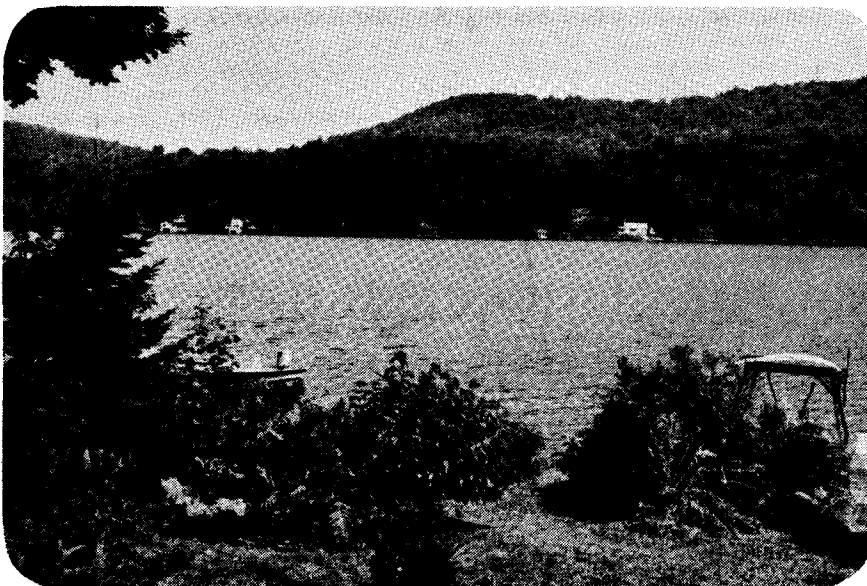
One hundred and eleven (111) of the total dwelling units increase, from 1970 to 1975, was of the mobile home-type, representing 82% of the Town of Caroga's total dwelling unit growth. The remaining growth of 28% (23 units) were of the conventional type of single family dwelling. These growth rates are limited by the problems of comparing the Census and Land Use Field Work and their differing methodologies.

Conclusions

Based upon the sources of information described herein, the following land use conclusions have been observed:

The West and East Caroga Lake areas are the most densely settled sections of the Town. Located here is the major junction of New York State Routes 10 and 29A, the greatest concentration of permanent and seasonal dwellings, a public campsite, as well as the majority of the Town's commercial operations. Essentially, the Caroga Lake Area has developed as the TOWN CENTER. Future expansion of this area is likely to occur to the south and east of the lakes.

Other IMPORTANT LAKES include Canada Lake, West Lake, Green Lake, Pine Lake, West Stoner Lake and East Stoner Lake. Each of these lakes are characterized by intensely developed shorelines and limited future expansion, due to the ownership of surrounding lands by the State of New York.



Quality lakes, within the Adirondack Mountain setting, have led to intensive seasonal use of land.

Caroga Lake is a SUMMER TOWN. 80% of the Town's dwellings are occupied on a seasonal basis, primarily during the summer months. This intensive seasonal use is the foundation for both the local economy and the municipal tax base.

PUBLIC OWNERSHIP of land comprises more than 55% of the entire Town. The majority of public land is classified as Wild Forest land, being afforded the "forever wild" protection under the New York State Constitution. These areas are a major Town asset contributing to the Town's wilderness character and providing open space for hiking, cross-country skiing and snowmobiling. The more "intensely" used public lands include a public campsite, municipal golf course and a boat launching ramp.

Future residential development is likely to continue along existing roads. Continued high mortgage and construction costs will continue to encourage mobile homes as more than one-half of all new residential dwelling. Seasonal use dwelling will decline as a portion of total housing, due both to the unavailability of shoreline property and to the gradual conversion of seasonal dwellings to permanent use.