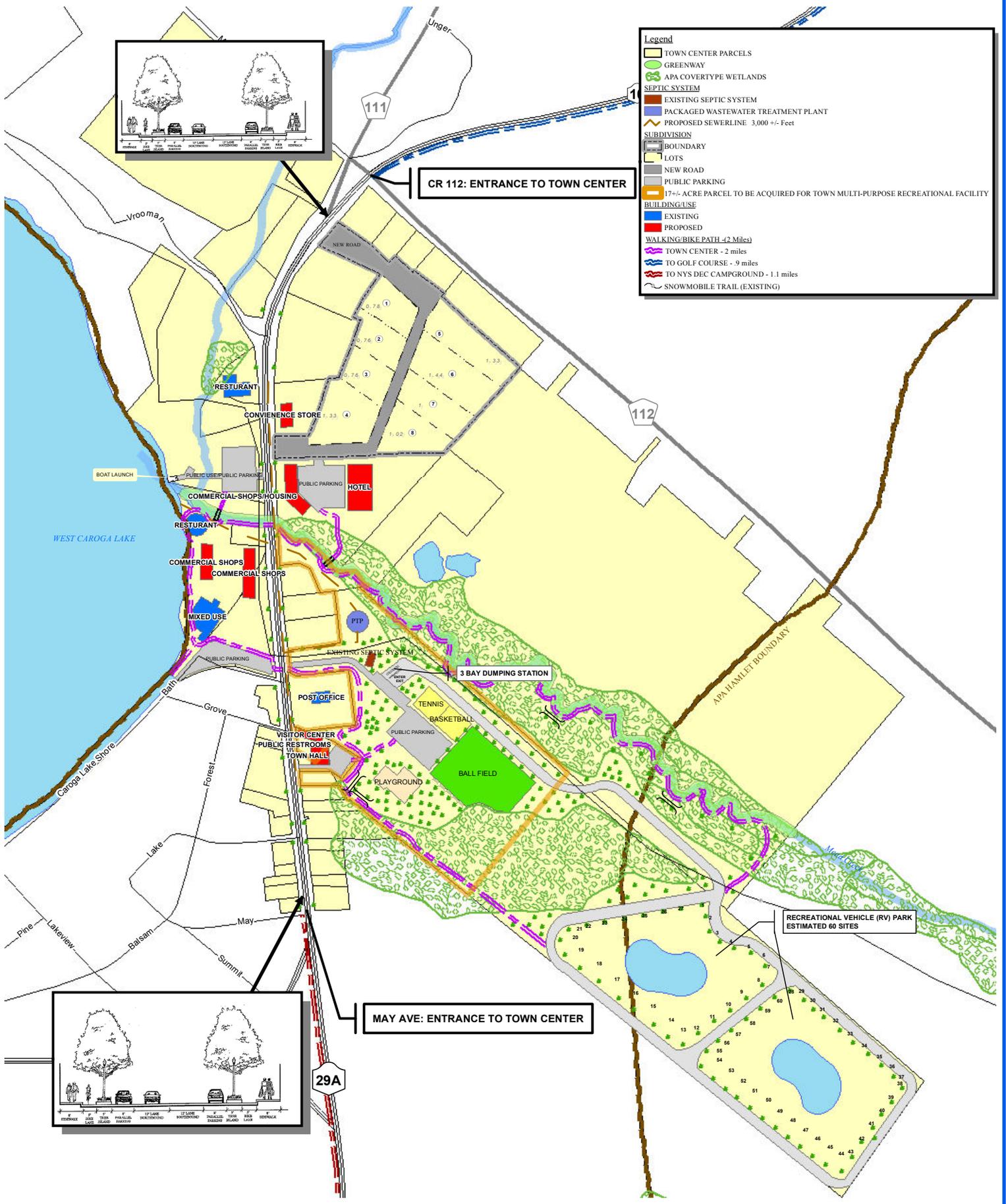


TOWN OF CAROGA COMPREHENSIVE PLAN



2011

The Vision.....Town Center



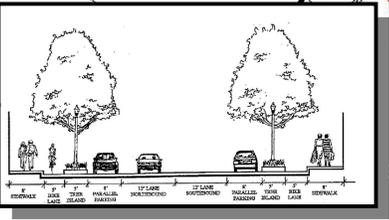
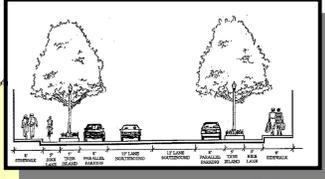
Legend

- 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

COMMERICAL-SHOPS/ROUSING

RESTURANT

COMMERICAL SHOPS

COMMERICAL SHOPS

MIXED USE

POST OFFICE

VISITOR CENTER

PUBLIC RESTROOMS

TOWN HALL

3 BAY DUMPING STATION

TENNIS

BASKETBALL

BALL FIELD

PLAYGROUND

PUBLIC PARKING

...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.

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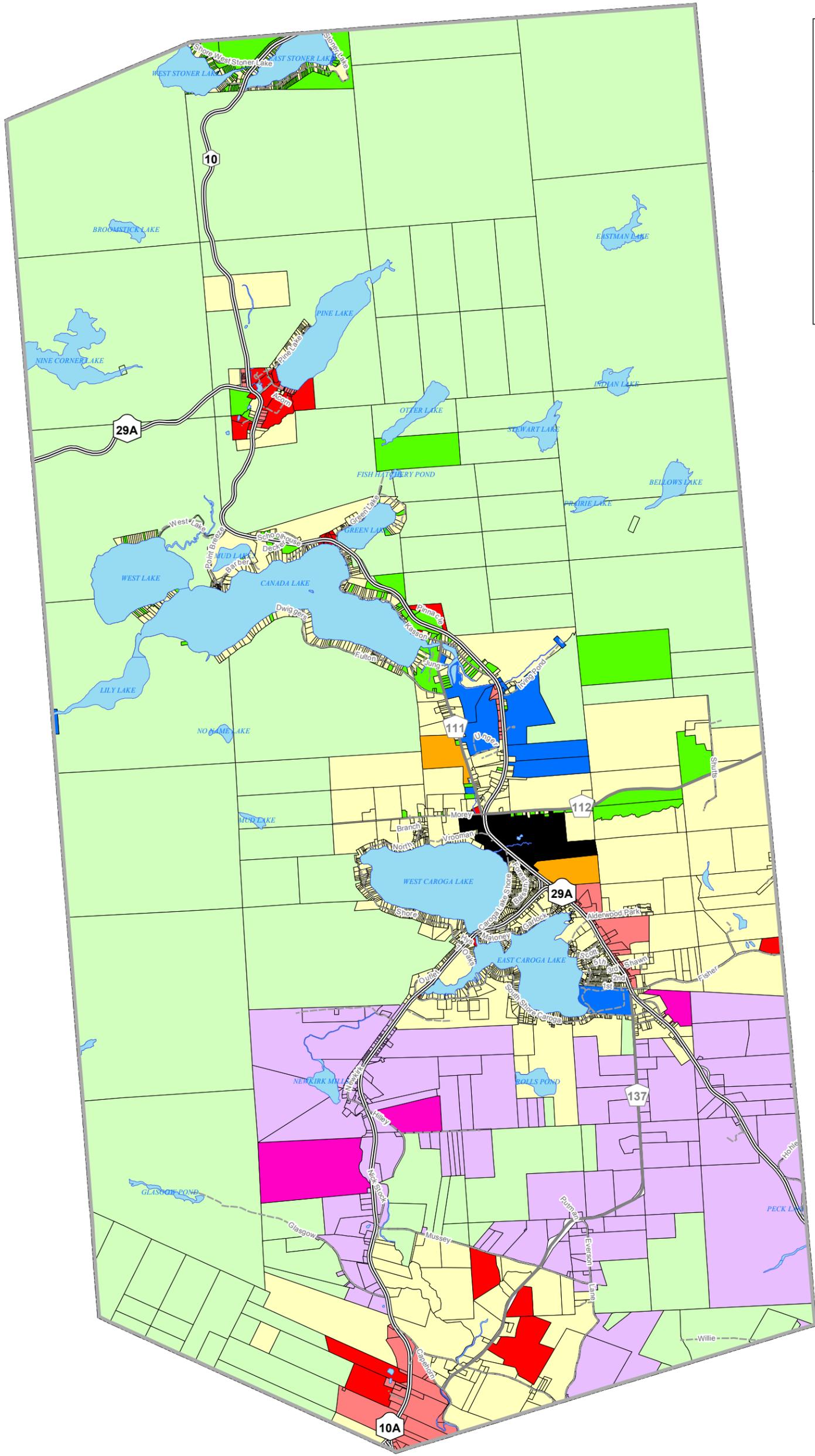
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...How to get there:

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....



LANDUSE	
[Yellow Box]	RESIDENTIAL
[Red Box]	RESIDENTIAL COMMERCIAL
[Purple Box]	RESIDENTIAL AGRICULTURAL
[Red Box]	COMMERCIAL
[Green Box]	VACANT/UNDEVELOPED
[Blue Box]	PUBLIC FACILITY
[Pink Box]	RECREATION
[Orange Box]	AGRICULTURAL
[Light Green Box]	STATE LAND
[Black Box]	TOWN CENTER

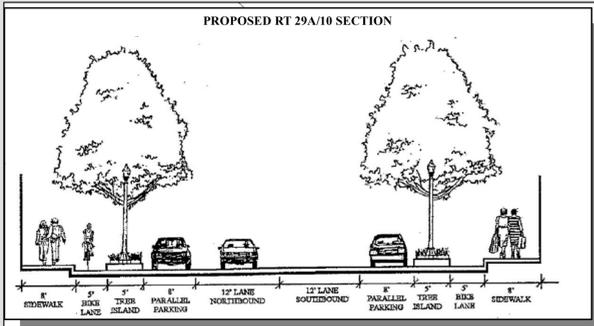


TOWN OF CAROGA LAND USE MAP 2011

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



JAMES E. MRAZ, DIRECTOR
Locations, distances and acreages of all features on this map are approximate and are not based upon actual survey conducted by a Licensed Land Surveyor.
FCPD Scott D. Henze, Planner/GIS 10.19.2011



Legend

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

SUBDIVISION

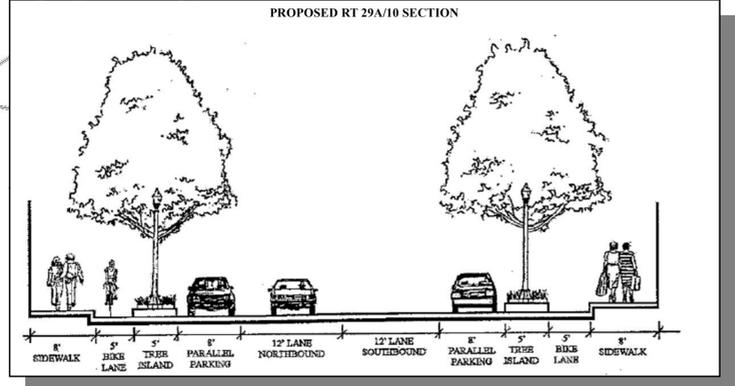
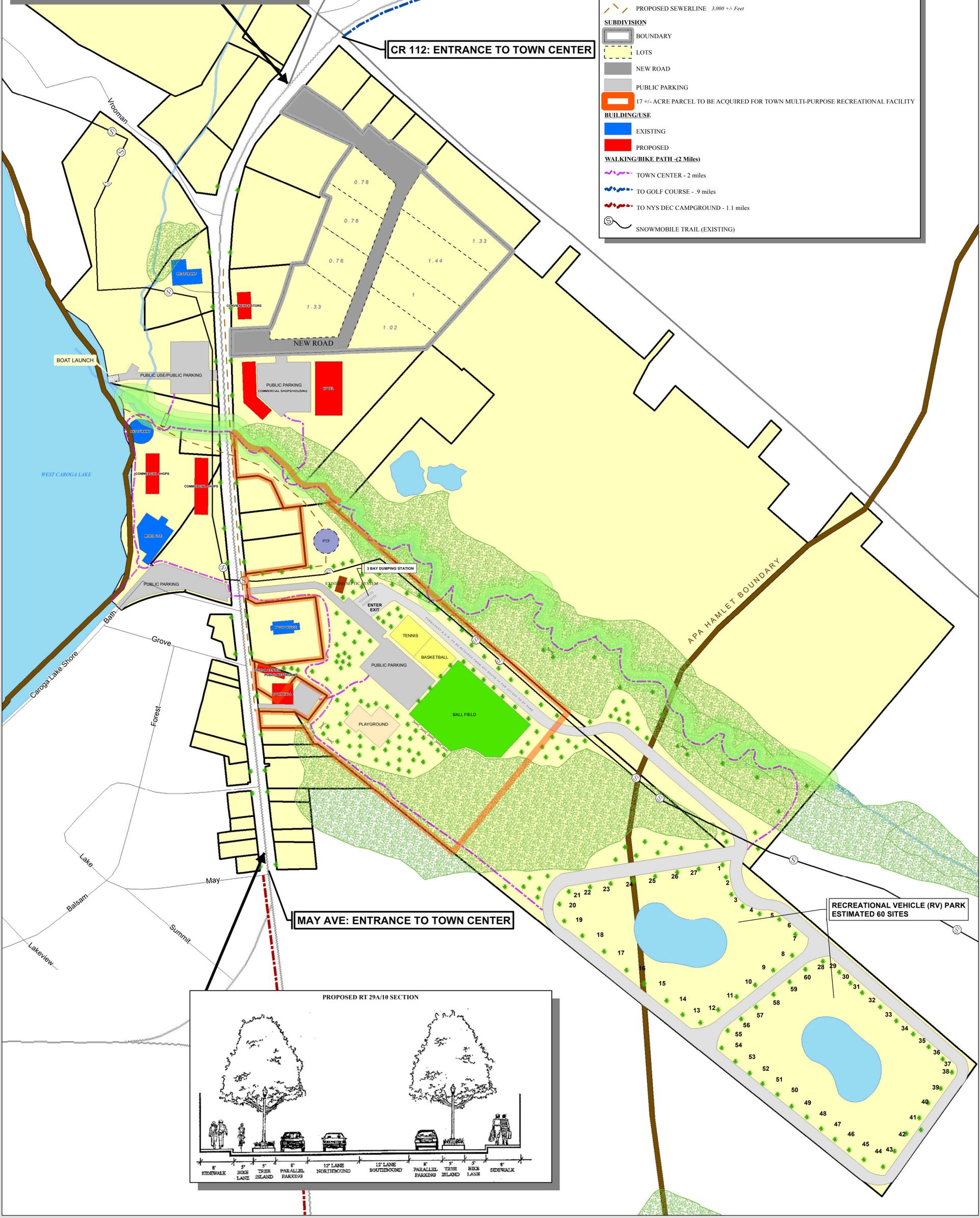
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TOWN OF CAROGA TOWN CENTER AREA

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

JAMES E. MRAZ, 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.
FCPS Scott D. Hertz, Planner/US 10.14.2011

LAND USE CLASSIFICATIONS BASED UPON AERIAL PHOTOGRAPHS AND COMMITTEE KNOWLEDGE AND HAVE NOT BEEN FIELD VERIFIED IN 2011.

3008 PICTOMETRY IMAGERY