

## Who's In Charge?

In the United States we like to take pride in a system of government that is, in Abraham Lincoln's terms, "of the people, by the people, for the people." We're a nation where the rule of law prevails, guarded by our courts and entrusted to the care of leaders who are accountable to those who elected them. Small decisions are made within previously determined guidelines, while larger decisions, like bond issues, are usually **brought before the entire electorate**. Zoning laws, which are designed to protect individual property owners from unwanted disruption, are guided by a Comprehensive Zoning Plan that has been agreed upon by the entire community. Rezoning large sections of agricultural land to allow industrial development is a major change that calls for community review of its **Comprehensive Plan**.

### ***But what's happening in Cohocton?***

***In a community where the value of all the property in the entire Town was assessed at \$78 million in 2004, our Town Boards are entertaining a major industrialization plan that will add \$125 million, or 62%, in property value while promising to contribute less than 8% to our tax base. Yes, it's a large, intrusive project, but it's also a bad deal. Have you been consulted?***

Unfortunately, many of our town leaders appear to be overlooking our Comprehensive Zoning Plan in the hopes that they can just pass another little "Windmill Law" favorable to the wind developer and then reap promised rewards later on. Once the turbines are up, what difference will the Zoning Plan or electorate make?

**Would you like to think about this a bit further?** Stop by and check us out online at [www.cohoctonfree.com](http://www.cohoctonfree.com). We're some of your thoughtful neighbors and, along with you, we'd like to see our town have the best future possible. Ponder and test our ideas before you make up your mind. Then let our Town leaders know where you stand.

