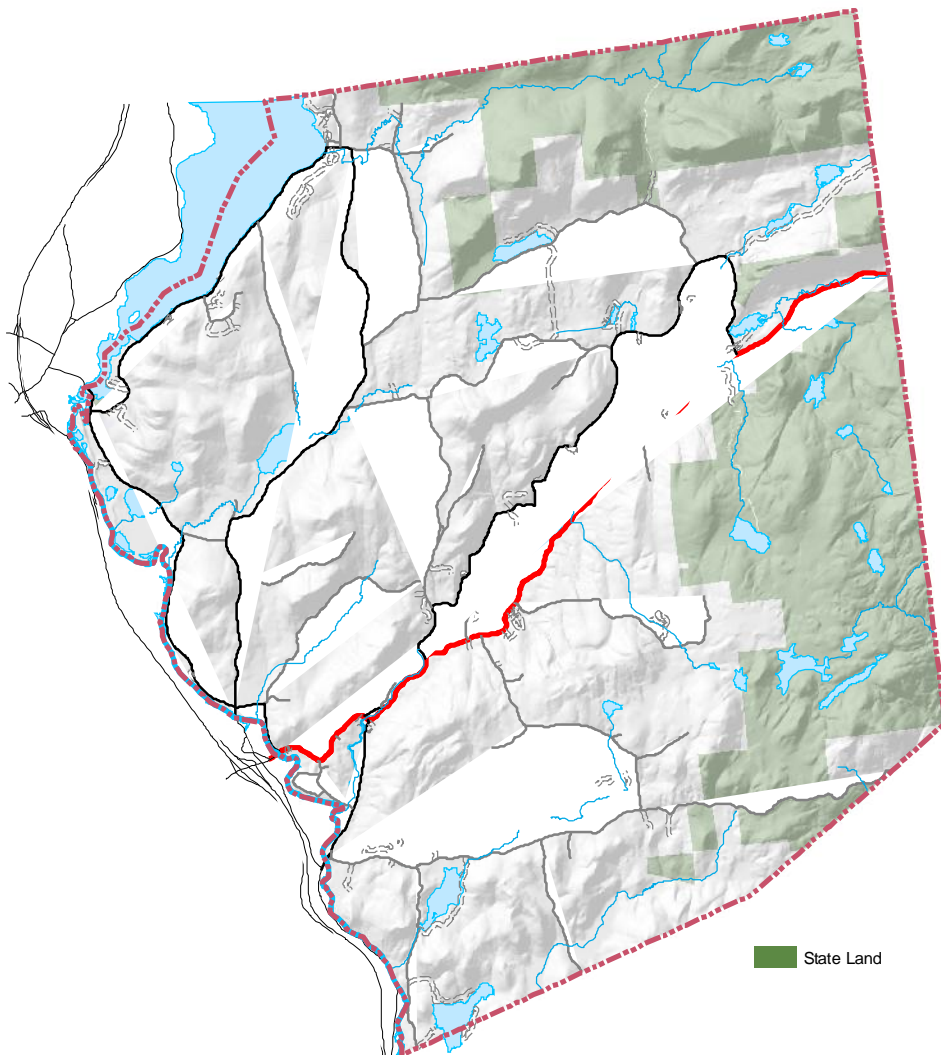


TOWN OF HORICON COMPREHENSIVE PLAN

PARTS 1, 2 and 3



Prepared by:
Richard Lamb, Professor
Center for Earth and Environmental Science
SUNY Plattsburgh
For and with: The Town of Horicon Comprehensive Plan Steering Committee

Adopted: July 15, 2010

The Town of Horicon Comprehensive Plan consists of 4 components. The first three are contained in this document. The fourth component is the "Town of Horicon Community Development Strategic Plan" prepared by the Laberge Group.

Most of the maps contained in this document were prepared for printing on 11x17 inch paper as foldouts. If printed on 8 1/2 x 11 inch paper labeling will be small.

COMPREHENSIVE PLAN STEERING COMMITTEE

Housing and Land Use Subcommittee

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Brandon Himoff
Daniel J. Smith
Roger Houck
Josh French
Abraham Gadjio
Norma Bowdy

Recreation Subcommittee

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Jayson Hill
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Will Jay

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Daniel J. Smith

Public Service Subcommittee

Bob Harrison (chairman)
Jim Remington
Frank Hill
Will Jay

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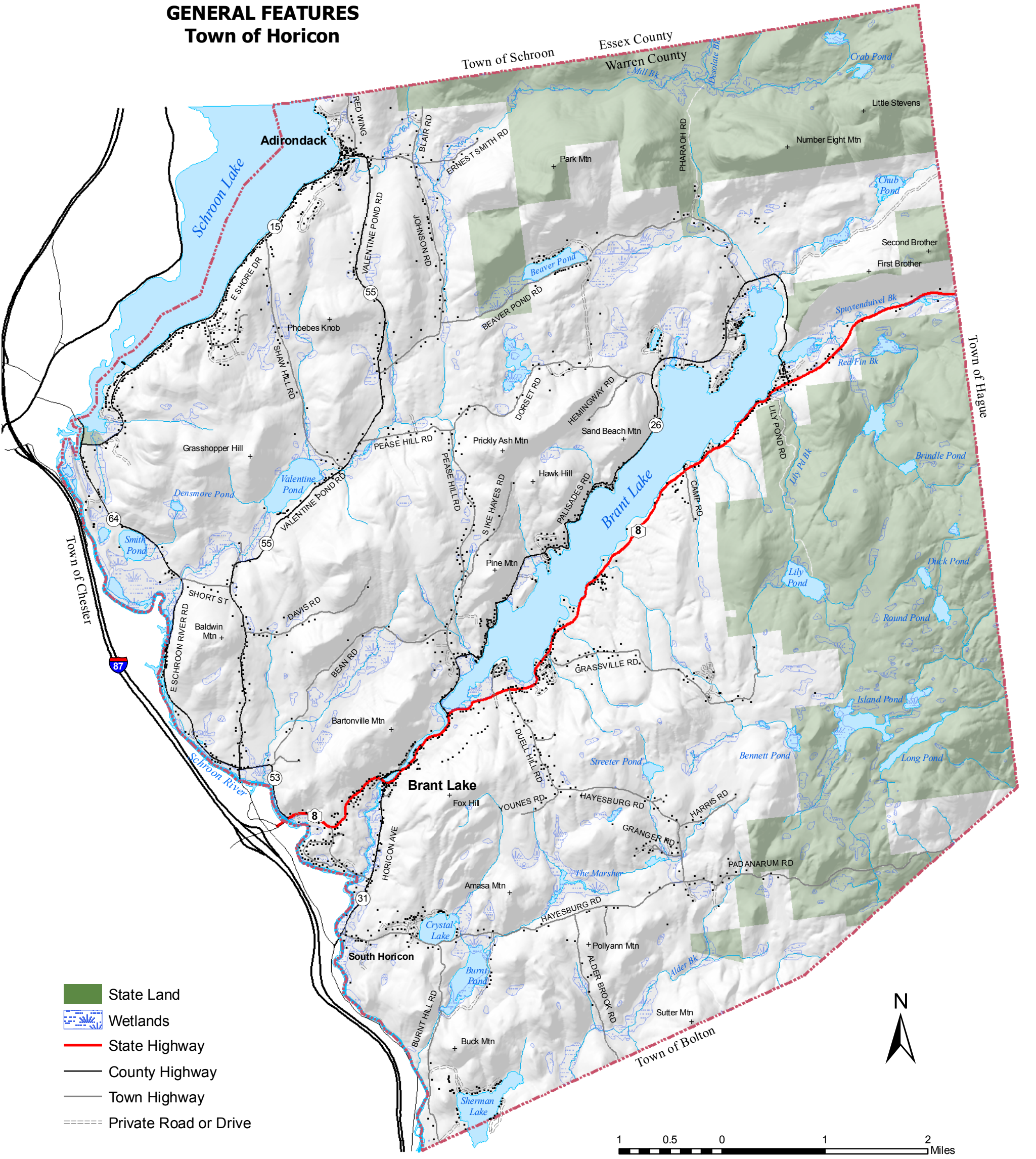
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GENERAL FEATURES
Town of Horicon



INTRODUCTION

This comprehensive land use plan is intended to serve as a guide for future growth and development in the Town of Horicon. It describes the environmental resources of the town, examines current land use patterns, analyses growth trends, discusses future needs, and sets forth policies designed to insure that growth will occur in an orderly manner that will be in the best interests of the health, safety and general welfare of existing and future residents.

A comprehensive land use plan is an advisory document which does not carry the force of a law, but which does serve the important function of providing guidance to decision makers as they seek to plan for future town needs. New York State zoning statutes require that a zoning ordinance or law must be based upon a "comprehensive plan." Accordingly, this plan presents the rationale for proposed changes in the town's existing land use regulations. It is recognized that during the course of the planning process numerous conflicting opinions were expressed, both in discussions among the Comprehensive Plan Steering Committee and in citizen input, and that such conflicts must be weighed when establishing specific changes in the land use regulations...

This plan is also intended to serve as the basis for any requests to the Adirondack Park Agency to revise its APA approved local land use program, including any proposed changes in the manner in which it applies the overall intensity guidelines pursuant to Section 807, part 2.c. of the APA Act. It is intended to provide the supporting data for any such revisions.

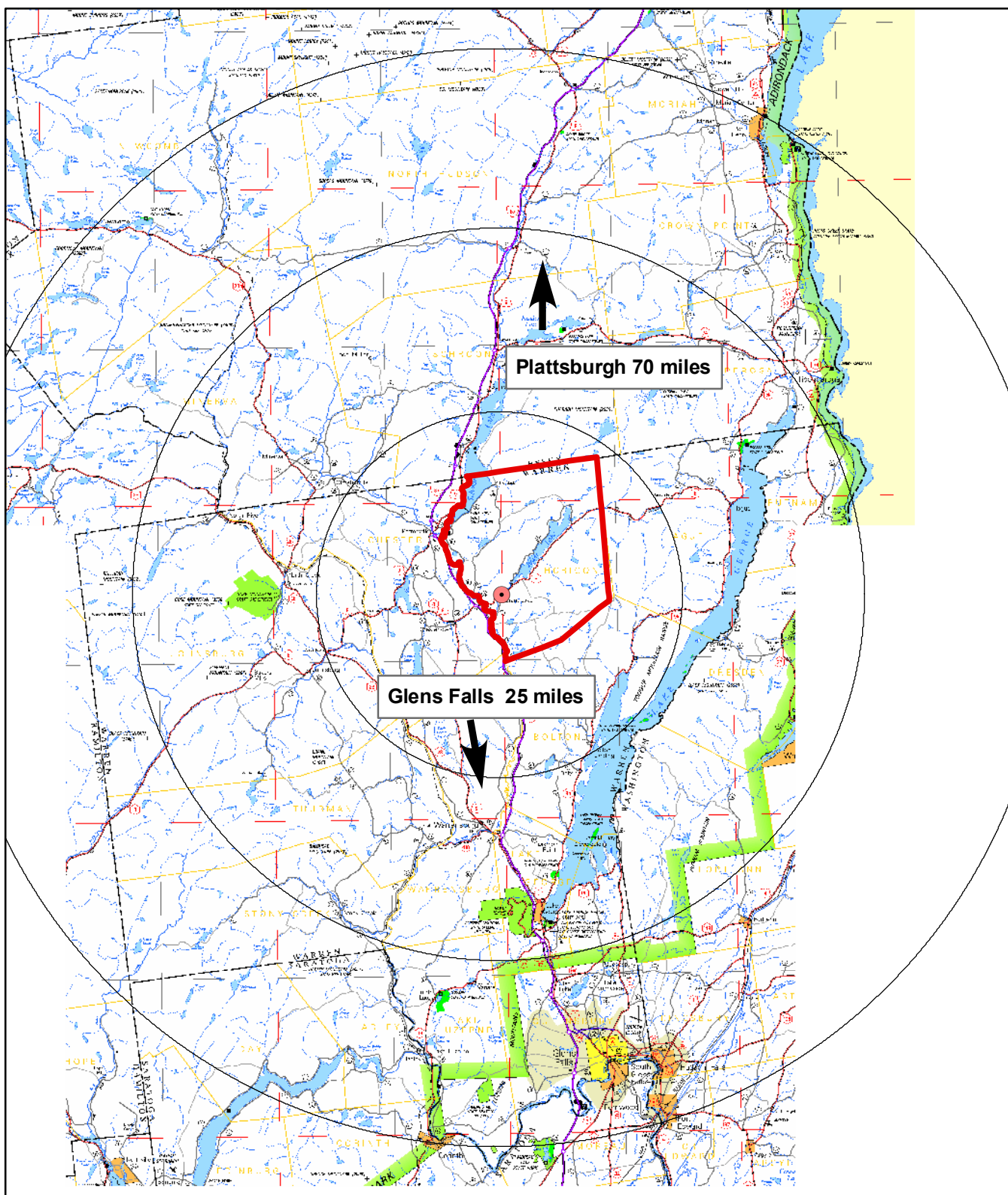
Preparation of the plan has been a joint responsibility of Town of Horicon Comprehensive Plan Steering Committee, composed of town residents, and a planning professional hired to serve as advisor and plan facilitator to the citizen group. The planning professional prepared the factual information, maps, analyses contained in Parts 1 and 2. Regulatory alternatives contained in Parts 1 and 2 are the consultant's suggestions for consideration by the Committee, but do not necessarily reflect the Committee's recommendations. The Comprehensive Plan Steering Committee met monthly to review relevant information, and to establish the goals and recommendations contained in Part 3.

It is advisable that the town land use plan be updated periodically in order to take into account new growth trends and other changes. A suitable timeframe for an update would be about 10 years, depending upon the rate at which growth and change occurs.

PUBLIC PARTICIPATION

Public participation was encouraged and solicited by a number of means. First, all meetings of the Comprehensive Plan Steering Committee were announced in advance and the public was invited to attend. Second, a questionnaire survey was created, distributed to citizens of the town, and the results tabulated. A total of 485 surveys were completed and returned, and a report was prepared on the findings. Third, focus group interviews were conducted with a number of town residents by students affiliated with the Upstate Institute at Colgate University. Fourteen focus groups held discussion sessions and were asked for opinions on a variety of issues facing the town. Results of the sessions were documented in two reports. Fourth, public information meetings were held to solicit additional public input.

Regional Location



Circles are 10, 20 and 30 miles from the hamlet of Brant Lake.



0 5 10 20 Miles

Documents prepared for the citizen participation element of the comprehensive plan include:

“Report on the Results of the Survey of the Residents and Landowners of the Town of Horicon, New York,” April 2, 2007, prepared by the Subcommittee on Community Survey and Demographics, 201 pages.

“Town of Horicon, New York Comprehensive Master Plan Focus Group Discussions, Part One, Summary of Research,” March 2007. Upstate Institute at Colgate University, 16 pages.

“Town of Horicon, New York Comprehensive Master Plan Focus Group Discussions, Part Two, Analysis of Coded Transcriptions,” March 2007. Upstate Institute at Colgate University, 16 pages, May 2007, 220 pages.

GOALS AND RECOMMENDATIONS

Based upon results of the questionnaire survey results, focus group interviews, and their own knowledge of the town, the Comprehensive Plan Steering Committee developed a set of goals and recommendations to serve as the foundation for the comprehensive plan.

Four fundamental goals emerged from this process. In order of priority they are:

Goal 1: Preserve the rural small town character.

Goal 2: Preserve the natural environment.

Goal 3: Create opportunities for lower cost, affordable housing.

Goal 4: Create employment opportunities by making the community more conducive to the establishment of businesses in designated areas, consistent with goals 1 and 2.

The complete list of goals and recommendations is contained in Part 3 herein.

COMMUNITY DEVELOPMENT PLAN

The community development plan, contained in a separate volume and prepared by a different consultant, focuses upon issues of economic development, the provision of low-income housing, recreational facilities, development infrastructure, and community facilities. It also addresses hamlet revitalization and preservation initiatives. It complements, and interrelates with, the plan contained herein.

PLANNING HISTORY IN HORICON

The first town plan was prepared by Candeub & Fliseigg Associates in 1969, four years prior to the adoption of the Adirondack Park Agency Act in 1973. The plan was later updated and

revised in 1976 by Crandell Associates of Glens Falls. One document prepared at that time was a “Background Studies” report that contained several natural resource and other maps, plus discussion of planning goals and issues. A second document titled “Community Information Survey and Proposed Land Use Plan” contained the results of a citizen questionnaire survey, and proposed a plan for “density distribution,” whereby land use development densities as mandated by the APA Land Use and Development Plan Map were adjusted to suit the particular characteristics of the town. This plan was implemented by a revised zoning ordinance.

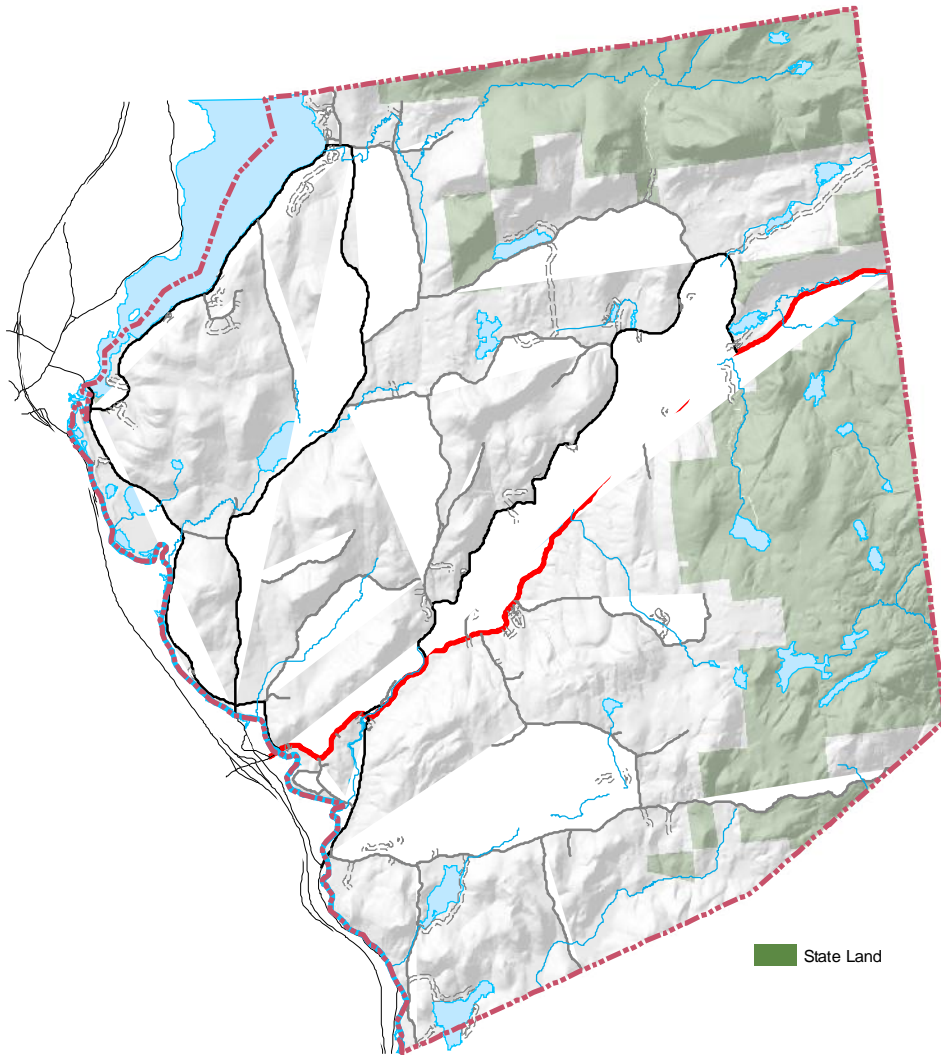
The Town of Horicon was one of the first communities in the Adirondack Park to have its local planning program approved by the Adirondack Park Agency. Its Subdivision Regulations were approved in November 1976, and its Zoning Ordinance and Sanitary Regulations were approved in January 1978.

The most recent revisions to the zoning regulations were made in November 2002 when the town adopted the Town of Horicon Zoning and Project Review Law. Subdivision regulations were most recently amended in 1989, 1994 and 2006. Sanitary Regulations were most recent revised in 2004 and 2006.

In 2006 the town appointed a Steering Committee to guide the current planning effort, and the group held its first meeting in April of that year. Seven subcommittees were formed to address the following topics: Housing and Land Use, Recreation, Commerce, Education, Environment & Natural Resources, Public Services & Infrastructure, and Community Survey & Population Demographics. The town applied for, and obtained grant funds to prepare the community development plan. It subsequently retained two consultants, one to prepare the comprehensive land use plan and the other to prepare the community development plan, both plans to be done in conjunction with, and at the direction of, the Steering Committee.

TOWN OF HORICON COMPREHENSIVE PLAN

PART 1: INVENTORY AND ANALYSIS



REGIONAL LOCATION AND GENERAL SETTING

The Town of Horicon is located in the southeastern section of the Adirondack Park between Lake George to the South and Schroon Lake to the north. It is readily accessible via the Adirondack Northway (I-87) which lies just beyond the town's western border. The major through route within the town is NYS Route 8 that connects I-87 with Hague and Ticonderoga to the east.

Horicon is bounded by the Towns of Schroon to the north, Hague to the east, Bolton to the south, and Chester to the west.

The dominant physical features are Brant Lake, centrally located within the town, and Schroon Lake, a portion of which lies in the northwestern section of town. Schroon River flows southward and forms the town's western border.

The major settlements are Brant Lake hamlet, located on Brant Lake outlet along NYS Route 8, and Adirondack hamlet located on the shoreline of Schroon Lake in the north. Other population concentrations are found along the shorelines of Schroon Lake and portions of the Brant Lake.

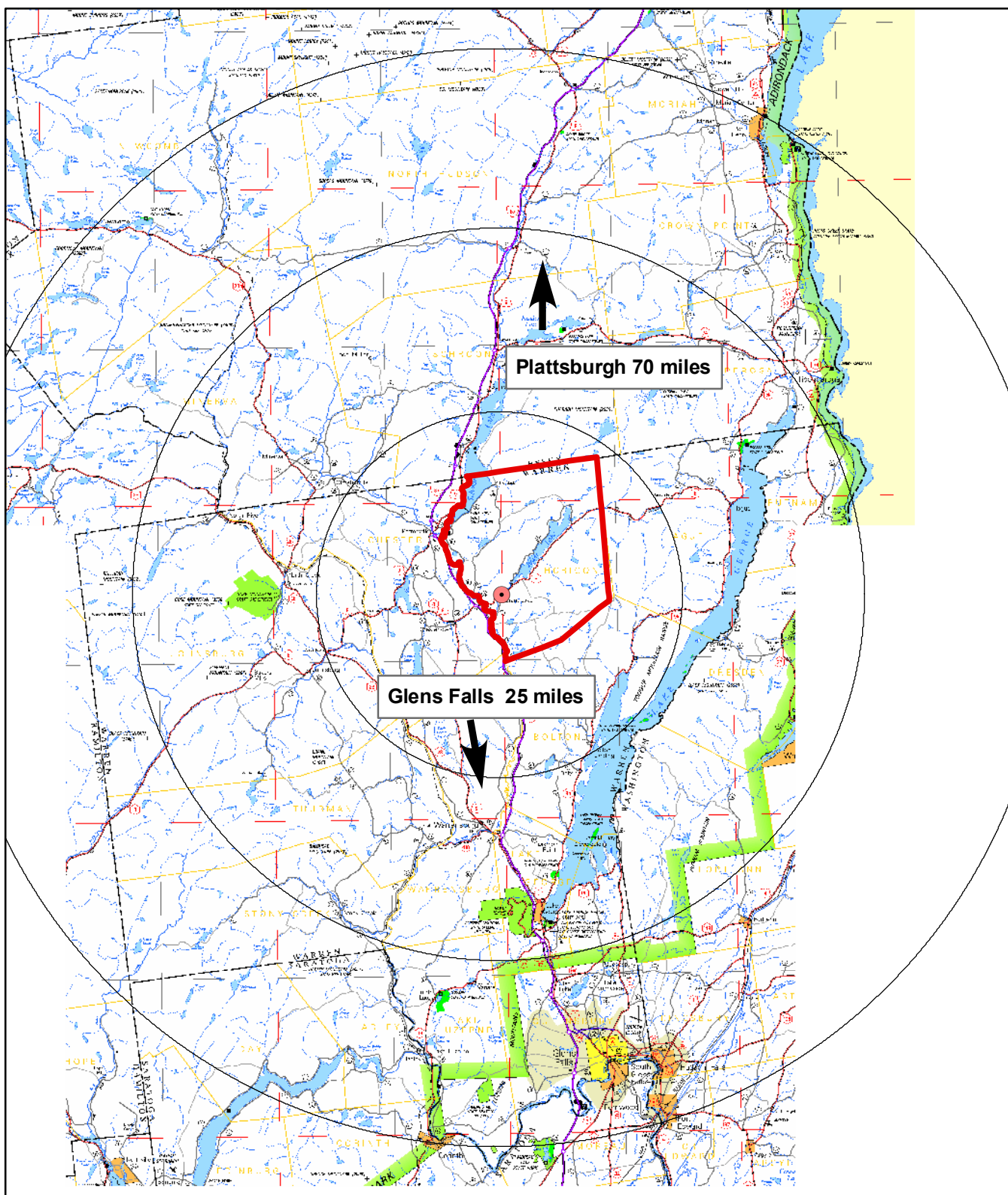


The town is characterized by large amounts of forested lands (both public and private) together with extensive lake, pond, and river frontage. State Forest Preserve lands occupy about one-quarter of its area, and open water accounts for an additional 8 percent.

Horicon's year-round population numbered 1479 in the year 2000, but is believed to swell to as many as 6000 persons in the summer due to an influx of seasonal residents and occupants of camps and resorts. Year-round population has grown rapidly during the past three decades, increasing from 890 in 1970 to its present total. It grew at rates of about 22%, 17%, and 17%, respectively, in subsequent decades beginning in 1970-80.

The nearest regional shopping, service, and employment center is Glens Falls that lies 20 to 30 miles to the south. Located well within commuting distance of the Glens Falls metropolitan area, the Town of Horicon is well situated to attract a commuting population drawn to its rural character and scenic beauty. It also possesses favorable characteristics to attract retirees and seasonal residents due to its relative accessibility within the Adirondack Park, relatively good access to services, and its natural amenities.

Regional Location



Circles are 10, 20 and 30 miles from the hamlet of Brant Lake.



0 5 10 20 Miles

Not being located alongside a major highway with high traffic volume, nor being directly adjacent to Interstate 87, the town is not well situated to attract general commercial development. However, there is potential for business growth in the form of smaller retail establishments to serve the local population, and for seasonal business related to tourism and recreation.

SETTLEMENT HISTORY

The area was first settled during the late 1700's. The Town of Horicon was later created in 1838 from parts of neighboring Hague and Bolton. Like most Adirondack towns, its economy during the 1900's was based primarily upon forest industries together with subsistence farming on the better soils. The town housed sawmills and tanneries, and logs were floated downstream on the Schroon River to Glens Falls. Population peaked during the latter half of the 19th century until the lumber supply diminished. Tourism began developing during the late 1800's, with hotels and summer camps becoming established around the lakes.

Early settlements included Bartonville (now named Brant Lake), Mill Brook (a.k.a. Adirondack), South Horicon (once known as simply Horicon), Hayesburg (located in the vicinity of the junction of Hayesburg and Padanarum Roads), and Starbuckville (most of which was located across the Schroon River in the Town of Chester). The "mill pond" area in present day Brant Lake hamlet has long been the focus of rural life in much of the town, and during the mid 1800's housed "general stores, a cabinet shop, a hotel, a hat shop, a saw mill, grist mill and blacksmith shop," plus "an abundance of churches."²

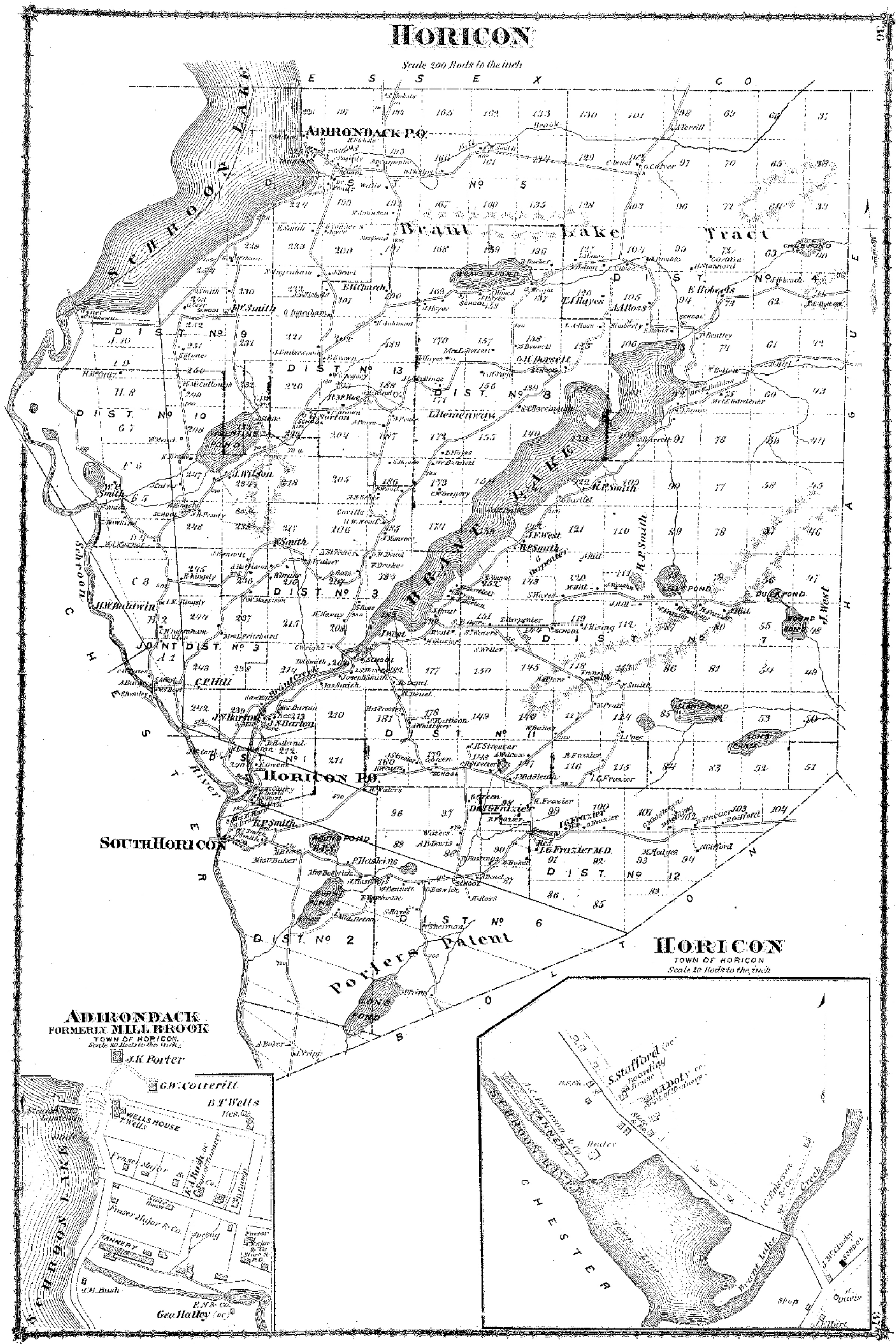


The general store on the millpond, built in 1895, was long a central fixture in the town providing not only goods for purchase, but also housing the post office and a community room. The store was destroyed by fire in 2006, and has not yet been replaced (as of the time of this writing).³

² From History (of Horicon) by Colleen Murtagh, Town Historian, found on the town website.

³ Source of photo is the Town of Horicon Historical Society website.

1876 MAP OF HORICON
(from Beers Atlas of Warren County)



The following excerpts from the History of the Town of Horicon, found on the town's website, provide some interesting highlights of its past.

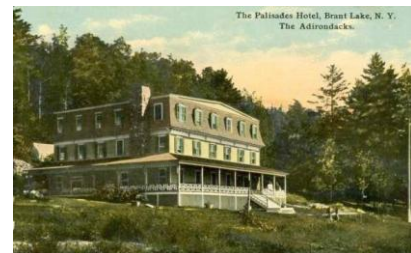
"In the late 1700's Moses Stickney purchased most of the land that is now known as Horicon for \$0.25 an acre as well as the water rights throughout the region. The land was labeled "a dense wilderness"—exactly what Stickney, who hoped to make his fortune in lumbering, was looking for.

Stickney built the first dams on the creek coming from Brant Lake, creating first mill pond. He built the first saw and grist mills as well as having interests in early hotels and mercantile, all support businesses for the loggers in the area working Stickney's land. In 1813, Stickney and his son Frank were said to be the first loggers in the area to float logs down the Schroon River to the Hudson and on to the Glens Falls mills."

"By the mid 1800's the town also boasted several hamlets, each with its own school. The largest of these hamlets were Adirondack, Bartonville, South Horicon, and Hayesburg. South Horicon and Adirondack each had a tannery, the one in South Horicon being the largest in New York State. Hides were brought in by train to Riverside and drawn by teams of horses and in the case of Adirondack, by steamboat, to the tanneries. The hemlock bark needed to tan the hides was cut throughout the area, but especially in the Pharaoh Lake Wilderness area. Through the 1950's piles of stripped hemlock logs could still be seen in the area as ghostly reminders of these forgotten days.

With the tanneries came the support systems of hotels, boarding houses and taverns. Looking at the census of this time one can see many of the Irish families that came to work in the tanneries, many who left when the bark ran out, but some names remain with us today."

"By the mid 1880's another major industry was developing. The earliest hotel on Brant Lake, build originally by Benjamin Hayes as a log cabin, was added to and renovated into what is today Sunset Mountain lodge. Many interesting and wealthy visitors came to the area to check out the natural beauty as well as the wonderful fishing and hunting opportunities. When looking through the earliest guest register one can see that many of the early visitors loved the area enough to purchase property on the lake and build many of the grand and modest homes there. Many wealthy and influential friends of these people, including Teddy Roosevelt, enjoyed weeks of fishing on the lake." (Source of pictures on the right is the Town of Horicon Historical Society website.)



Hotels sprang up around the lake, this time catering to wealthy families visiting for the summer rather than the loggers, tanners, and teamsters of previous times. Summer camps for boys and girls also were established around the turn of the century."

"Many of the local, year around families lived by subsistence farming. The landscape is still sprinkled with these small, hardscrabble farmhouses. Our museum is a fine example of such farmhouses."

TOPOGRAPHY AND SLOPE

Hilly and mountainous terrain characterize much of the town. (See "Topography" map.) The average elevation is about 1105 feet above sea level, ranging from a low of about 715 feet in the Schroon River valley in the south to a high of little over 2000 feet at the summit of Park Mountain in the north. Among the higher mountains and hills are (in descending order): Park Mountain, Number Eight Mountain, Second Brother Mountain, Little Stevens Mountain, Sutter Mountain, First Brother Mountain, Prickly Ash Mountain, Fox Mill, Pollyann Mountain, Amasa Mountain, Phoebes Knob, Sand Beach Mountain, Bartonville Mountain, Grasshopper Hill, Buck Mountain Baldwin Mountain, Pine Mountain, and Hawk Hill.

Most of the town's private land area is moderately or steeply sloping. (See Percent Slope map.) A total of about 44 % is classified as moderately sloping (8 to 15 % slope), and an additional 35 % is classified as very steeply sloping (25 % or more slope). The flatter land, more favorable for development, exists in scattered pockets throughout the town.

TABLE 1
PERCENT OF LAND AREA BY SLOPE CATEGORY

Slope	Development Limitations	Percent of Total Private Land Area
0 to 3 percent	slight	10.7%
3 to 8 percent	slight	8.8%
8 to 15 percent	moderate	43.9%
15 to 25 percent	severe	0.1%
25 plus percent	very severe	36.0%
Variable	variable	0.5%
	TOTAL =	100.0%

Source: Warren County Soil Survey data

Steeper slopes pose limitations for development and are considered poor for development because of erosion problems, cost of construction, inability of septic systems to function properly, and if roads are involved, traffic safety and cost of road maintenance. Nearly level land may pose problems due to poor drainage.

The ideal slope for development is considered to be slight to 8 percent in order to provide drainage while minimizing erosion and runoff problems. Slopes of 8 to 15 % pose moderate limitations for development, slopes 15 % to 25 % pose severe limitations for development, and slopes exceeding 25 % pose very severe limitations for development.

TOPOGRAPHY



As shown on the “Percent Slope” map⁴, much of the land area lying adjacent to existing public highways in the town is characterized by soils generally suitable for development, although many of these soils have moderate rather than slight limitations due to slope. Much of the interior land removed from public highways has steeper slopes.

Steeper slopes near lakes and ponds pose additional issues for development because of the increased potential for runoff, nutrients, and pollutants entering surface waters as a result of stormwater runoff and erosion. Lower permitted development densities and the use of best management practices to control runoff and erosion could be employed as mitigation in such areas. The steep slope areas along the northwest coast of Brant Lake are already zoned for a low density (10 acres per principal building), but those along the shoreline of Schroon Lake are not (1.3 acres per principal building).

SOILS

Soil information is based upon Order 2 soils mapping done by the Warren County Soil and Water Conservation District.⁵

Order 2 soil mapping is done on a much more detailed level than the earlier “soil association” mapping that was used for the 1969 town comprehensive plan. In Order 2 mapping a soil sample is taken about every four acres, on the average. Even so, there is some variability within the soil areas shown on the soils maps, so that for example, where the map may indicate that soils are poor for septic leach fields, it may be possible to find spots within the mapped area that are in fact satisfactory for a leach field. Order 2 mapping therefore is good information for community planning purposes, but should be supplemented by on site testing for any particular parcel of land.

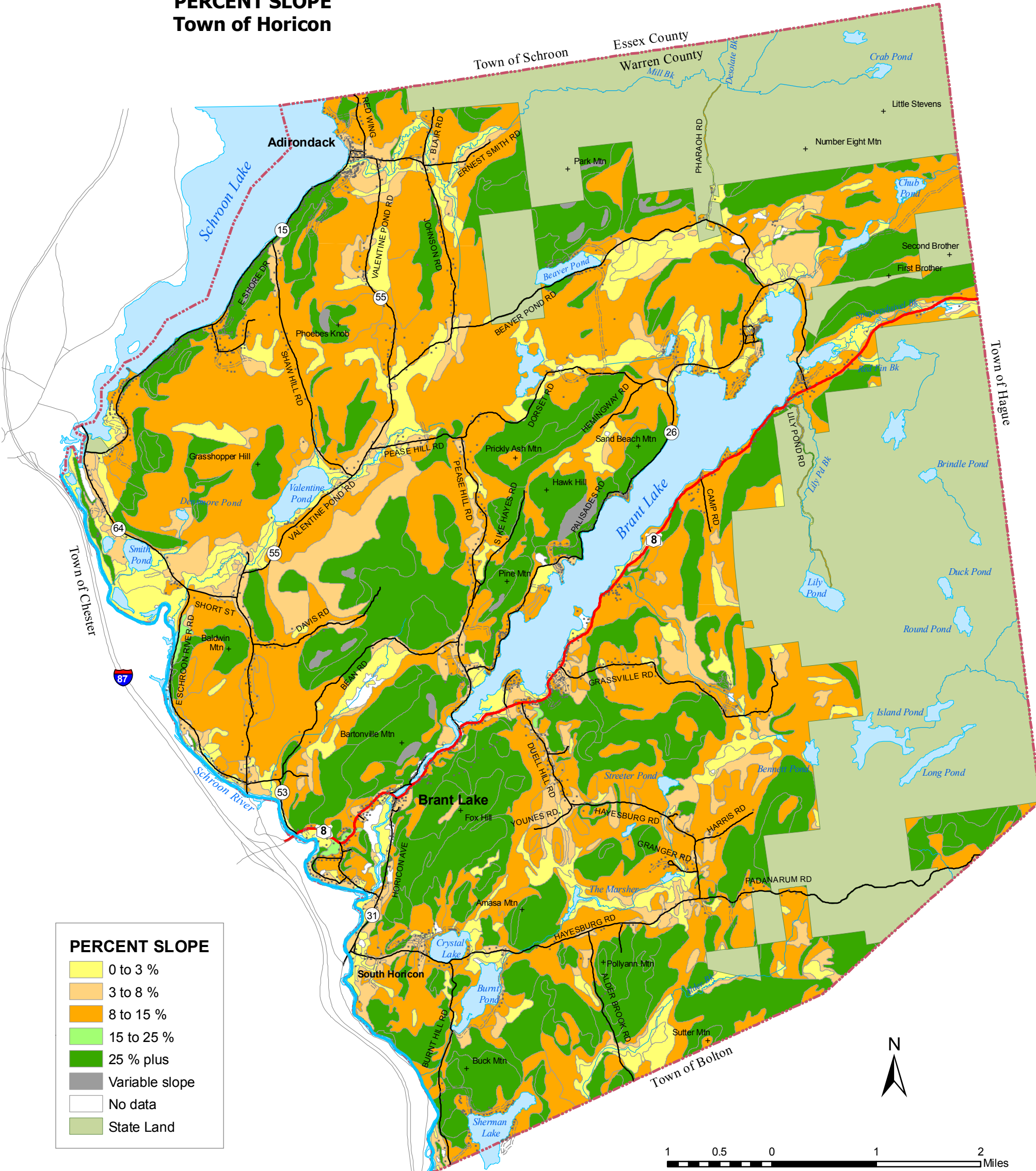
Soils and Septic Systems

Many of the soils in the Town of Horicon are rated as having severe limitations for septic absorption fields (leach fields), as shown on the “Soil Limitations for Septic Absorption Fields” map. These ratings are those supplied by the Soil Conservation Service and are based upon such factors as the soil percolation rate, slope, depth to seasonal high water table, and depth to bedrock. However, a severe rating does not preclude the use of individual on-lot septic systems on such soils. Rather, it means that care must be taken to insure that systems are carefully sited and adequately designed for the soil conditions and/or that alternatives to conventional leach fields should be used. In many cases a larger and more costly leach field may be required (more footage of pipes). On soils where more restrictive characteristics prevail, an alternative system may be used. Alternatives include fill or mound systems, and evaporation-absorption (also named “leach bed”) systems.

⁴ Slope data is derived from detailed soil maps obtained from the U.S. Department of Agriculture, Natural Resources Conservation Service. It is cautioned that slope zones shown on the maps are highly generalized over large areas, and may not be accurate for small areas.

⁵ Digital Soil maps were obtained from the U.S. Department of Agriculture, Natural Resources Conservation Service, and are based upon field surveys by the Warren County Soil and Water Conservation District. Source of soil limitation ratings is the “Soil Survey of Warren County, New York,” USDA Soil Conservation Service, 202 pp., undated.

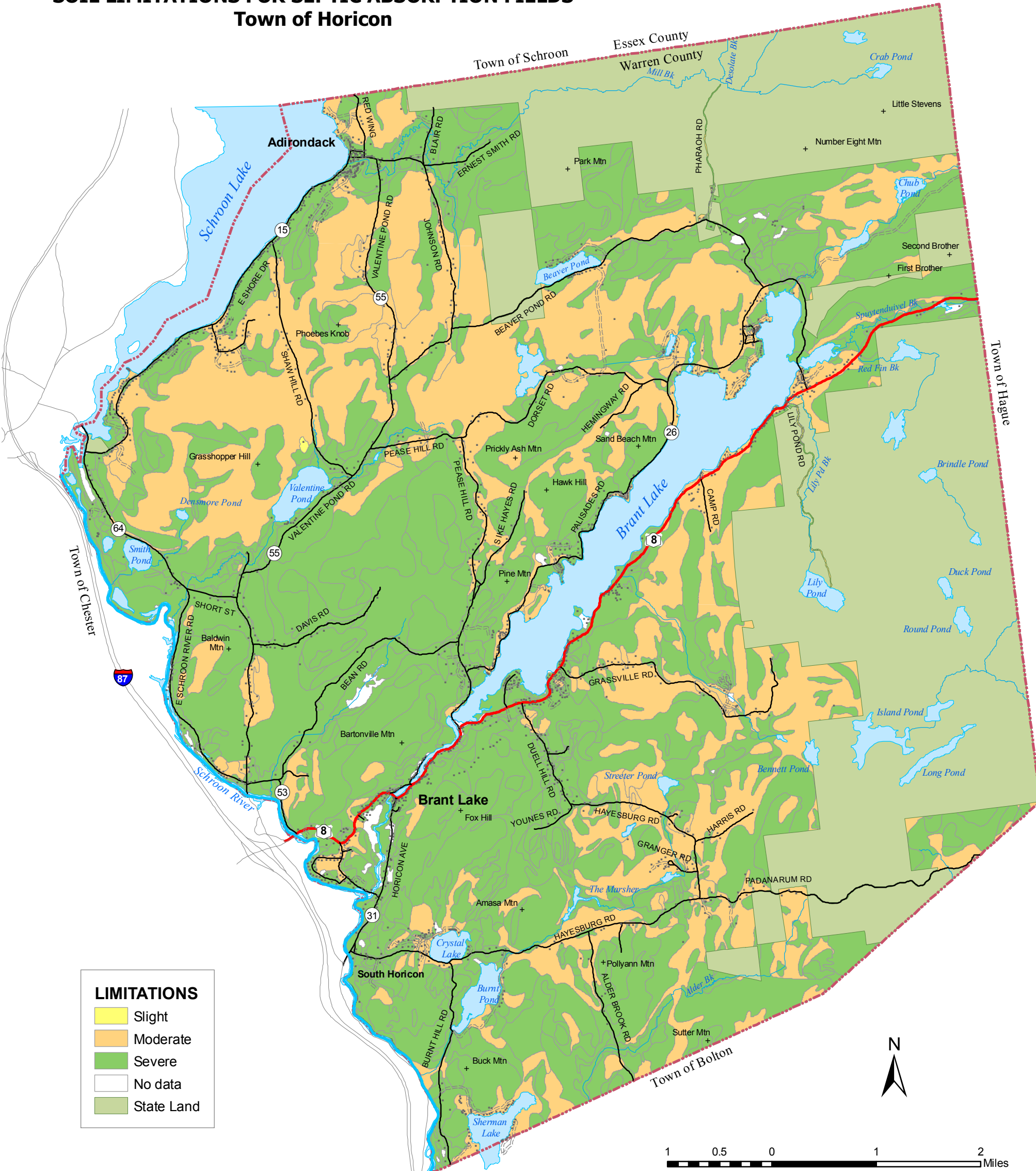
PERCENT SLOPE
Town of Horicon



PERCENT SLOPE

- 0 to 3 %
- 3 to 8 %
- 8 to 15 %
- 15 to 25 %
- 25 % plus
- Variable slope
- No data
- State Land

SOIL LIMITATIONS FOR SEPTIC ABSORPTION FIELDS
Town of Horicon



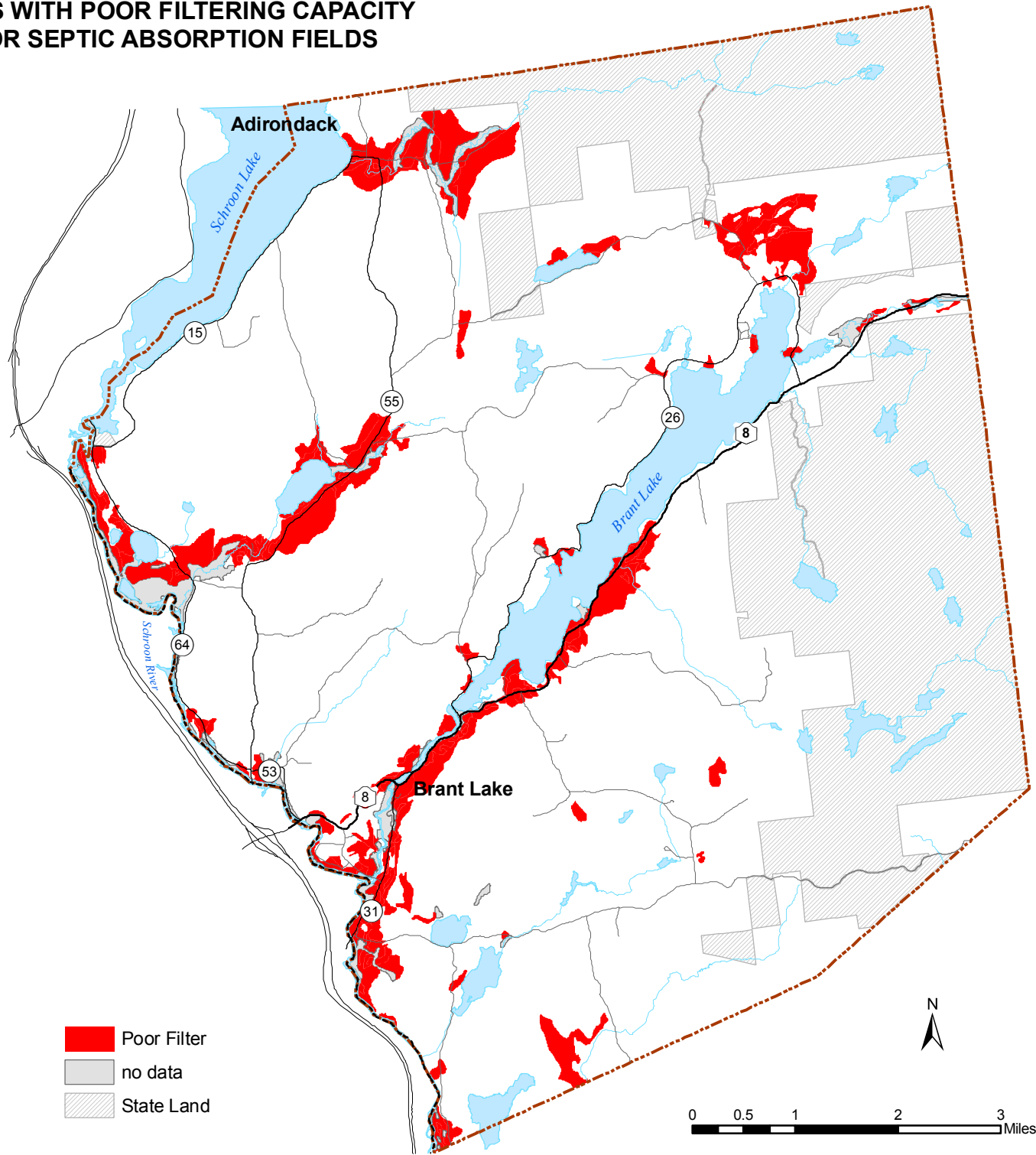
The N.Y.S. Department of Health (DOH) recommends a lot size of at least 20,000 square feet for conventional leach field systems in areas underlain by good soils. This space is necessary in order to provide enough room on the lot to place an adequately designed system and meet minimum distance requirements from wells, the house, and property lines.

On poor soils, a lot larger than 20,000 square feet is needed for conventional systems for several reasons. First, the average duration for a septic leach field is about 15 to 20 years, at which time it reaches capacity and requires replacement. Fill systems are especially prone to reaching a saturation point after which they will not function properly. When a system fails, either a new location on the property must be found to install a new one, or the old leach field and the earth surrounding it must be removed in order to provide adequate space. The latter alternative is very costly. Therefore, a 20,000 square feet lot may not be sufficient in the long run considering that there may be a need for more than one space for a leach field on a property. Second, many failing septic systems are never replaced. Thus, in areas of severe limitations larger lots are necessary to provide property owners with some protection from septic system failure on neighboring properties. Third, the minimum 20,000 square feet lot recommended by DOH assumes that there are no limiting factors due to terrain or shape of the parcel. On oddly shaped lots, and where limiting factors such as wetlands, streams, rock outcrops and other such natural features exist, the minimum lot size should be larger. Finally, the minimum 20,000 square feet lot assumes that the entire site plan for the buildings, driveways, water supply and sewerage system have all been carefully planned in advance of dividing a property into building lots in order to insure that the required setbacks for leach fields can be met. Unfortunately, this is not always the case. In summary, an adequate septic disposal system may be placed upon a 20,000 square feet lot, but only if it is properly planned, including the use of alternative systems, and is situated on a well shaped parcel of land free from environmental restrictions, is properly maintained, and is replaced when needed.

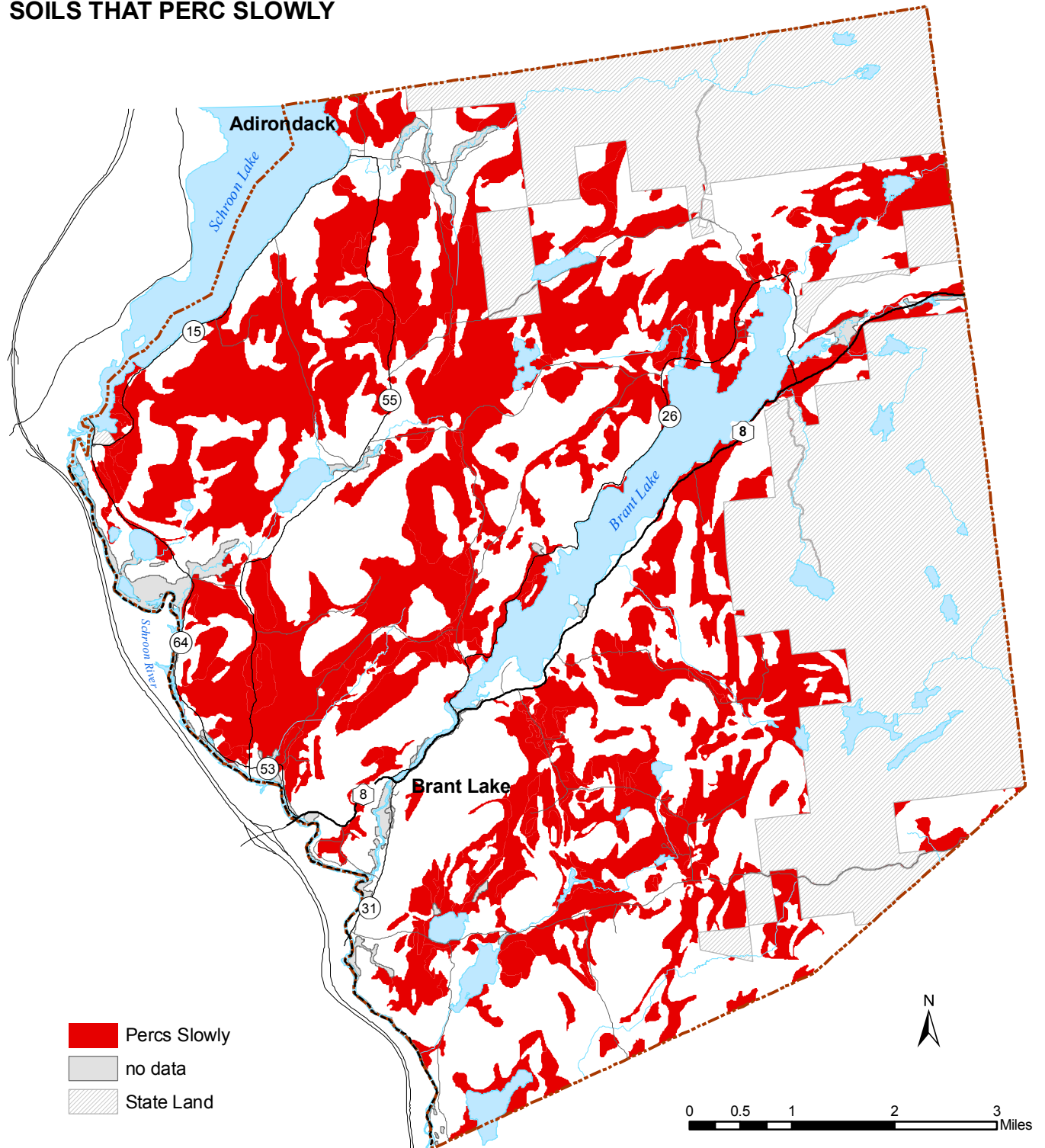
In the Town of Horicon only the hamlets of Brant Lake and Adirondack are zoned for development densities of 20,000 square feet lots, outlying areas being zoned for a minimum lot size of at least 1.3 acres. However, soil data for the hamlets suggests that there are severe limitations for individual on-lot septic systems. It is therefore recommended that development proposals within the hamlets be reviewed to insure that adequate septic systems are provided for the soil conditions on the site.

An issue relating to septic systems is the possible impact upon water quality of lakes, ponds, streams, and rivers. Sandy soils with poor filtration capacity can allow untreated nutrients to enter surface waters through the groundwater which has the potential of accelerating the growth of algae and could lead to deteriorating water clarity. Such soils exist along the southeastern shoreline of Brant Lake, along Brant Lake outlet, near Valentine Pond, and along the Schroon River. (See "Soils with Poor Filtering Capacity for Septic Absorption Fields" map.) Other soils have the opposite problem of having a clayey constituency and a slow percolation rate which can result in failing septic systems. (See "Soils that Perc Slowly" map.)

**SOILS WITH POOR FILTERING CAPACITY
FOR SEPTIC ABSORPTION FIELDS**



SOILS THAT PERC SLOWLY



The town's existing Sanitary Regulations were prepared in 1979 and have been amended once since to allow for "aerobic treatment units" to be used as an alternative to conventional on-lot septic systems in areas where lot sizes are small or where lots are otherwise unsuited for leach fields. It might be beneficial to review the existing Sanitary Regulations, and update them as necessary based upon a more up-to-date model regulation designed for use within the Adirondack Park.

Soil Suitability for Buildings without Basements

The map showing "Soil Limitations for Dwellings without Basements" is based upon data supplied by the Soil Conservation Service, and utilizes somewhat different criteria than that used for septic systems. Soils shown as having moderate or severe limitations on the map may be characterized by one or more limiting conditions, including steep slope, flood hazard, wetness, or bedrock close to the surface. There are fewer areas of severe restrictions on this map than on the septic limitations map because soil permeability (the rate at which water can percolate downward through the soil layer) is not taken into account as a building limitation, but is taken into account as a significant limitation for septic leach fields.

Severe limitations on the map do not necessarily preclude development. A severe limitation rating is intended to indicate that there are problems with development, some of which may be overcome with added cost, such as earth grading or drainage improvements. Also, smaller areas for good building sites may be found within the broader areas portrayed on the map as severe. However, areas of severe limitations are generally not good for intensive development.

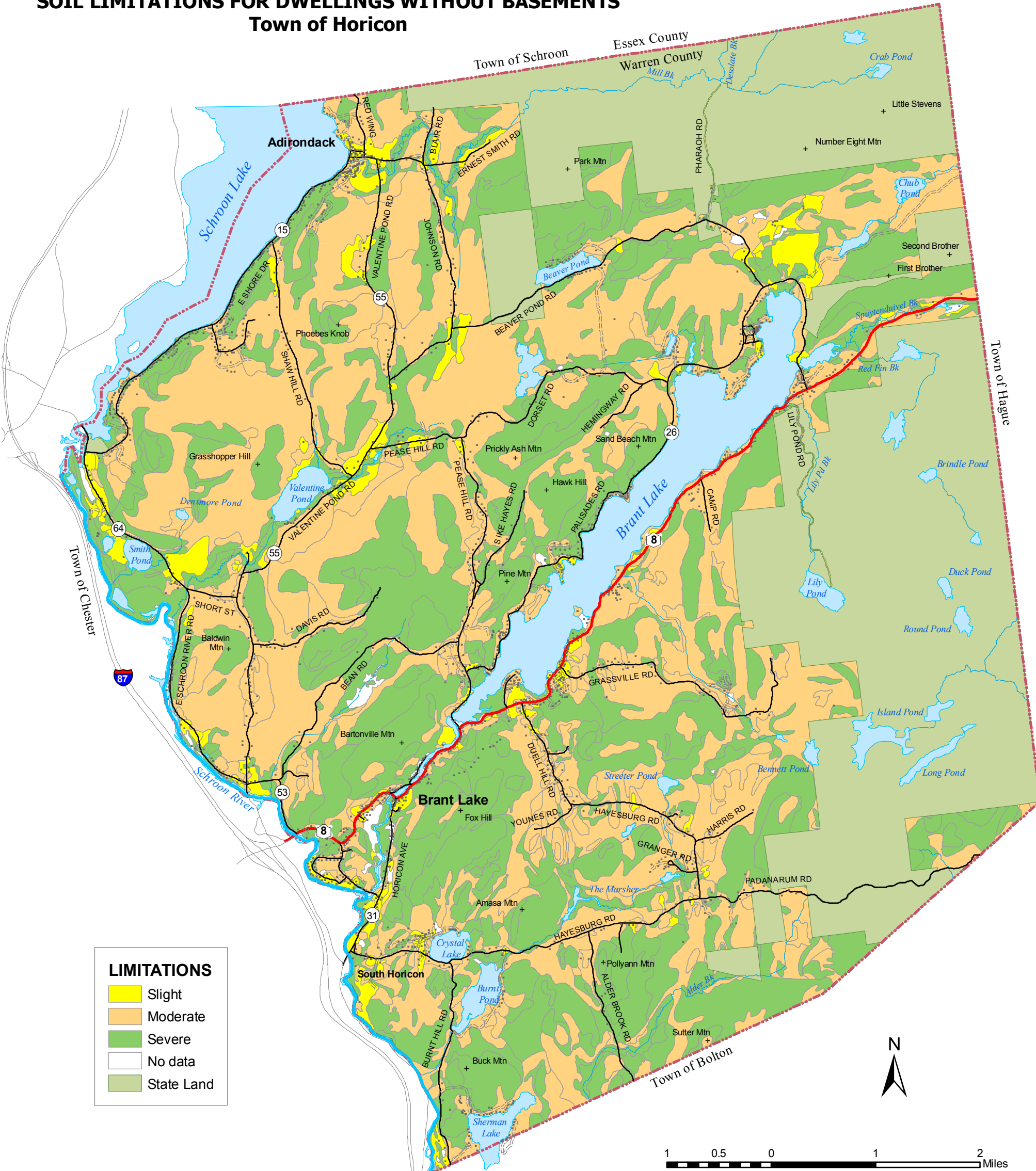
There are few areas in the town classified as having slight limitations for dwellings without basements, but extensive areas of moderate limitations are found near roadways. Areas with severe limitations tend to be mountainous interior lands or wetlands. A significant portion of the Brant Lake hamlet area currently zoned for development densities of 20,000 square feet is classified as having severe limitations, as is much of the Schroon Lake shoreline zone that is zoned for a density of 1.3 acres per principal building.

Soil Suitability For Development

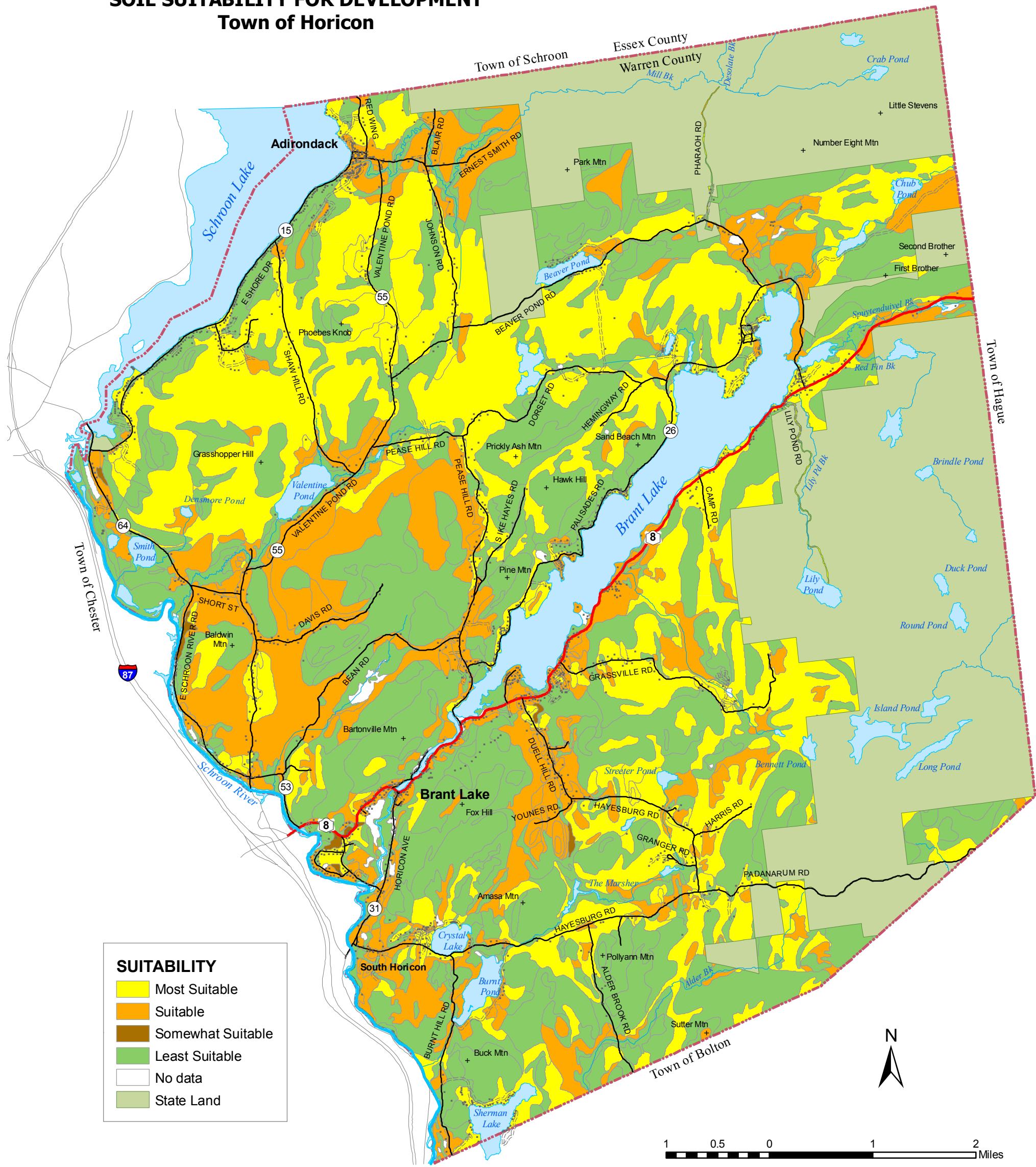
An overall soil suitability for development rating taking into account limitations for both buildings and septic systems, as well as other factors, is shown on the "Soil Suitability for Development" map. The criteria for preparing the map are shown in the following table.

This map reveals that the best soils for development in the Town of Horicon are generally not found in the existing hamlets or areas of high development densities along lakeshores, but along some of the town roads located in outlying areas. A large area of land in the northwestern quadrant of town has favorable soil characteristics for development, including along Shaw Hill Road, the northern portion of Valentine Pond Road, and Johnson Road. In the south, much land along Hayesburg Road, Grassville Road and Harris Road is classified as "most suitable." Smaller pockets of most favorable soils are found in scattered locations throughout town.

SOIL LIMITATIONS FOR DWELLINGS WITHOUT BASEMENTS
Town of Horicon



SOIL SUITABILITY FOR DEVELOPMENT
Town of Horicon



Source of data: Consultant's soil suitability rating based upon limitations for development for dwellings, septic systems and roads from the Soil Survey of Warren County, New York, USDA Soil Conservation Service.

Most Suitable Soils	Slight or moderate limitations for septic effluent fields, dwellings <i>with</i> basements and roads. These soils pose few restrictions for development, and are suitable for high or moderate density housing on smaller lots.
Suitable Soils	Slight or moderate limitations for dwellings <i>without</i> basements and roads, but severe limitations for septic effluent fields. These soils are suitable for development provided that septic systems are designed to function properly.
Somewhat Suitable Soils	Severe limitations for septic effluent fields and for dwellings without basements, and are not classified as least suitable. These soils are suitable for low density development on large lots if buildings and septic systems are properly sited and designed for the soil conditions.
Least Suitable Soils	Soils characterized by one or more of the following conditions: frequent or occasional flooding, frequent ponding, slopes 25% or greater, a hydric (wetland) soil, bedrock at surface, wetness (depth to seasonal high ground water table 1 foot or less). These soils are generally unsuitable for development.

Least suitable soils, where development should be avoided, are found primarily on the more rugged mountainous terrain, often in inaccessible locations.

GEOLOGY

Bedrock

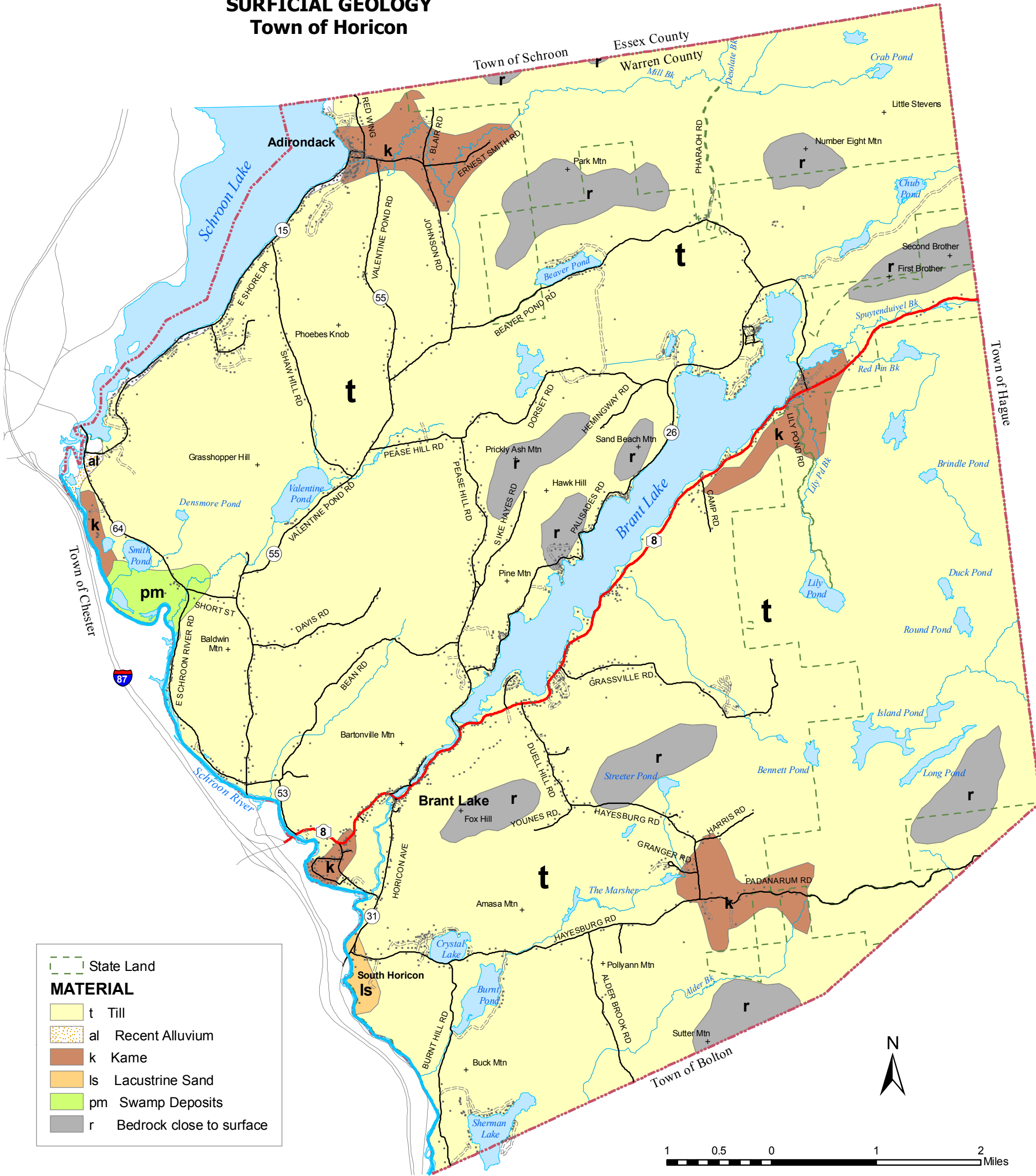
Bedrock in Horicon includes several types of metamorphic (or changed) rock, created by heat and pressure acting on igneous or sedimentary rocks base over the eons. Rocks in the Adirondacks are among the oldest in the United States. Metamorphic bedrock is not a good source of groundwater supply, and generally does not contain aquifers of sufficient pumping capacity to support the withdrawal of large volumes of water needed for a public water system.

Surficial Geology

Surficial geology refers to the geologic material lying close to the surface of the earth. (See “Surficial Geology map.) It is composed of unconsolidated deposits of various types and depths, including those laid down during the last glaciation. In some places bedrock is close to the surface.

The last glacial age occurred approximately 10,000 years ago, and left in its wake many of the geologic features observable today. Most of the town is underlain by glacial till, which was deposited in a sheet as the glacier retreated. Till is generally a relatively thin layer of material of clay or clay-loam consistency, and is not very porous. However, there may be substantial variation in the thickness of the layer and its porosity from place to place. Till is not a good source of groundwater supply, but is generally sufficient for individual wells

SURFICIAL GEOLOGY
Town of Horicon



provided that the housing density is relatively low, such as in rural areas. It is not a source of sand or gravel.

The glaciers left behind plumes of kame deposits found near Adirondack hamlet, in the Camp Road / Lily Pond Road area near Brant Lake, near the intersection of Hayesburg and Padanarum Roads, near Tannery and Delany Roads, and along the northern end of the Schroon River. Kame deposits typically consist of a deep layer of sand or gravel. They were often formed from beaches of glacial lakes, or otherwise deposited by glacial waters, and can be a prime source of sand and gravel. Because of their porosity, they are also a good source of groundwater supply and may contain aquifers capable of supplying large quantities of water. (Porosity refers to the rate at which water percolates downward through the soil.)

Lacustrine sand is another material characterized by high porosity. Lacustrine deposits were also formed by glacial lakes. One such deposit is found in South Horicon.

It should be noted that the information as shown on the Surficial Geology map is based upon highly generalized geologic mapping, is not accurate in detail. Smaller areas of surficial geologic deposits may be omitted. For example, pockets of sand and gravel may be found on the soils map that do not appear on the Surficial Geology map.

WATER FEATURES

Drainage Basins

Most of the surface waters in the Town of Horicon are located in the Upper Hudson watershed, and eventually flow southward via the Hudson River. A primary drainage divide exists in the southeastern corner of town. (See Watersheds and NYD DEC Water Quality Classifications map.) East of this divide is the George – Lake Champlain watershed where waters eventually flow northward toward the St. Lawrence River.

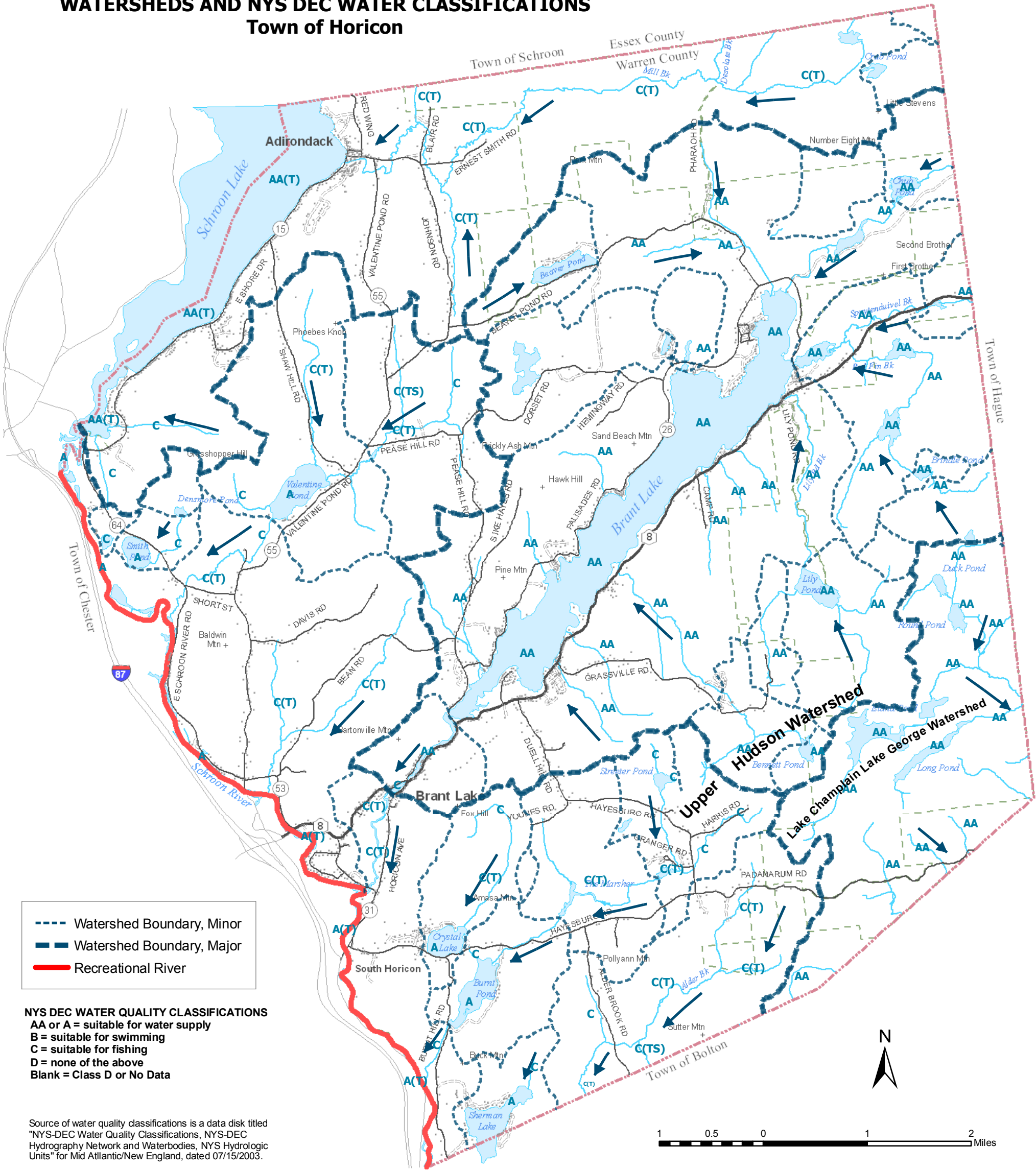
Within the Upper Hudson watershed is the Brant Lake watershed which totals 25,547 acres⁶, the majority of which lies within the Town of Horicon. Other smaller watersheds within the Upper Hudson flow into Schroon Lake and the Schroon River.

Wild, Scenic and Recreational Rivers

The Schroon River is included as a Recreational River in the N.Y.S. Wild, Scenic and Recreational River System. Areas within ¼ mile of the Schroon River are subject to special town zoning regulations in accordance with Adirondack Park Agency regulations designed to protect the natural character of Wild, Scenic or Recreational Rivers. (Such regulations apply within the three Recreational River Districts in the Town of Horicon Zoning and Project Review Law.)

⁶ Brant Lake Watershed Assessment, Warren County Soil and Water Conservation District, July 2000, p. 2.

WATERSHEDS AND NYS DEC WATER CLASSIFICATIONS
Town of Horicon



Streams

The southerly portion of the Schroon River, part of Brant Lake Outlet, Mill Brook, Alder Brook and a number of smaller streams in the town are trout habitat. Water courses designated with a T on the Watersheds and NYS DEC Water Classifications map are considered to be trout spawning waters.

The New York State Department of Environmental Conservation classifies water bodies as AA, A, B, or C for the purposes of establishing standards for water quality and stream management. Class AA and A waters are regulated to standards suitable for water supply, swimming and fishing.. Class B waters are regulated to standards suitable for swimming and fishing. Class C waters, including most of the small streams in Horicon, are regulated to standards suitable for fishing.

The water quality and aquatic habitat value of streams can be adversely impacted by development on or near the shoreline that can increase surface runoff, decrease shade, and remove the vegetation that stabilizes shorelines. Surface runoff creates erosion and contains soil particles that increase turbidity and lower water quality. It can have an especially adverse impact when heavy rainfall occurs on barren ground during the construction phase of land development projects. Excessive turbidity in streams can destroy trout spawning beds and reduce the supply of aquatic insects, a major food source for trout. Removing trees that line a stream create higher water temperatures due to the sun, thus raising water temperature and decreasing oxygen supply required by cold water species such as trout. Removing trees and other plants that stabilize soils on the banks of streams can result in bank erosion, and add to turbidity. For these reasons it is desirable to establish stream buffers where building and vegetation removal are limited. Adirondack Park Agency regulations protect lakes, ponds, rivers and streams that are navigable by canoe by requiring minimum building setbacks from shorelines and restricting the removal of vegetation. These provisions, however, do not protect the smaller mountain streams where the water system begins.

Lakes and Ponds

The dominant water feature lying wholly within the Town of Horicon is Brant Lake. Its physical and biological characteristics, as well as strategies to preserve water quality, have been documented in a report titled “Preserving Brant Lake: A Blueprint for the Future,” published by the Brant Lake Association in 2001. Brant Lake has an average depth of 30 feet, maximum depth of 60 feet, and a “hydraulic retention time” (the time it takes to flush itself out) of approximately one year. Water level is controlled by a dam on its outlet. Much of the shoreline is already developed with housing, either year-round or seasonal, plus camps and resorts. Some of the vacant shoreline is unsuitable for building due to wetlands or other constraints, and some has the potential of being developed in the future.

The Branch Lake Outlet, including the Mill Pond area within the Hamlet of Brant Lake, is a narrow, slowly flowing body of water that flows into the Schroon River. North of the dam at the Mill Pond development density is relatively dense along its shoreline. State Route 8 lies

close to the shore, and is lined with residential and commercial uses. Because of its small volume of water the outlet it is likely to be quite sensitive to pollutants from neighboring land uses. South of the Millpond dam, the outlet flows through a wetland to the Schroon River.

In the northwest the Town of Horicon borders upon a portion of Schroon Lake. Most of the shoreline is already densely developed in residential use, and little buildable vacant land exists.

A number smaller lakes and ponds are found within the town. Much of Sherman Lake shoreline is developed in housing, and there is also a ranch resort. Crystal Lake contains a significant amount of open shoreline, a portion of which lies within the Crystal Lake Preserve. Most of the Burnt Pond shoreline is undeveloped. Valentine Pond is partially developed, with some buildings along its eastern and southern shores. Much of Beaver Pond is developed, but some open land exists. Undeveloped ponds include South Pond, Streeter Pond, Chub Pond, all the ponds within the NYS Forest Preserve, and some other smaller ponds.

Shoreline development is regulated by the Town of Horicon in accordance with Adirondack Park Agency shoreline regulations that apply to any lake, pond, river, or stream navigable by canoe.

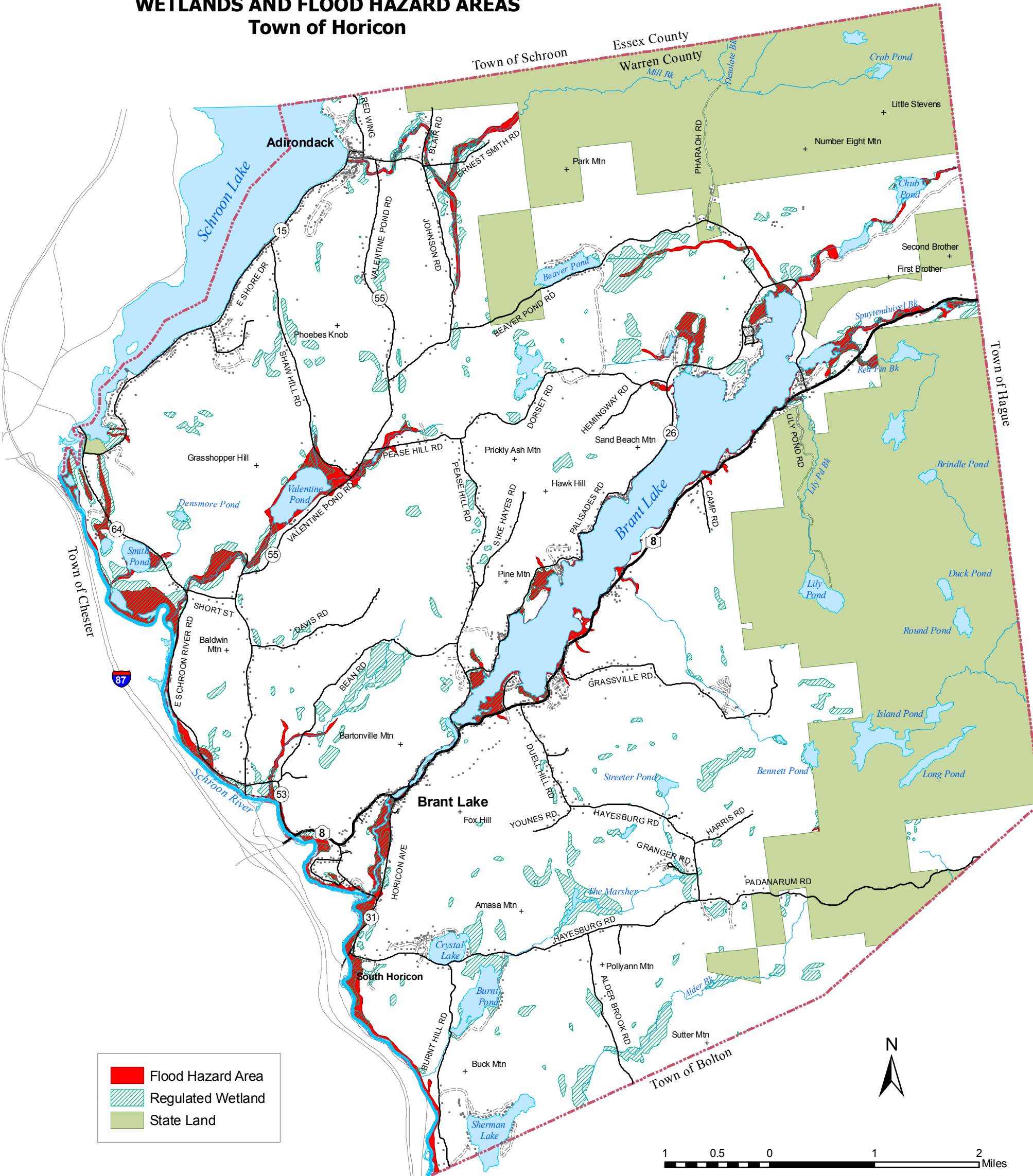
WETLANDS

The APA regulates wetlands in the Town of Horicon. A permit from the APA is required for any activity that includes the draining, filling, dredging, the placing of structures, or the subdivision of land on any regulated wetland. All wetlands of one acre or more in size are regulated, as well as smaller wetlands which are adjacent to a body of water.

Horicon contains numerous wetlands, although they occupy a small percentage of the total town area. (See Wetlands and Flood Hazard Area map.) Some are located within stream or river corridors. Others are found in scattered locations throughout the town.

Wetlands serve several beneficial functions in the natural ecosystem. First, they are important in flood control because they act as storm water retention basins, holding water and releasing it slowly downstream. Eliminating wetlands raises peak flood levels downstream during periods of heavy rain. Second, wetlands recharge groundwater by allowing surface water to slowly settle into the ground. Wetlands are often a significant source of water for aquifers. Third, water leaving a wetland may be considerably more pure than the water entering it. Silt, sediments, nutrients and sewerage, when entering a wetland through a feeder stream, become assimilated into the wetland. Silt and sediments settle out, and nutrients are used by plant life. Fourth, wetlands are rich habitat for numerous wildlife species, including waterfowl and fur bearing animals such as muskrats, beaver and others. Wetlands adjoining open surface water are especially important habitat. Finally, wetlands have aesthetic value by providing visual open space., and in forested communities such as Horicon provide a break in forest cover from which longer distance views might be obtained.

WETLANDS AND FLOOD HAZARD AREAS
Town of Horicon



Wetlands are fragile environments that can be destroyed by direct dredging and filling, as well as by soil erosion in the surrounding area that can create silt that can fill the wetland over a period of time. Wetlands are unsuitable for development because a seasonal high water table causes wet basements and non-functioning septic systems. Also, wetland soils have a low bearing strength due to their high organic content, and are thereby unsuited for supporting heavy structures.

FLOOD HAZARD AREAS

Flood hazard areas in the Town of Horicon include lands along portions of the Schroon River, Brant Lake Outlet, Mill Brook, the shorelines of Brant Lake and Valentine Pond, and others. Lands mapped as flood hazard areas by FEMA are regulated pursuant to the National Flood Insurance program. The Wetlands and Flood Hazard map shows areas where it is estimated that there is a least a 1 percent chance of flooding in any one year, otherwise known as the 100 year flood level. It should be noted that the official flood hazard maps are frequently not accurate in their detail, and that field investigation is necessary to determine actual flood hazard elevations.⁷

A permit is needed to build in designated flood hazard areas. Most of the land within such zones is classified as flood hazard “fringe,” as opposed to a “floodway.” Development is permitted in fringe areas, but must be “flood proofed” by constructing the main floor of dwellings above the flood level, insuring that septic leach fields are also above the flood level, and meeting other requirements.

GROUNDWATER

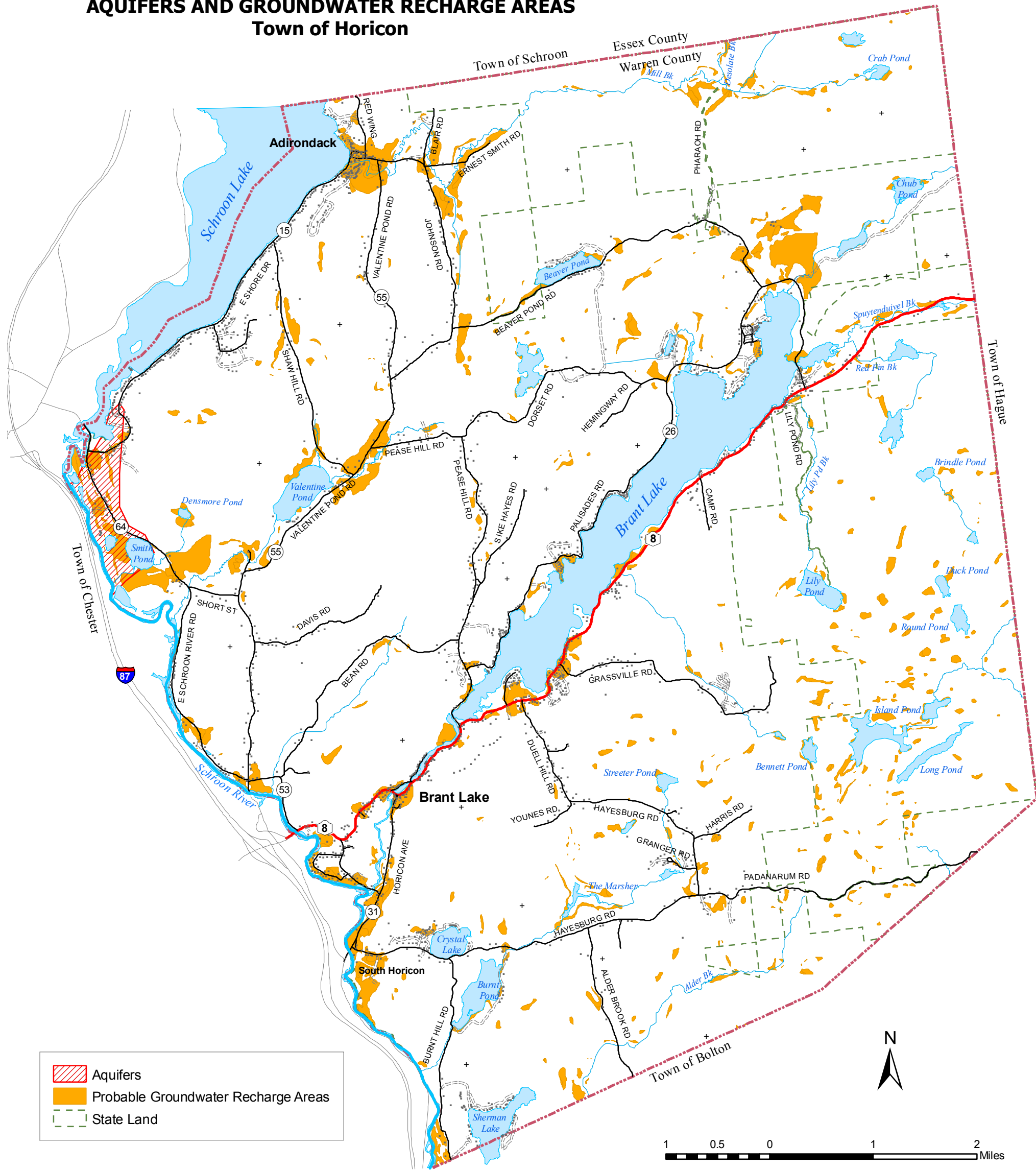
Aquifers

Aquifers are sources of groundwater found in bedrock or in surficial geologic material such as sand or gravel, that are capable of yielding sufficient quantities of water for public water supply. According to the generalized data obtained for this plan, the only area where an aquifer is suspected of being located in the Town of Horicon is along a portion of East Schroon River Road immediately south of the state boat launch. (See Aquifers and Groundwater Recharge Areas map.) The source of this map is a statewide map available from the NYS Department of Health, where aquifer locations are estimated based upon underlying geologic structure and other available data rather than upon detailed mapping based upon groundwater yield data. Accordingly, the aquifer map is neither accurate in detail nor is it necessarily complete.

There is sufficient groundwater yield in most areas of New York State to support individual wells for household water supply at rural development densities, although water quality may vary. It may be assumed, lacking evidence to the contrary, that the same is true in the Town of Horicon. Areas not shown on the map as being underlain by aquifers, therefore, are likely to contain sufficient groundwater to support development at rural densities. Where building

⁷ Conversation with NYS DEC staff.

AQUIFERS AND GROUNDWATER RECHARGE AREAS
Town of Horicon



density is higher public water systems may be needed if groundwater supplies are insufficient and/or if water quality is poor.

Groundwater Recharge Areas

Groundwater recharge areas are the surface lands where water percolates into the ground and recharges the groundwater supply. A recharge area may be directly above an aquifer, or it may be a considerable distance from it. Groundwater flows slowly, and water percolating into the ground in one area will flow into another. The best recharge areas tend to be flat lands underlain by porous soils such as sand or gravel. Wetlands are also important aquifer recharge areas, particularly if located above porous substrata such as sand or gravel. The probable aquifer recharge areas in Horicon have been identified from soils data, and include soils matching the following criteria.

- (1) Hydrologic group A, and 0 to 8% slope, or
- (2) Hydrologic group B, and 0 to 3% slope, or
- (3) Hydrologic group A or B, and a regulated wetland.

Lands with the characteristics to be important groundwater recharge areas are relatively few, and scattered, in the Town of Horicon. However, they are found within the hamlets of Adirondack and Brant Lake, suggesting that groundwater supply by individual wells will be sufficient to support development on the smaller lots that are allowed by the CR - 20,000 zoning district that governs land development in these areas. South Horicon is another area underlain by soils with favorable groundwater recharge characteristics.

Because of the porous nature of the soil, probable groundwater recharge areas, as identified on the map, are more susceptible to contamination than are the more heavy clay-like soils. Any pollutants entering the soil over recharge areas will enter the groundwater and could pollute water supply wells depending upon the direction of groundwater flow and the degree to which the pollutant is diluted before it reaches the well. It is therefore recommended that land uses that may pose a potential pollution hazard either not be located over important groundwater recharge areas, or that they be carefully reviewed by Town Planning Board through its site plan review process before being issued a zoning permit and that appropriate measures be required to guard against groundwater contamination.

Land uses that pose a potential threat to groundwater include any business or industry involving petroleum products or heavy duty cleansers where accidental spills, leaks, disposal on the ground, or illicit dumping may occur. Such uses include auto or vehicle repair shops, junk yards, fuel oil distributors, manufacturing processes using or producing liquid chemicals, landfills, and retail gasoline sales. Uses that involve large vehicles like trucking terminals or construction businesses might also be a source of contaminants.

SIGNIFICANT HABITATS

Deer Wintering Areas

Deer wintering areas are locations with a particular combination of vegetation and topography that are critical for the survival of deer during the deep snows of winter. They are often lowland areas covered by forests of spruce and fir which serve as shelter when snow accumulates to depths of 20 inches or more, and that have available browse. Deer simply have a difficult time moving around in the deep snow, and depend upon the wintering areas for survival. The same areas tend to be used by deer every winter, although some movement and shifting of the areas does occur. A major factor determining the size of the deer population is the number that can survive severe winters, and therefore maintenance of deer wintering areas is critical for supporting the deer population.

In some communities deer wintering areas are few and very limited in size. In the Town of Horicon, however, one very large, major, deer wintering area is known by NYS DEC to be located in the northeast quadrant of town and extends into the Pharaoh Lake Wilderness. In addition, much of the town has what appears to be favorable characteristics to support deer during critical winter months. (See Important Habitats map.)

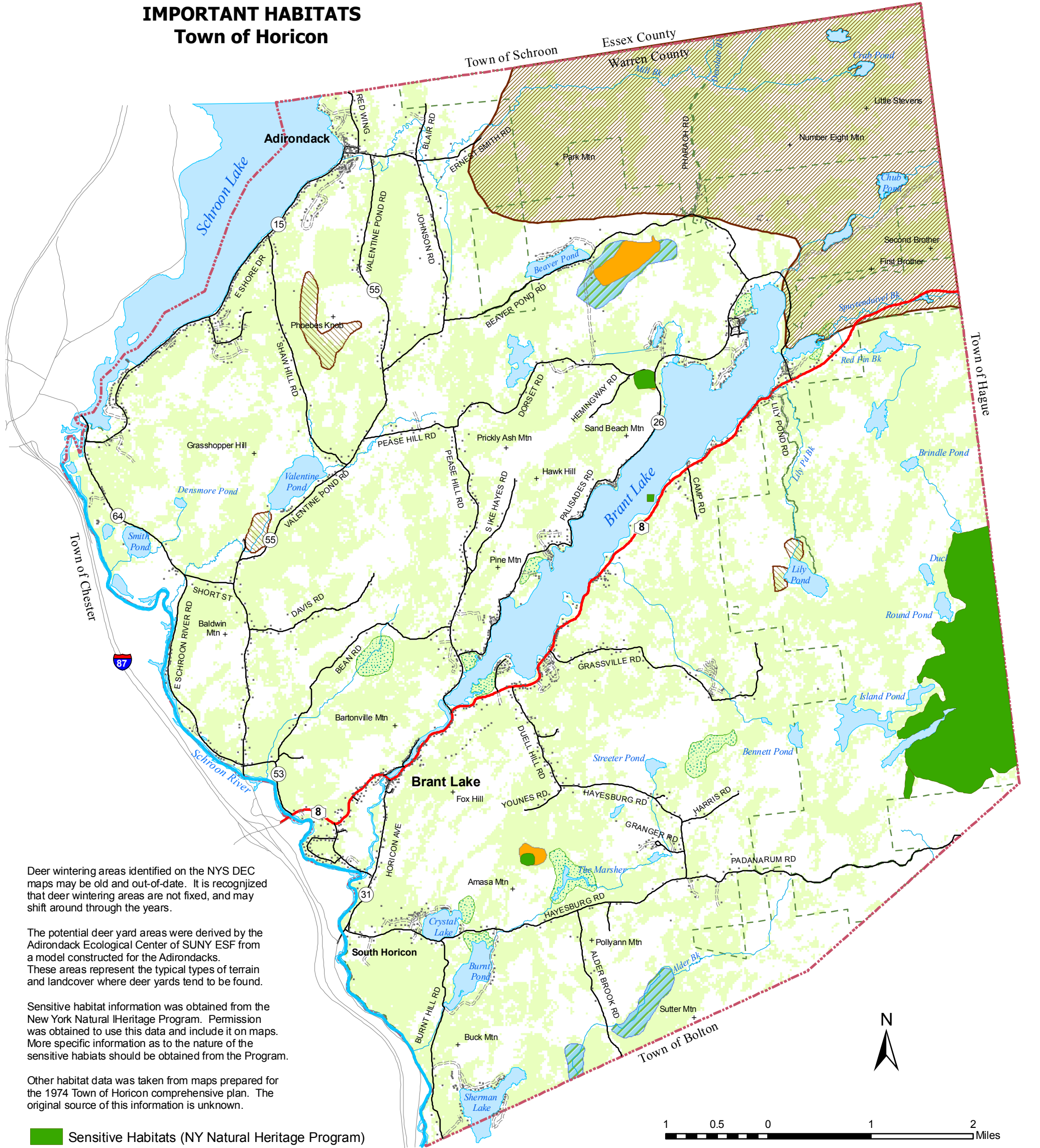
The Potential Deer Habitats map contains data from three sources. First, deer wintering areas in the Adirondacks have been identified by New York State Department of Environmental Conservation (NYS DEC) personnel as a result of long term observation over a period of several years. The DEC maps for Horicon identify the aforementioned large deer wintering area in the northeast section of town. Second, information was obtained from the Adirondack Ecological Center of SUNY ESF. Their computer model generated a map of the types of terrain and landcover where deer wintering areas are typically found in the Adirondack Park. This model suggests that much of the town has the mix of forest cover and terrain favorable for deer winter survival (see the light green color on the map). Third, older data obtained for the 1974 town plan is shown on the map. The source of this data is unknown, but it is suspected to be from NYS DEC records of the time. It is also unknown whether these areas are currently used by wintering deer.

It may be concluded from the available data that land development could adversely impact deer wintering areas in the Town of Horicon. Such impact could be considered in subdivision and site plan reviews, especially on lands that have identified as deer wintering areas by NYS DEC. Should a proposed site for a land subdivision be suspected of infringing upon a major deer wintering area, it would be appropriate to require that a study be done by a wildlife biologist to determine possible adverse impacts of the project.

Sensitive Habitats and Rare Species

Information on sensitive habitats and rare species was obtained from two sources. The first, and most reliable, is the NY Natural Heritage Program. Their files indicate that the following have been observed in the Town of Horicon.

IMPORTANT HABITATS
Town of Horicon



- Sensitive Habitats (NY Natural Heritage Program)
- Deer Wintering Areas (NYS DEC data)
- Bog Species (1974 plan data)
- Diverse Species (1974 plan data)
- Rare Species (1974 plan data)
- Deer Wintering Areas (1974 plan data)
- Potential Deer Wintering Areas (Adirondack Ecological Center model)
- State Land

- Maple-basswood rich mesic forest. (classified as S3, Rare or Uncommon) This is a “large, fairly mature forest in an excellent landscape setting.” It lies within the towns of Horicon and Hague, and is considered to be of “high ecological and conservation value” containing “good species diversity with few or no exotics.”
- Northern white cedar swamp. (classified as S2S3, Imperiled/ Rare or Uncommon) This small conifer swap located near the northwestern shore of Brant Lake is a characterized as “diverse and pristine with numerous fen openings.”
- Spruce-fir rocky summit. (classified as S3, Rare or Uncommon) This ecological community is located near the southwest corner of Long Pond north of Padanarum Road. It occurs on a steep western slope near a summit. Species composition is “somewhat atypical perhaps due to past fire.”
- Rare Plant, species name unavailable (classified as S2, Imperiled)
- Pink Wintergreen (classified as S2, Imperiled)

The NY Natural Heritage Program maintains files of rare or endangered species or habitats that have been observed or recorded at some point in the relatively recent past, but is from complete. Also, their files contain more detailed and specific information than is provided in this comprehensive plan. For these reasons it is recommended that the following steps be taken in reviewing and approving land development projects that are proposed near any of the critical habitat areas identified herein: (1) the Natural Heritage Program should be contacted for more specific information regarding the development site, and (2) a habitat analysis should be required as part of an environmental impact assessment for the project.

A second source of habitat information is a map prepared for the Town of Horicon for the 1974 Horicon town plan prepared by Crandell Associates. This map shows the locations of “Bog Species,” “Diverse Species,” and “Rare Species” described as “key” or rare habitats. However, it is unknown precisely what the areas on the map represent, or whether they are still in existence.

Loons

Neither the Natural Heritage Program nor the Annual Loon Census conducted by citizen volunteers as part of the Adirondack Cooperative Loon Program (ACLP) report the presence of Loons in the Town of Horicon. However, local residents have sighted them on Brant Lake and on Schroon Lake in the vicinity of the boat launch. Loons are known to tolerate some amount of boat traffic, and are found in many Adirondack Lakes with a public boat launch. The critical factor in maintaining a Loon population is to preserve nesting habitat, i.e. natural areas along the shoreline. They nest on land close to the water. In order to sustain a Loon population it is therefore recommended that any shoreline development be reviewed for the presence of suspected Loon nesting sites, and that natural areas along the lakeshore be preserved in an undeveloped state.

VISUAL RESOURCES

Horicon's scenic beauty, mountains, forested open space and in general its "Adirondack" character are perhaps its greatest assets. Visual quality is a major factor in an area's desirability as a permanent or seasonal residence, and is of obvious importance for tourism and related businesses. Being a town whose major roles within the region are that of a rural residential area, for both year round and seasonal residents, and as a tourist/recreation destination, maintenance of visual quality is especially important in Horicon.

Views

Because forests cover much of the town, many of the best vistas are located along shorelines where views extend across lakes or ponds. These include State Route 8 and Palisades Road around Brant Lake, East Shore Drive along the shore of Schroon Lake, and the Mill Pond area within the hamlet of Brant Lake, as well as some other areas. (See Visual Resources map.) It should be noted that the information on the Visual Resources map was based upon a summer inventory, and that additional vistas may exist during late autumn, winter, and early spring months after deciduous trees have shed their leaves.

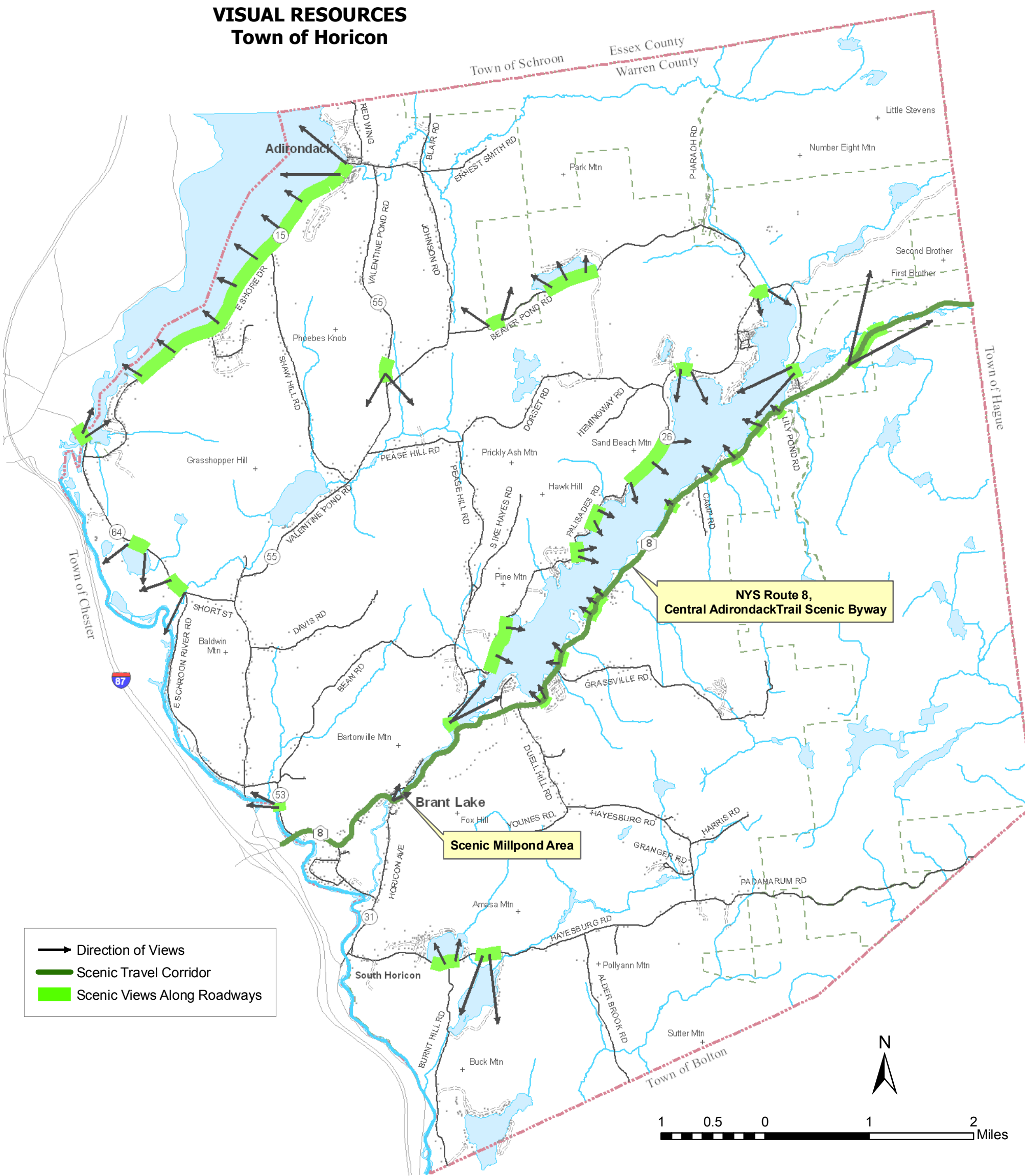
Viewsheds may be defined as the area that can be seen from a viewpoint along a highway. New land uses within viewsheds should be carefully sited and planned in order to preserve scenic values. Along roadways consideration should be given to providing for maintenance of open views not obscured by forest or structures. Some potential views along lakeshores have been obscured by homeowners erecting fencing or by planting vegetative screening for privacy purposes. The town could consider regulating such practices for new development along major travel corridors in order to better preserve visual access to the lakes. In addition, along shorelines some visual access could be preserved by establishing side yard and lot width requirements for new development that would create intermittent open space views between buildings.

New viewsheds could be created, or existing viewsheds preserved, by some types of land uses. Golf courses, commercial riding stables or dude ranches, or the keeping of farm animals for personal use are all activities that, if designed to be sensitive to visual quality, could enhance the visual environment by creating open fields and green areas and thereby open up more long distance views.

Scenic Routes

State Route 8 in the Town of Horicon is in the process of being added as part of a loop in the Central Adirondack Trail Scenic Byway that would connect Hague and Lake George. Scenic By-ways are transportation corridors of particular statewide interest that are "representative of a region's scenic, recreational, cultural, natural, historical or archeological significance." The Central Adirondack Trail begins in Glens Falls, proceeds to Blue Mountain Lake, thence to Rome along State Route 28. It is noted for its Adirondack beauty

VISUAL RESOURCES
Town of Horicon



and for following historic waterways. Because it is heavily traveled by tourists, maintenance of visual quality along State Route 8 in Horicon is of special importance.

Millpond Area

The Millpond Area in Brant Lake Hamlet has long been the focal point of rural life in Horicon, as well as one of its most picturesque areas. It provides what is known as a “sense of place,” i.e. some unique combination of buildings (often older historic buildings that provide a link to the town’s past) and natural landscape that makes it different from anywhere else, and gives it a special identify. (Source of photo on the right is the North Warren website.)



Accordingly, the preservation of the visual environment and historic character of the Millpond area is of special importance in the Town of Horicon.

In order insure that new development around the Millpond is compatible with its special character, development guidelines should be established that would include preferred architectural design of buildings as well as suggestions for landscaping and other components of the visual environment. Such guidelines could be incorporated in the town’s zoning regulations as part of its site plan review requirements as administered by the town Planning Board.

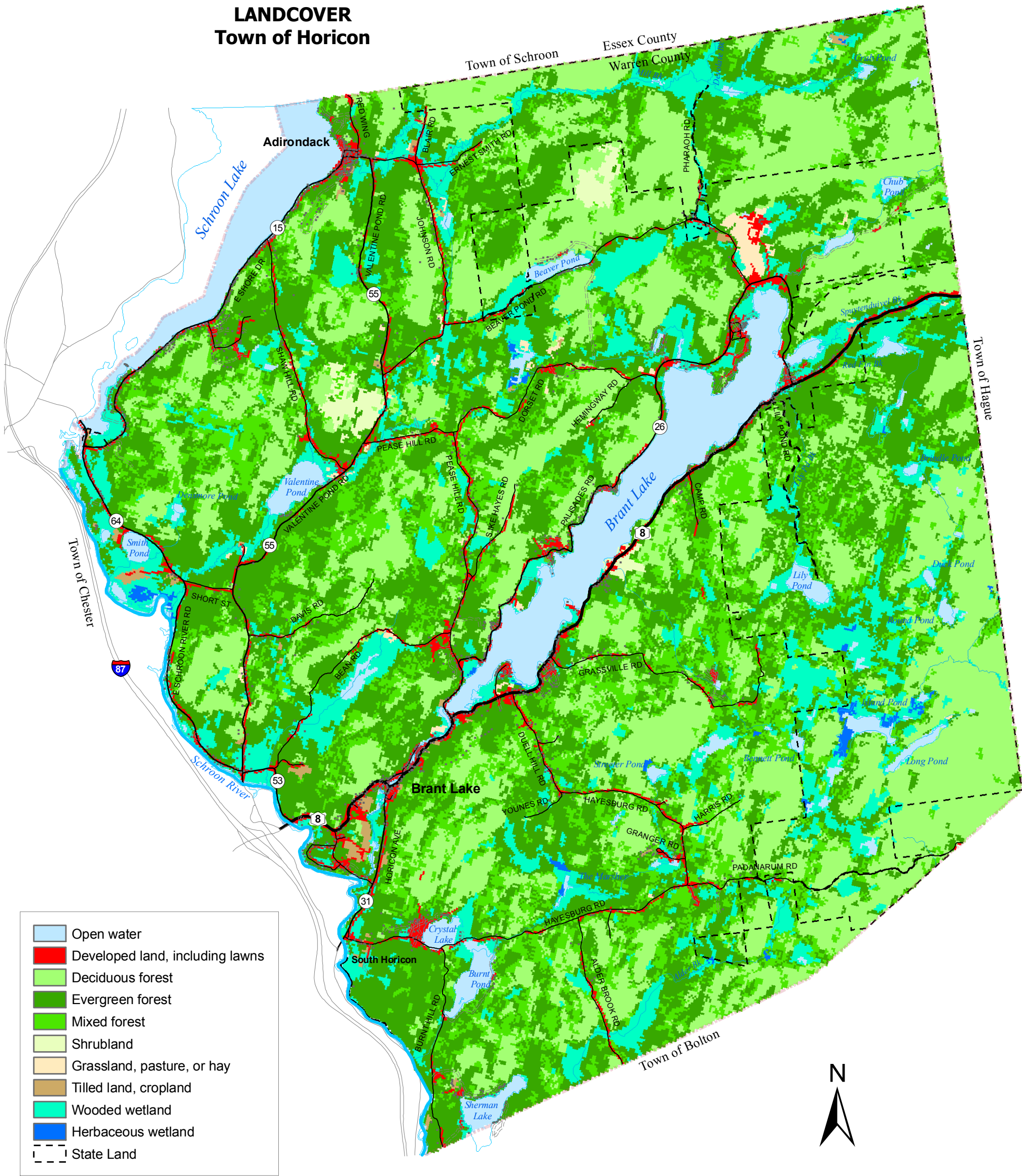
Eyesores

The town’s existing Zoning and Project Review Law regulates junkyards, and requires that individual junk automobiles be kept out of sight. This provision might be expanded to apply to other forms of junk such as boats, motor vehicles in general, appliances, furniture and other items.

LANDCOVER

Landcover data was obtained from the 2001 National Landcover Data Base available from the U.S. Geological Survey that was derived from the interpretation of satellite imagery. The resolution of the data is quite course, being 30 meters. (Data is provided by 30 meter square grid cells.) This resolution misses details such as individual residences and only shows much more general landcover categories. It may contain inaccuracies deriving from scale as well as interpretation, but provides a good general overview of landcover within the town.

LANDCOVER
Town of Horicon



Deciduous Forest: 75% or more deciduous trees
Evergreen Forest: 75% or more evergreen trees
Note: Landcover interpreted as "tilled land" or "cropland" may in fact be some similar type of dirt surface in the Town of Horicon.

**TABLE 2
LANDCOVER**

Landcover Type	Percent
Water	7.5%
Developed land ,including lawns	2.6%
Deciduous forest	30.9%
Evergreen forest	32.5%
Mixed forest	14.6%
Shrub land	0.6%
Grassland, pasture, or hay	0.4%
Tilled land, cropland	0.3%
Wooded wetland	10.3%
Herbaceous wetland	0.3%
TOTAL	100.0%

Source: USGS 2001 National Landcover Database, Zone 64

The vast majority of land within Horicon is forested, with deciduous, evergreen, mixed forest, and wooded wetlands accounting for over 95 percent of its land area. (See Landcover map.)

HISTORICAL AND ARCHEOLOGICAL RESOURCES

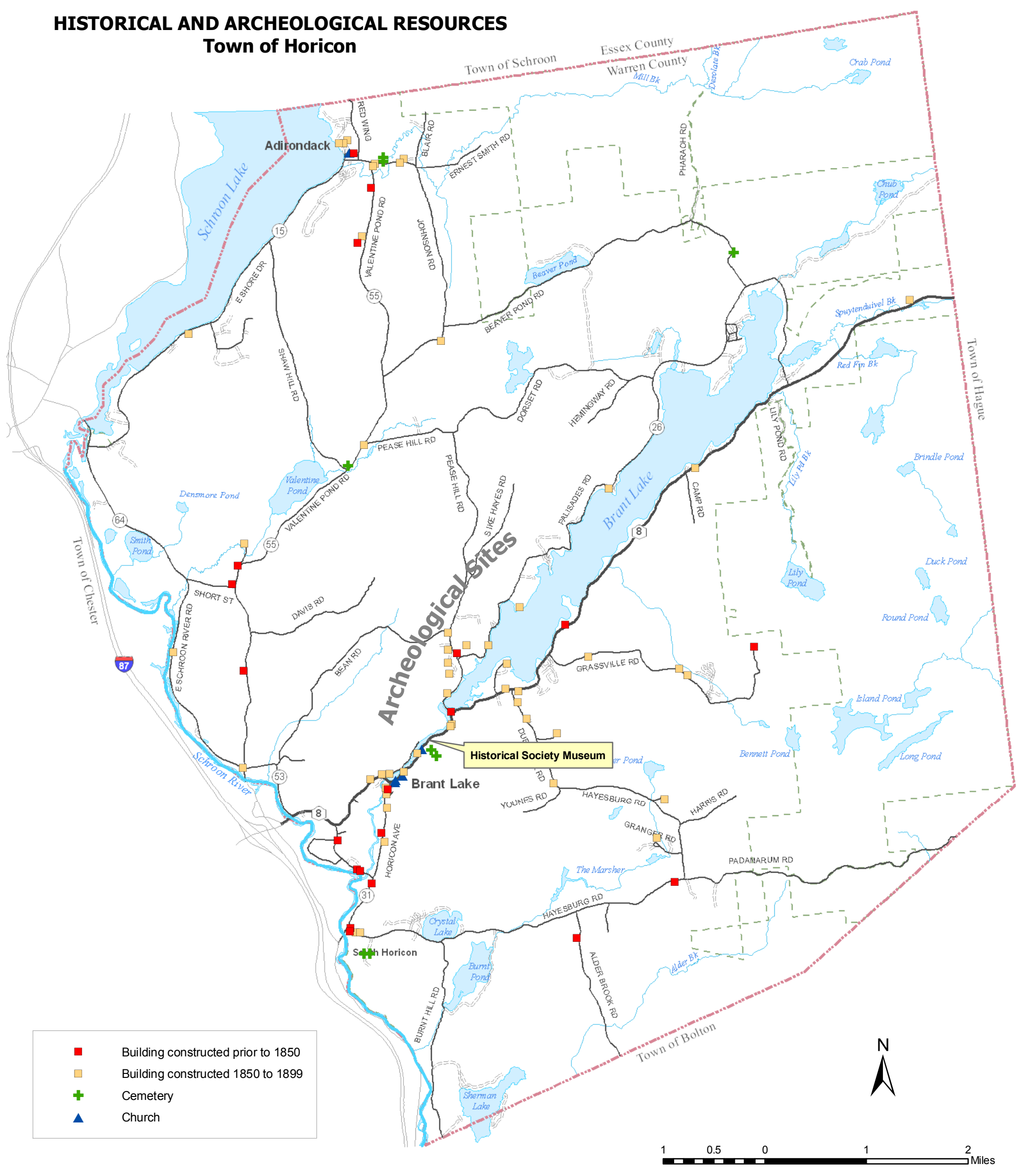
The Town of Horicon has an historical legacy that is still visible in the form of early structures which were part of everyday life in earlier times. Buildings such as churches, resorts, and early homesteads, as well as cemeteries, provide a record of its history as a rural Adirondack town and forge a tangible link to the past.



The town has an active historical society with a website that has identified a number of sites of historic interest, and has linked them to photographs of old postcards showing the buildings as they looked in an earlier era. (See Town of Horicon Historical Society website map to the left.) Notable are the examples of early resort hotels along the shores of Brant Lake. Some of the original buildings shown on the postcards remain today, and some do not.

The town has not undertaken a comprehensive historic inventory that identifies all the locally significant buildings and sites, but several such buildings or sites may exist. It is possible to determine the date when structures were built from the real property data base (a

HISTORICAL AND ARCHEOLOGICAL RESOURCES
Town of Horicon



Source of building dates is the Real Property Service Data base for 2005. According to this source there remain 20 buildings constructed prior to 1850, and 45 buildings constructed between 1850 and 1899.

computerized data base prepared for property tax assessment purposes). One of the items in the data base is “year structure built.” The Historic Features map shows the results of mapping this information. (This data may omit some historic homes if the date of construction is unknown or unlisted for some reason.) A total of 20 residential buildings were recorded as having been constructed prior to 1850, and an additional 45 between 1850 and 1899. Many of the earlier buildings are located within Brant Lake and Adirondack hamlets and South Horicon, but some are found in rural locations probably representing early homesteads and family farms.

Not all of these structures would be considered as historically significant. Many have undoubtedly been modified, re-sided, or expanded so as to render their original architecture indistinguishable. The more important historical structures would be those which: (a) were the home of a prominent local citizen, (b) were the site of an important event, (c) are representative of early architecture their exterior having been altered little over the years, and/or (d) those which comprise part of a cluster of historical structures.

Cemeteries are an additional historical resource. At least eight cemeteries, ranging from larger municipal or church cemeteries to small family plots, exist in the Town of Horicon.

Alternatives for Preserving Historical Resources

The Horicon Historical Society sponsors an excellent local museum containing many artifacts of earlier life in the town. It promotes historical awareness by maintaining a website with information and photos. It also has been active in obtaining historic markers of the type used to identify sites on the national or state registers of historical places to place at locally significant sites.

In addition to the substantial efforts of the Horicon Historical Society, the following might be pursued.

Local Historic Inventory

The Historical Society could undertake a comprehensive inventory of significant historical structures and sites. This might be accomplished by volunteers with knowledge of historic architecture and the town’s history. Universities with GIS mapping programs could assist by preparing maps of the historic resources. Unfortunately, grant money that had been available in past years to perform such inventories is not available at the time of this writing.

Local Historic Notification and Recognition Program

In such a program each owner of an identified property could be made aware of the significance their site and why it deserves recognition and protection as part of the Town historic preservation effort. Owners might be willing to take extra steps to preserve their properties once they learn of their significance. Along with this it is possible to develop a

map and brochure listing local historical sites, and to provide some sort of small local historical markers that landowners can place on their properties.

Local Site Plan Review and Zoning

First, the size of new buildings allowed in hamlets could be limited so that they are in keeping with the size and scale of existing structures. Large modernistic buildings and large parking lots are incompatible with existing smaller historic buildings and shops.

Second, developers and property owners in hamlet areas should be encouraged to design new buildings that are compatible with existing and historic architecture. Architectural review guidelines could be developed by a professional to assist in this.

Third, an overlay zone could be incorporated in the existing Zoning and Project Review Law that would authorize the Planning Board to review and approve the architectural design of new buildings within such zone to insure consistency with the aforementioned guidelines.

Fourth, provisions to minimize adverse impacts of new development on historic buildings and sites could be incorporated into land use regulations. This would include Planning Board site plan review of new development to promote compatibility with adjacent historic sites by taking into account signage, color schemes, and building materials, as well as by requiring landscaping, vegetative screening or green space buffers as deemed appropriate. A list and map of historic properties worthy of such consideration would support such an effort.

Archeological Resources

Local sources report that Native American artifacts such as arrowheads have been found in some locations in the vicinity of the southern end of Brant Lake, both in caves on the mountainside and near the shoreline. It has also been reported that a British coin dating back to the Revolutionary War was found near the site of the South Horicon cemetery.

Proposed land developments in the vicinity of reported archeological finds or sites should be reviewed for possible impact upon historic/archeological resources. Applicants could be required to submit a Phase I archeological assessment of the site that would consist of a professional archeologist's assessment of the site as a source of artifacts, relying upon readily available information, their expertise, and a field visit to the site. If Phase I should indicate there is such potential, then a Phase II study might be required that could entail digging trenches or test pits to test for the actual presence of artifacts. If they are found to be present, then a mitigation plan might be prepared that, for example, may permit the development to proceed, but require that artifacts be preserved and recorded.

POPULATION CHARACTERISTICS

Examination of the age structure of the Town of Horicon population reveals that it has a demographic profile created by two major trends during the past decade: a sizeable in-migration of middle to older aged persons, and an out-migration of younger persons. (See

Tables 3 and 4, and Figure 1.) The in-migration trend might be expected in communities with amenities such as lakes, mountains, open space and scenic beauty that attract retirees and that are within longer range commuting distance of major employment centers such as Glens Falls. The out-migration trend of younger persons is characteristic of rural areas where employment opportunities are scarce, and may be exacerbated by lack of affordable housing due to an influx of higher income families (sometimes referred to as “gentrification”) that raise land values.

Table 3 and Figure 1 reveal that in the Town of Horicon has a much older population than Warren County or the State of New York. The 60 to 74 year old age group comprises a much higher proportion of the total population than in the county or the state, and the 45 to 60 year old age group comprises a somewhat higher proportion of the total than in the county or the state. Conversely, younger families aged 20 to 34 (and their younger children aged under 10 years) comprise a lower proportion of the total population than in the county or the state.

The extent of in-migration and out-migration by age cohort can be gleaned from Table 4. The “change in 1990 cohort” column is an estimate of population change that took place during the past decade due to a combination of net migration (the result of in-migration and out-migration) and deaths. When interpreting the table, one can assume that the vast majority of change up to age 65 was due to net-migration and not deaths, but that in the older years, especially over 85, the change shown in the table is primarily due to deaths. Thus, it may be assumed that population declines indicated for age groups over 75 in Table 4 is due to deaths, and not out-migration.

It may be concluded from the table that during the 1990’s there was a net in-migration of at least 110 persons who were aged 45 to 54 in 1990, and additional large net in-migrations of those aged 34 to 44 and 55 to 64. Conversely, the data suggests that there was a net out-migration of younger persons and families, aged 15 to 34.

One of the local and statewide demographic trends that will impact the Town of Horicon in the future is a pronounced increase in the number of senior citizens. There is a “bulge” in the town’s population age graph currently centered on persons aged 45 to 64. This group will shortly begin to reach their retirement years when the income of many will significantly decline, thereby creating an increasing need for affordable housing.

It is therefore recommended that the Town of Horicon address the need for affordable senior citizen housing and other needs of the older population in its comprehensive plan policies and land use regulations. This includes providing for assisted living facilities and nursing homes as well as for housing in the form of apartments and senior citizen units.

A second recommendation is to provide affordable housing choices for younger persons and families.

TABLE 3
POPULATION DATA FROM THE YEAR 2000 CENSUS

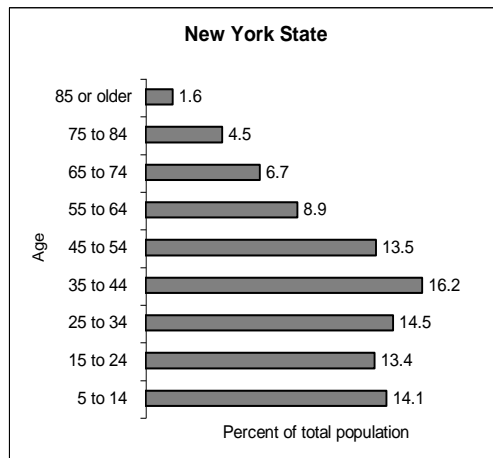
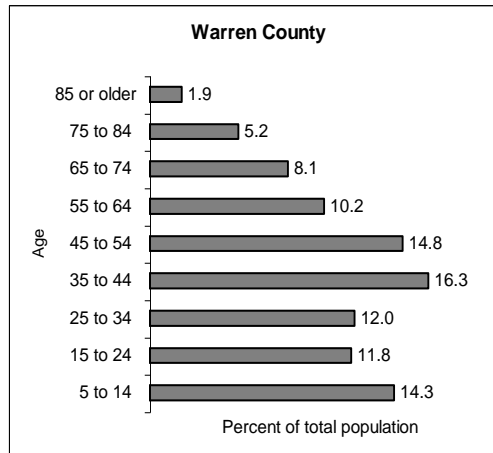
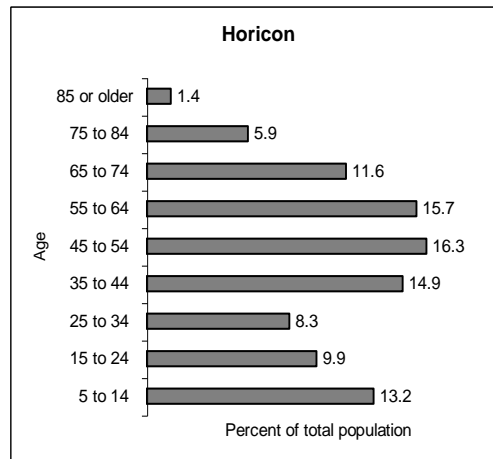
Comparison with Warren County and New York State					
	<u>Town of Horicon</u> 1,479	<u>Horicon</u>	<u>Warren County</u>	<u>NY State</u>	
TOTAL POPULATION					
Male	740	50 %	48.5 %	48.2 %	
Female	739	50 %	51.5 %	51.8 %	
AGE					
Under 5 years	40	2.7 %	5.4 %	6.5 %	
5 to 9 years	72	4.9 %	6.9 %	7.1 %	
10 to 14 years	123	8.3 %	7.4 %	7.0 %	
15 to 19 years	102	6.9 %	6.9 %	6.8 %	
20 to 24 years	45	3.0 %	4.9 %	6.6 %	
25 to 34 years	123	8.3 %	12.0 %	14.5 %	
35 to 44 years	220	14.9 %	16.3 %	16.2 %	
45 to 54 years	241	16.3 %	14.8 %	13.5 %	
55 to 59 years	112	7.6 %	5.8 %	4.9 %	
60 to 64 years	120	8.1 %	4.4 %	4.0 %	
65 to 74 years	172	11.6 %	8.1 %	6.7 %	
75 to 84 years	88	5.9 %	5.2 %	4.5 %	
85 years and over	21	1.4 %	1.9 %	1.6 %	
Percent 65 years and over		19.0 %	15.2 %	12.9	
Median age (years)		45.8	39.0	35.9	

TABLE 4
POPULATION CHANGE BY AGE GROUP
1990 TO 2000

<u>Age in 2000</u>	<u>Number of persons</u>		<u>Change 1990 to 2000</u>		<u>Change in the</u>
	<u>2000</u>	<u>1990</u>	<u>Number</u>	<u>Percent</u>	<u>1990 Cohort (a)</u>
5 to 14 years	195	180	15	8.3%	
15 to 24 years	147	153	-6	-3.9%	-33
25 to 34 years	123	191	-68	-35.6%	-30
35 to 44 years	220	183	37	20.2%	29
45 to 54 years	241	122	119	97.5%	58
55 to 64 years	232	144	88	61.1%	110
65 to 74 years	172	130	42	32.3%	28
75 to 84 years	88	61	27	44.3%	-42
85 years and over	21	8	13	162.5%	-48

(a) For example, in 1990 there were 122 persons aged 45 to 54. This same age group numbered 232 in 2000 when they were aged 55 to 64. There was therefore an increase of 110 persons in this cohort during the decade, reflecting a very large gain due to in-migration of persons in this age group during the decade.

**FIGURE 1
POPULATION AGE STRUCTURE COMPARISONS**



SOCIAL CHARACTERISTICS

Table 5 shows some of the social characteristic data available from the year 2000 census of population.

The distribution of total persons enrolled in school, by grade, is quite similar to that of Warren County as a whole, with the exception of pre-school. Educational attainment of the town's population also generally mirrors the county, with a high percentage of persons having graduated from high school or having obtained advanced degrees.

Ancestry is dominantly northern European with English, Irish, German, and French being the most numerous, reflecting the town's early settlement history.

TABLE 5
SOCIAL DATA FROM THE YEAR 2000 CENSUS

Comparison with Warren County and New York State					
	Town of Horicon	Horicon	Warren County	NY State	
SCHOOL ENROLLMENT					
Population 3 years and over enrolled in school	344				
Nursery school, preschool	7	2.0 %	6.5 %	6.4 %	
Kindergarten	18	5.2 %	5.1 %	5.2 %	
Elementary school (grades 1-8)	187	54.4 %	47.7 %	42.3 %	
High school (grades 9-12)	89	25.9 %	22.1 %	21.1 %	
College or graduate school	43	12.5 %	18.5 %	24.9 %	
EDUCATIONAL ATTAINMENT					
Less than 9th grade	32	2.9 %	3.7 %	8 %	
9th to 12th grade, no diploma	168	15.4 %	11.7 %	12.9 %	
High school graduate (includes equivalency)	428	39.2 %	33.6 %	27.8 %	
Some college, no degree	183	16.8 %	18.4 %	16.8 %	
Associate degree	93	8.5 %	9.4 %	7.2 %	
Bachelor's degree	112	10.3 %	13.5 %	15.6 %	
Graduate or professional degree	75	6.9 %	9.8 %	11.8 %	
TOTAL	1091				
Percent high school graduate or higher		81.7 %	84.6 %	79.1 %	
Percent bachelor's degree or higher		17.1 %	23.2 %	27.4 %	
ANCESTRY (single or multiple)					
English	227	15.3 %	15.6 %	12.9 %	
Irish	221	14.9 %	21.0 %	6.0 %	
German	195	13.2 %	13.2 %	11.2 %	
United States or American	158	10.7 %	7.1 %	3.8 %	
French	149	10.1 %	13.1 %	2.5 %	
Italian	97	6.6 %	11.1 %	14.4 %	
Scottish	63	4.3 %	2.8 %	1.4 %	
Polish	61	4.1 %	3.7 %	0.7 %	
Dutch	50	3.4 %	3.1 %	1.1 %	
Swedish	32	2.2 %	1.3 %	5.2 %	
Other ancestries	334	15.2 %	8.0 %	47.9 %	

HOUSING CHARACTERISTICS

The year 2000 Census of Housing (See Table 6) reveals some significant differences between the Town of Horicon compared to both Warren County and the State of New York.

TABLE 6
HOUSING DATA FROM THE YEAR 2000 CENSUS

		Comparison with Warren County and New York State			
	<u>Town of Horicon</u>	<u>Horicon</u>	<u>Warren County</u>	<u>NY State</u>	
TOTAL HOUSING UNITS					
	1767				
Owner-occupied	563	31.9 %	42.7 %	48.7 %	
Renter-occupied	79	4.5 %	18.5 %	43.2 %	
Seasonal or recreational use	1061	60.0 %	17.2 %	5.0 %	
Vacant	64	3.6 %	21.7 %	3.1 %	
UNITS IN STRUCTURE					
1 unit	1510	85.5 %	73.8 %	46.6 %	
2 units	22	1.2 %	7.2 %	10.9 %	
3 or more units	34	1.9 %	11.9 %	39.8 %	
Mobile home	193	10.9 %	6.9 %	2.7 %	
Boat, RV, van, etc.	8	0.5 %	0.1 %	0.1 %	
YEAR STRUCTURE BUILT					
1999 to March 2000	10	0.6 %	1.4 %	0.9 %	
1995 to 1998	110	6.2 %	5.0 %	2.6 %	
1990 to 1994	131	7.4 %	7.7 %	3.4 %	
1980 to 1989	334	18.9 %	15.4 %	7.7 %	
1970 to 1979	333	18.8 %	16.4 %	11.3 %	
1960 to 1969	231	13.1 %	11.0 %	14.6 %	
1940 to 1959	260	14.7 %	18.6 %	28.3 %	
1939 or earlier	358	20.3 %	24.5 %	31.2 %	
HOUSEHOLD SIZE					
Average household size		2.30	2.41	2.60	
VALUE, RENT					
Median value, owner occupied units		\$103,300	\$97,500	\$148,700	
Median gross rent, renter occupied units		\$528	\$557	\$672	

There is an exceptionally large number of seasonal housing units in the Town of Horicon. Fully 60% of the year 2000 housing stock was counted by the census enumerators as seasonal, compared to 17% and 5% in the county and state, respectively.

The percentage of mobile homes is also much higher in the Horicon than in Warren County or the state. While about 11% of the housing units in the town were in the form of mobile homes, they represented only about 7% and 3% of the housing units in the county or the state. It is unknown how many of the mobile homes enumerated in the census are for seasonal use only.

The percentage of rental units in the Horicon is much lower than in either the county or the state, with only about 5 % of the units in the town being rentals, compared with 19% and 43%, respectively. This statistic supports the conclusion that more affordable housing units are needed in the town.

The mix of building ages (see Structure Built column in Table 6) in Horicon reflects its relatively rapid growth beginning in the 1960's that peaked during the 1980's.

Average household size is smaller that for either Warren County or New York State. This is undoubtedly a reflection of its older population age profile, i.e. a relatively high proportion of older persons lacking school aged children.

Median value of owner occupied housing is somewhat higher than in the county, probably due, at least in part, to a high demand for housing lots due to the attractiveness of Horicon as a residential environment and the higher land values associated with shoreline lots. Median gross rent, however, is lower than in the county.

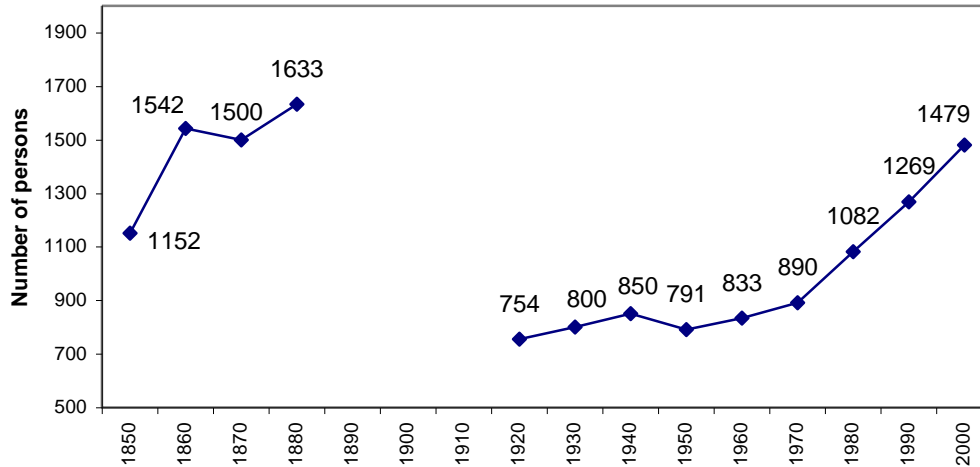
POPULATION TRENDS

As suggested by Table 7 and Figure 2, the Town of Horicon's population reached a peak in the later half of the 1800's when the logging industry was the mainstay of the local economy, and thereafter declined precipitously to reach a low sometime during the early 1900's after the timber supply was exhausted. The town began to grow again during the 1960's probably due a combination of factors, including increased tourism and second home development, construction of the Adirondack Northway, its attraction as a retirement location, and growth of the Glens Falls urban area to the south. During the 1970's population increased substantially and similar growth was sustained during the following decades.

TABLE 7
POPULATION CHANGE BY DECADE

<u>Year</u>	<u>Total Population</u>	<u>Change from Previous Decade</u>	
		<u>Number</u>	<u>Percent</u>
1850	1152		
1860	1542	390	33.9%
1870	1500	-42	-2.7%
1880	1633	133	8.9%
1890		?	?
1900		?	?
1910		?	?
1920	754	?	?
1930	800	46	6.1%
1940	850	50	6.3%
1950	791	-59	-6.9%
1960	833	42	5.3%
1970	890	57	6.8%
1980	1082	192	21.6%
1990	1269	187	17.3%
2000	1479	210	16.5%

Figure 2: POPULATION BY DECADE



**TABLE
POPULATION CHANGE IN WARREN
COUNTY TOWNS
1990 to 2000
Ranked by Percent Change**

Town	Number	Percent
Hague	155	22.2%
Horicon	210	16.5%
Thurman	154	14.7%
Lake Luzerne	403	14.3%
Bolton	262	14.1%
Queensbury	2811	12.4%
Lake George	367	11.4%
Stony Creek	73	10.9%
Warren Co. towns	4773	10.3%
Chester	149	4.3%
Johnsburg	98	4.2%
Warrensburg	81	1.9%

During the 1990's Horicon had the second highest percentage rate of population change among Warren County towns, having experienced an increase of 16.5% compared to the county increase of 10.3%. This relatively rapid growth rate may be attributed to the attractiveness of its natural environment and lakeshores, its easy access via the Adirondack Northway, and the availability of land for development compared to other towns in the county.

Seasonal Population

The number of seasonal residents in the Town of Horicon is not enumerated by the U.S.

Census, and an accurate count of the seasonal population is unavailable. (The census counts population according to a person's residence on April 1st of the census year.) In Horicon, as in many Adirondack towns, population swells during times when seasonal homes and tourist accommodations are occupied. The seasonal population is comprised of four parts: residents enumerated by the Census, seasonal residents in individual residences, seasonal residents who occupy campsites or lodging in Bed & Breakfast establishments, and the seasonal staff and campers at the camps located in Horicon.

There were 1061 seasonal housing units in the town as recorded in the year 2000 Census. Multiplying this by an average of 2.30 persons per household (the Town's average) provides an estimate of an 2440 seasonal residents occupying seasonal homes that were not counted in the total population figure of 1479. It has been estimated by local sources that there are approximately 175 units at campsites or Bed and Breakfast establishments. Assuming an average occupancy of 2.3 persons per unit (and also assuming that the US Census did not enumerate camping trailers in place on April 1 as seasonal housing units) provides an estimate of an additional 403 seasonal residents occupying such units. Also, the total resident staff and camper population of the camps located in Horicon is estimated to be approximately 1,600. Adding these estimates together, it may be concluded that the population of Horicon swells dramatically from its year round total of 1,479 persons to a summer peak of approximately 5,922, an increase of 4,443 or 300%.

HOUSING GROWTH TRENDS

There are several sources of housing data available, and together they indicate that the Town of Horicon has experienced substantial and continuous housing growth during the past four decades.

Year 2000 Census Data

The year 2000 census enumerated 1767 total housing units in the Town of Horicon: 642 occupied units, plus 1125 units which were either seasonal use or otherwise vacant on the date of the census (Table 9). Seasonal housing units accounted for 60% of the total housing stock. Many of the seasonal units enumerated in the census apparently were groups of rental cabins or other seasonal accommodations located together on a lot. The Real Property Service data base records only 311 seasonal use properties within the Town of Horicon in the year 2005, whereas the year 2000 census counted 1061 seasonal dwelling units.

According to the census tabulation, the number of year round housing units ("occupied" units in the table) increased by 156 during the 1990's, representing a rate of increase of about 32%, while the number of seasonal and vacant units declined by 53, a 5% decrease. The decrease in seasonal units may be the result of conversion into year round use, or may be accounted for, at least in part, by differences in criteria used by census enumerators from one decade to the next, i.e. the change might not be real but a result of inconsistent enumeration methods.

The number of mobile homes counted in the census decreased from 272 to 201 during the decade, a decline of 71 units. However, it is possible that this figure somewhat underestimates real change in the number of mobile homes because during the decade some may have been converted into structures more closely resembling conventional housing by construction of building additions, and thus may have been enumerated as conventional single family dwellings in the year 2000.

TABLE 9
HOUSING CHANGE, 1990 TO 2000

	<u>2000</u>	<u>1990</u>	<u>Change 1990 to 2000</u>	
			<u>Number</u>	<u>Percent</u>
NUMBER OF UNITS BY STATUS				
TOTAL units	1767	1664	103	6.2%
Owner-occupied	563	423	140	33.1%
Renter-occupied	79	63	16	25.4%
TOTAL occupied	642	486	156	32.1%
Seasonal or recreational use	1061	1016	45	4.4%
Vacant	64	162	-98	-60.5%
TOTAL vacant	1125	1178	-53	-4.5%
NUMBER OF UNITS BY TYPE OF UNIT				
1 unit	1510	1344	166	12.4%
2 or more units	56	48	8	16.7%
Mobile home, RV, etc.	201	272	-71	-26.1%

Building Permit Data

A year 2001 study, "Growth Trends in the Adirondack Park: Analysis of Rates and Patterns of Development," collected building permit data from all municipalities within the Adirondack Park for a 10 year period 1990 to 1999 in order to study growth trends.⁸ Data from this study is shown on Tables 10 and 11.

According to the building permit data 188 new structures were built in the Town of Horicon from 1990 to 1999, an average of about 19 per year. This represents a rate of change somewhat higher than for Warren County as a whole.

Of the 1023 total building permits issued in the town during this period, 31 required a permit from the Adirondack Park Agency, and only 1 APA permit was for a commercial use.⁹

Real Property Service Data Base

The NYS Real Property Service data base contains information pertaining to each parcel of land in the Town of Horicon. This computerized data base is recorded by local property assessors and is maintained for the basic purpose of levying property taxes, but also contains much information useful for land use planning. Among the items recorded is "year structure built." If known to the assessor, the date of construction is listed for buildings on the property. It should be cautioned that this information is not complete and is not a totally accurate reflection of growth rates in town. First, the year of construction is sometimes

⁸ "Growth Trends in the Adirondack Park: Analysis of Rates and Patterns of Development," Residents Committee to Protect the Adirondacks, 2001.

⁹ Because the Town of Horicon has an APA "approved local planning program," most development requires a zoning permit from the town rather than the APA.

unknown and there is a blank in the data. Second, it does *not* include mobile homes because they are constructed elsewhere. The NYS Real Property Service data is therefore helpful, but incomplete.

Figure 3 and Table 12 show the real property information. According to these records, the number of structures built in town per year has been rather steady since the mid-1960's, with the exception of a growth spike in the late 1980's and early 1990's. Over the past 40 years the average number of new structures per year was about 18.

TABLE 10
BUILDING PERMIT DATA, 1990 TO 1999

Year	Building Permits Issued	Building Permits for New Structures	APA Permits Issued	APA Permits for Commercial Uses
1990	88	35	4	0
1991	86	25	3	0
1992	75	19	2	0
1993	105	6	6	0
1994	110	17	3	0
1995	110	16	5	1
1996	114	14	5	0
1997	124	24	1	0
1998	109	18	0	0
1999	102	14	2	0
TOTAL	1023	188	31	1

Source: "Growth in the Adirondack Park: Analysis of Rates and Patterns of Development," The Residents Committee to Protect the Adirondacks, 2001.

TABLE 11
BUILDING PERMITS ISSUED FOR NEW STRUCTURES
IN THE ADIRONDACK PARK,
BY TOWNS IN WARREN COUNTY
1990 through 1999, Ranked by Percent Change

<u>Town</u>	<u>Number</u>	<u>As Percent of Total Residential Parcels, 1999</u>
Thurman	110	19.7
Lake George Town	257	18.6
Warrensburg	243	15.8
Lake Luzerne	220	15.4
Horicon	188	12.6
Average, all towns	163	12.3
Stony Creek	57	12.2
Bolton	207	10.7
Hague	95	10.7
Johnsburg	146	9.8
Chester	179	8.5
Queensbury	89	7.1

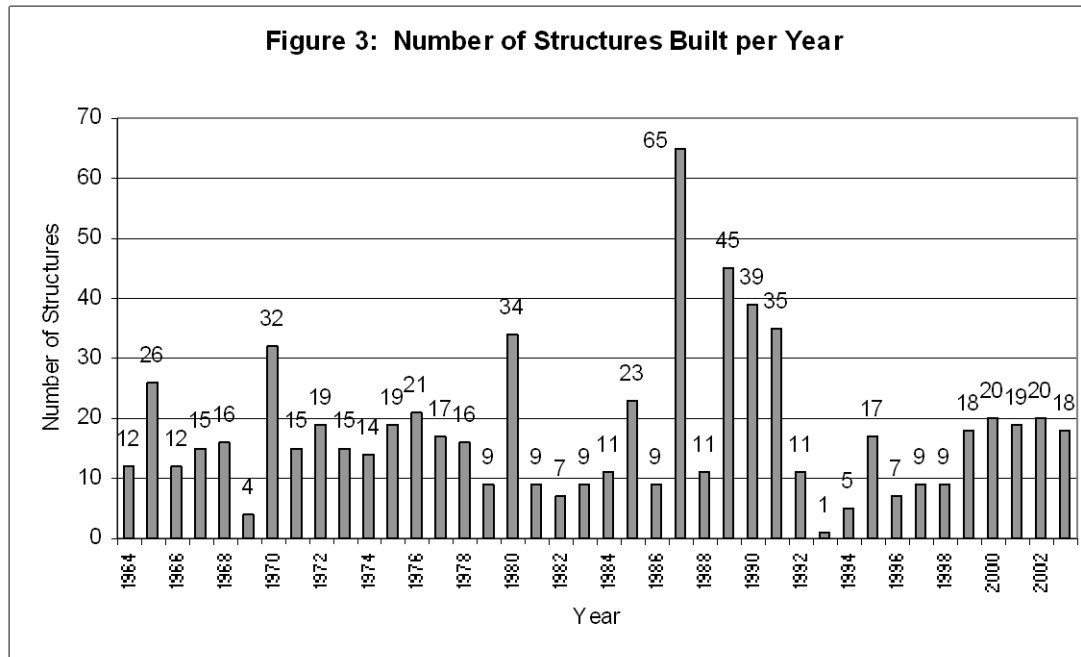


TABLE 12
NUMBER OF STRUCTURES BUILT PER YEAR

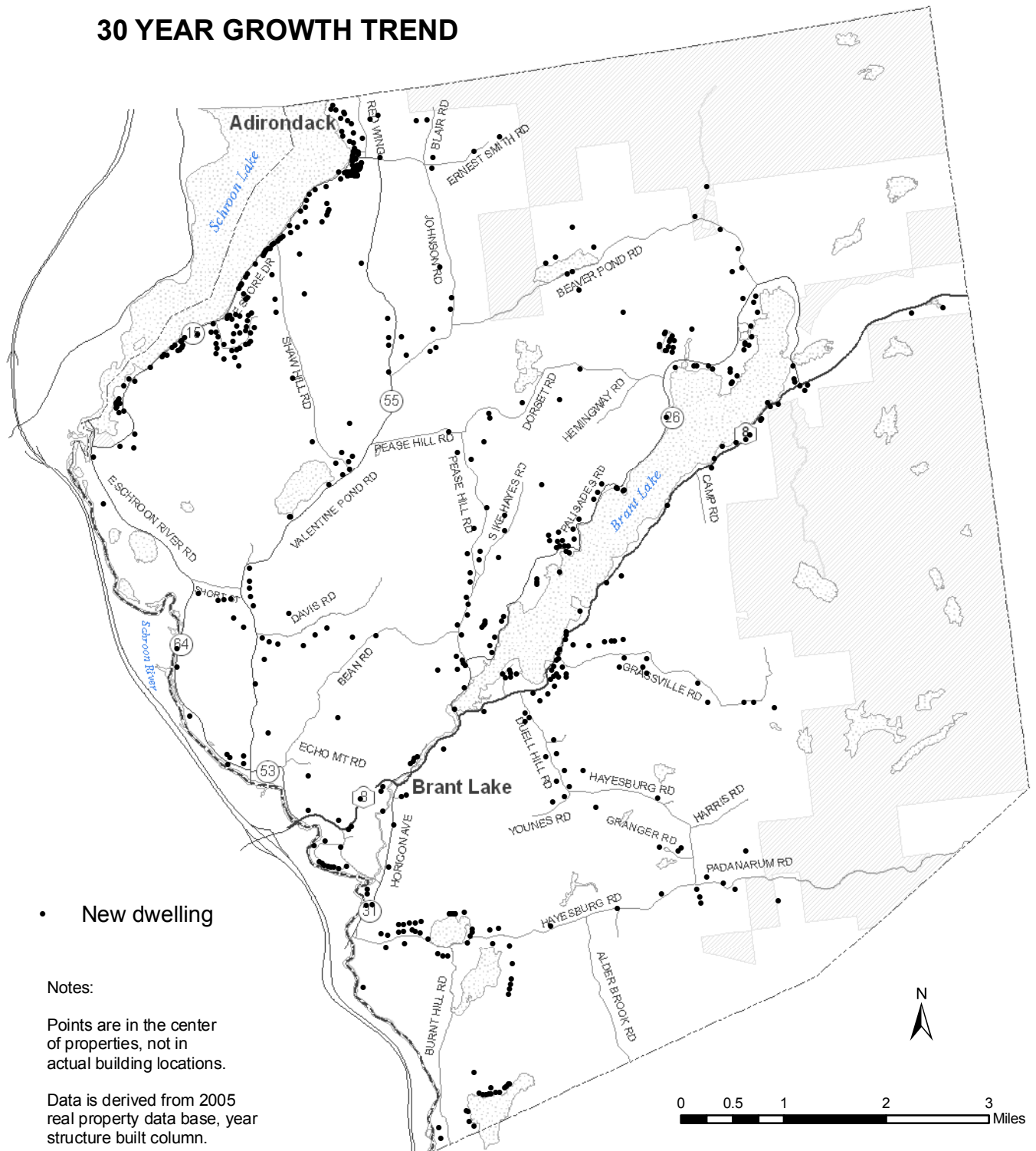
<u>Decade</u>	<u>Number per decade</u>	<u>Number per year</u>
1994 to 2003	142	14.2
1984 to 1993	250	25.0
1974 to 1983	155	15.5
1964 to 1973	166	16.6
TOTAL =	713	17.8

The location of new buildings constructed during the most recent 30 year period is portrayed on the “30 Year Growth Trend Map.” Growth occurred throughout the town, but was more concentrated near the lake shorelines, especially along Schroon Lake. Other shoreline areas that attracted residential development were portions of Brant Lake, smaller lakes and ponds such as Crystal Lake and Sherman Lake, and along the Schroon River in the vicinity of South Horicon.

The growth trend pattern of the past 30 years would suggest that in the future growth will slow somewhat due to a decline in the number of shoreline building lots that may be available. It also suggests that a higher proportion of new growth may be expected to occur in rural non-shoreline areas with decline of available shoreline frontage.

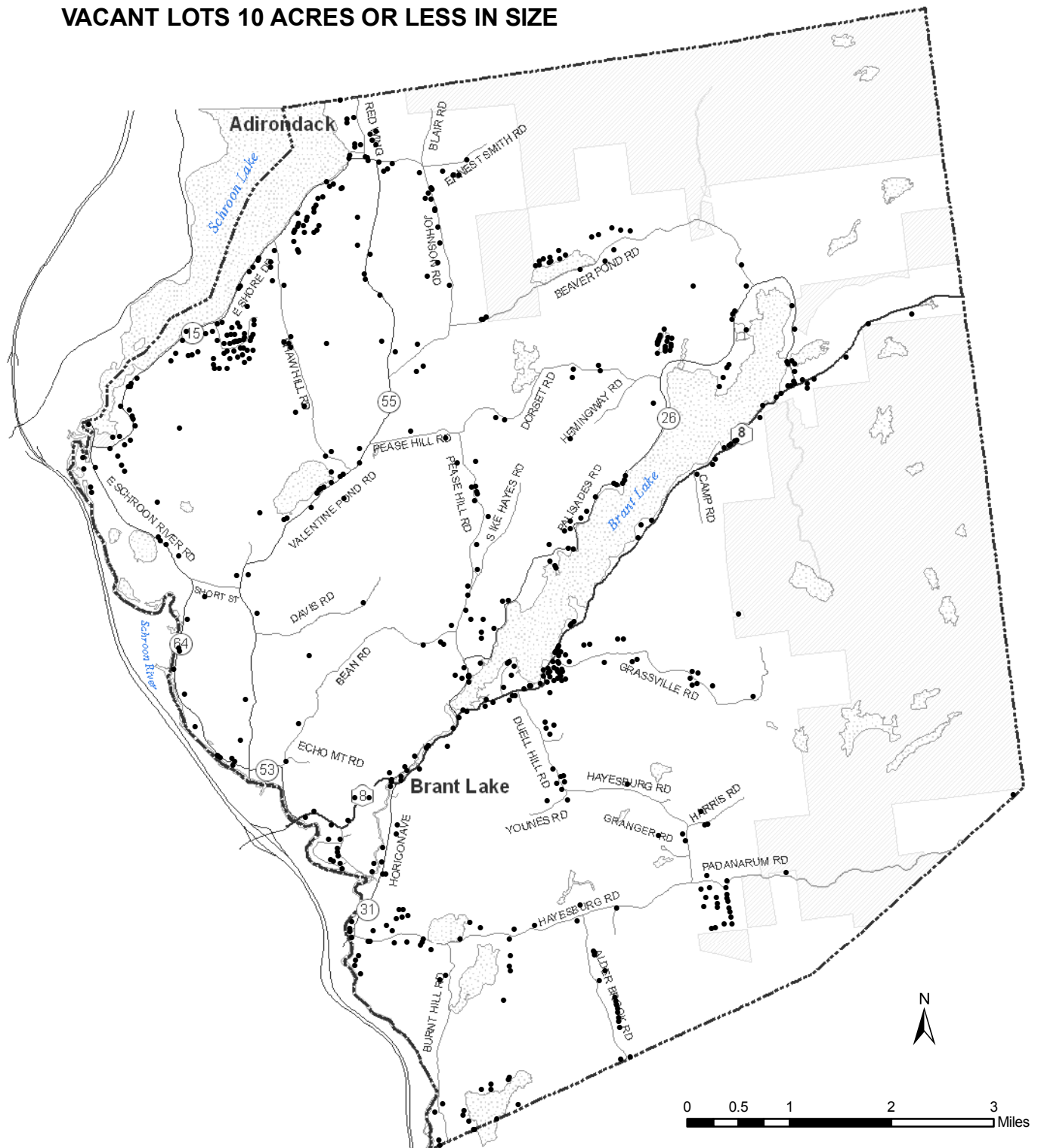
The “Vacant Building Lots” map suggests that there are a considerable number of vacant lots in rural areas awaiting residential development. According to 2006 Real Property Tax data there were 185 lots classified as “vacant residential land” in that year. Most of them are smaller lots 5 acres or less in size. There were an additional 185 lots classified as “rural residential vacant land over 10 acres,” resulting in a total of 303 vacant residential lots. Most such lots are located in rural areas, and relatively few on lakeshores.

30 YEAR GROWTH TREND



Total new residential structures 1974 to 2003 = 547.

VACANT LOTS 10 ACRES OR LESS IN SIZE



Year 2006 Real Property Service data shows there were 572 vacant parcels less than 10 acres in size in the Town of Horicon.

POPULATION AND HOUSING PROJECTIONS

Population and housing projections are merely extensions of past trends that may or may not hold true in the future. They are not predictions, but estimates based upon certain assumptions. The projections supplied herein apply to year around population only, and not seasonal residents.

Cornell University has a program that supplies population projections for each County in New York State based upon the most current data and generally accepted demographic assumptions. Should the Town of Horicon population change as the same rate as the Cornell projections for Warren County indicate, growth would slow to zero by the 2020. (Table 13) However, during the 1990's Horicon experienced the second highest growth rate among Warren County towns, implying that its growth rate will be higher than the county average in the future rather than slow to zero. The Cornell projections, do suggest, however that the town's growth rate will moderate in coming decades.

TABLE 13
APPLICATION OF WARREN COUNTY POPULATION PROJECTIONS TO HORICON

	1990	2000	2010	2020	2030
Warren County Population	59,209	63,303	66,037	67,442	67,408
% change during previous decade		6.9%	4.3%	2.1%	-0.1%
Town of Horicon		1479	1543	1576	1575
same % change as Warren County			4.3%	2.1%	-0.1%

Consultant's Population and Housing Projections

The consultant's population projections (see Table 14 and Figures 4 and 5) assume that the town's growth rate will moderate in the future following the typical growth curve of suburbanizing communities. Said typical growth curve begins by a period of slow growth, enters a rapid growth phase as in-migration increases while ample choice land for development is available, and then growth gradually slows as the supply of desirable and affordable building land diminishes. Three estimates for both population and occupied housing units are provided: a high, mid, and low projection.

High Estimate. The high estimate assumes that numerical increase in occupied housing units will remain the same as the 1990-2000 decade during 2000-2010, and thereafter will decline by 10% per year. Also assumed is a decline of .05 per decade in the number of persons per household. This estimate assumes that land for desirable and affordable building lots will continue to be available, and that northern Warren County will continue to attract residents to an accessible and scenic area of the Adirondacks as the Glens Falls urban area continues to expand northward. (It assumes that the "amenity" factor was not taken into account in the Cornell projections, and that said projections are too low for northern Warren County.) Should this projection be accurate, the town's population would reach 2064 persons by the year 2020 and 2475 persons by the year 2040.

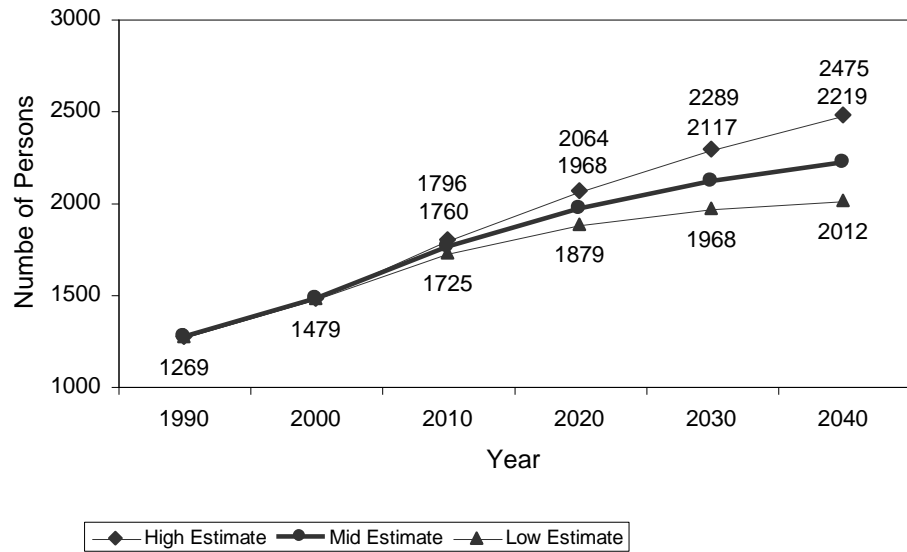
Mid-Estimate. The mid-estimate assumes that the numerical increase in occupied housing units will slow by 10% during 2000-2010, and thereafter decline by 20% per decade. Also assumed is a decline of .05 per decade in the number of persons per household. This estimate may hold true if the town's attractiveness as a living environment is offset by a decline in the number of available building lots. Should this projection be accurate, the town's population would reach 1968 persons by the year 2020 and 2219 persons by the year 2040.

Low Estimate. The low estimate assumes that the numerical increase in occupied housing units will slow by 20% during 2000-2010, and thereafter decline by 30% per decade. Also assumed is a decline of .05 per decade in the number of persons per household. This estimate may hold true if the regional growth rate slows together with a decline in the number of the available building lots. Should this projection be accurate, the town's population would reach 1879 persons by the year 2020 and 2012 persons by the year 2040.

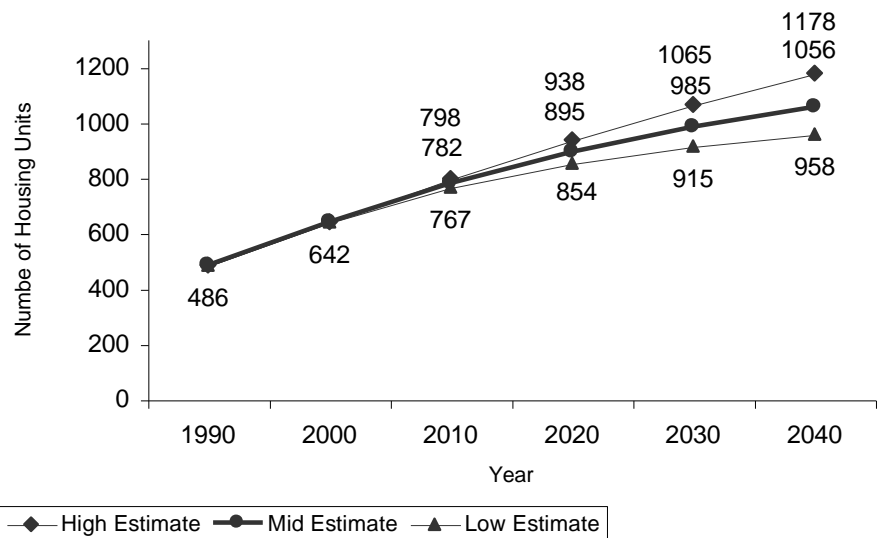
**TABLE 14
POPULATION AND HOUSING PROJECTIONS**

	Actual: <u>1990</u>	<u>2000</u>	Projected: <u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
Population						
High Estimate	1269	1479	1796	2064	2289	2475
Mid Estimate	1269	1479	1760	1968	2117	2219
Low Estimate	1269	1479	1725	1879	1968	2012
Change per decade, high estimate		210	317	269	225	186
Change per decade, mid estimate		210	281	208	148	102
Change per decade, low estimate		210	246	154	89	44
Occupied housing units						
High Estimate	486	642	798	938	1065	1178
Mid Estimate	486	642	782	895	985	1056
Low Estimate	486	642	767	854	915	958
Change per decade, high estimate		156	156	140	126	114
Change per decade, mid estimate		156	140	112	90	72
Change per decade, low estimate		156	125	87	61	43
Persons per housing unit						
Estimate	2.61	2.30	2.25	2.20	2.15	2.10

**FIGURE 4
POPULATION PROJECTIONS**



**FIGURE 5
YEAR ROUND HOUSING PROJECTIONS**



ECONOMIC CHARACTERISTICS

Some of the key characteristics of the town's economy are shown on Table 15.

Historically, forestry was the mainstay of the town's economy, but today only about 1% of the labor force is employed in the primary industries of agriculture, forestry, and mining. Most persons commute to job destinations outside the town to find employment, as reflected in the high percentage of the population who drive to work, with the average travel time of about 29 minutes. Major employment sectors for the local population are retail trade, the tourism and resort industry, services, and construction.

Data collected by the North Warren Chamber of Commerce suggests that the major employers in Horicon are (in approximate order of the number of jobs): (1) local government, (2) summer camps, (3) caretaking, (4) construction, (5) campsites, (6) forestry, (7) restaurants, (8) small scale manufacturing and crafts, and (9) retail and other services.

Town of Horicon year 2000 median household income, median family income, and per capita income, as reported in the census, are all lower than either Warren County or New York State.¹⁰ Town median family income of \$36,481 compares to \$39,198 in the county and \$43,393 in the state. However, the percent of families below the poverty level in Horicon is somewhat lower than either the county or the state.

The income statistics reinforce the need to address economic development and affordable housing in the town comprehensive plan.

TAX BASE

The total assessed value of properties in the Town of Horicon in the year 2006 (adjusted for the equalization rate) \$516,542,057. (See Figure 6 and Table 16.) Single family residential properties accounted for about 62% of the total tax base. Adding the other residential sub-categories, the value of all types of residential properties in the Town of Horicon accounted for about 79% of the total tax base. The average value per parcel was \$285,562 for year round single family dwellings, less for seasonal homes (\$215,500), and much less for mobile homes (\$70,717).

Vacant lands accounted for about 9% of the total tax base, followed by commercial properties at 7%, state forest at 2%, and all other uses at 3%.

This data reflects the Town of Horicon's role in the region as being primarily a residential area, both year round and seasonal, with a local economy based upon tourism and recreation, and construction.

¹⁰ "Household" income includes single person households while "family" income excludes them.

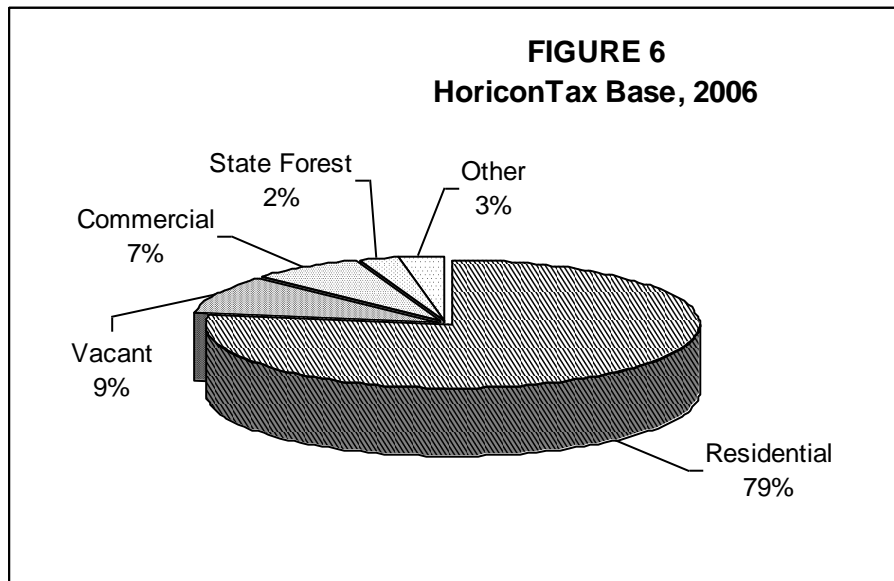
TABLE 15
ECONOMIC DATA FROM THE YEAR 2000 CENSUS

		Comparison with Warren County and New York State					
	Town of Horicon	Horicon	Warren County	NY State			
COMMUTING TO WORK							
Car, truck, or van -- drove alone	479	76.3 %	80.8 %	56.3 %			
Car, truck, or van -- carpooled	88	14 %	10.7 %	9.2 %			
Public transportation (including taxicab)	1	0.2 %	1.1 %	24.4 %			
Walked	21	3.3 %	3.4 %	6.2 %			
Other means	2	0.3 %	0.8 %	0.8 %			
Worked at home	37	5.9 %	3.1 %	3 %			
TOTAL	628						
Mean travel time to work (minutes)		28.6	21.4	31.7			
INDUSTRY							
Agriculture, forestry, fishing and hunting, and mining	8	1.2 %	1.1 %	0.6 %			
Construction	77	11.8 %	7.0 %	5.2 %			
Manufacturing	44	6.7 %	11.9 %	10 %			
Wholesale trade	8	1.2 %	2.5 %	3.4 %			
Retail trade	106	16.2 %	13.3 %	10.5 %			
Transportation and warehousing, and utilities	26	4.0 %	3.9 %	5.5 %			
Information	15	2.3 %	2.9 %	4.1 %			
Finance, insurance, real estate, and rental and leasing	48	7.3 %	6.1 %	8.8 %			
Professional, scientific, management, administrative, and waste management services	47	7.2 %	6.4 %	10.1 %			
Educational, health and social services	110	16.8 %	23.0 %	24.3 %			
Arts, entertainment, recreation, accommodation and food services	84	12.8 %	11.8 %	7.3 %			
Other services (except public administration)	38	5.8 %	4.2 %	5.1 %			
Public administration	44	6.7 %	6.0 %	5.2 %			
INCOME							
Median household income (dollars)		\$36,481	\$39,198	\$43,393			
Median family income (dollars)		\$41,184	\$46,79	\$51,69			
Per capita income (dollars)		\$20,608	\$20,727	\$23,389			
Percent below poverty level, families		6.3	7.2	7.8			
Percent below poverty level, individuals		9.7	9.7	11.6			

TABLE 16
ASSESSED VALUE OF PROPERTIES, 2006

Land Use	Total Assessed Value	Percent of Town Total	Number of Parcels	Average per Parcel
Single family residential	\$318,116,533	61.6%	1114	\$285,562
Two family residential	\$3,024,933	0.6%	9	\$336,104
Multi-family res., apts.	\$786,133	0.2%	4	\$196,533
Seasonal homes	\$67,642,600	13.1%	311	\$217,500
Mobile homes	\$11,456,133	2.2%	162	\$70,717
Agriculture	\$929,600	0.2%	2	\$464,800
Vacant land	\$48,834,433	9.5%	734	\$66,532
Commercial	\$37,914,000	7.3%	40	\$947,850
Public and Semi-public	\$5,622,989	1.1%	78	\$72,090
Utilities	\$4,638,261	0.9%	4	\$1,159,565
Forest Land, Private	\$5,089,867	1.0%	47	\$108,295
Forest Land, State	\$12,486,573	2.4%	83	\$150,441
TOTAL	\$516,542,057	100.0%	2588	\$199,591

Assessed value in this table has been adjusted by the state equalization rate of 0.75 for the Town of Horicon for 2006, and thus represents the estimated full market value of properties.



STATE LANDS

About 24% of the town's land area is state owned land, and is protected from development or removal of forests by the "forever wild" clause of the New York State constitution. Use of state lands within the Adirondack Park is governed by both the Adirondack Park Agency (APA) and the New York State Department of Environmental Conservation (DEC). The Adirondack Park State Land Master Plan categorizes state property into seven types of regulatory categories, three of which are found in the Town of Horicon: wilderness, primitive, and wild forest. In addition, state lands have been divided into a series of individual geographic areas, or unit management areas for planning and policy purposes. The DEC, in consultation with the APA, is charged with preparing and periodically reviewing and revising a "unit management plan" that regulates recreational usage for each of these areas. Portions of two unit management areas exist in the Town of Horicon: the Pharaoh Lake Wilderness and the Lake George Wild Forest. (See Recreation Features map.) The Lake George Wild Forest Unit Management Plan is currently undergoing revision, and a draft of the proposed plan is available for public comment.¹¹

Wilderness Areas

A small portion of the Pharaoh Lake Wilderness areas lies in the northern part of the Town of Horicon.

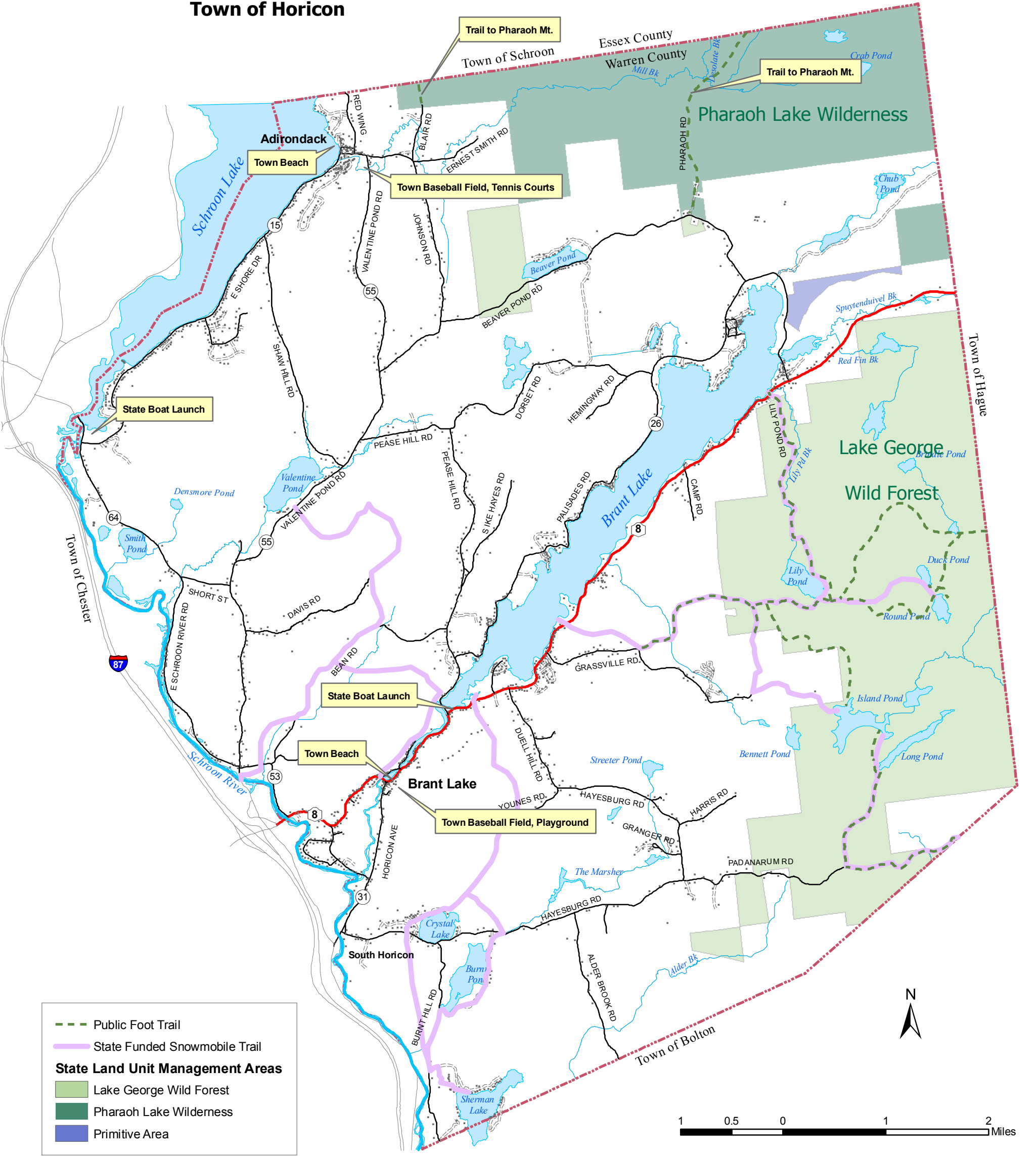
The State of New York Adirondack Park Master Plan defines wilderness areas as follows:

"A wilderness area, in contrast with those areas where man and his own works dominate the landscape, is an area where the earth and its community of life are untrammelled by man--where man himself is a visitor who does not remain. A wilderness area is further defined to mean an area of state land or water having a primeval character, without significant improvement or permanent human habitation, which is protected and managed so as to preserve, enhance and restore, where necessary, its natural conditions, and which (1) generally appears to have been affected primarily by the forces of nature, with the imprint of man's work substantially unnoticeable; (2) has outstanding opportunities for solitude or a primitive and unconfined type of recreation; (3) has at least ten thousand acres of contiguous land and water or is of sufficient size and character as to make practicable its preservation and use in an unimpaired condition; and (4) may also contain ecological, geological or other features of scientific, educational, scenic or historical value."

In wilderness areas only scattered lean-tos and tent sites are permitted in generally non-visible areas. Motorized vehicles such as ATVs and snowmobiles are prohibited. Tent platforms, clusters of lean-tos, electric or telephone wires, roads, and buildings are prohibited.

¹¹ "Lake George Wild Forest Draft Unit Management Plan," NYS DEC, November 2006.

RECREATION FEATURES
Town of Horicon



- Public Foot Trail
 - State Funded Snowmobile Trail
- State Land Unit Management Areas**
- Lake George Wild Forest
 - Pharaoh Lake Wilderness
 - Primitive Area

Key physical features within the Pharaoh Lake Wilderness are Pharaoh Lake, Putnam Pond, Crane Pond, and Pharaoh Mountain, all north of Horicon. The Adirondack Park State Land Master Plan states:

"Because of the proximity to the Adirondack Northway and the population pressures of the Capital District, the thin soils left on the burned slopes, and the relatively small size of the Pharaoh Lake Wilderness, restrictive management is necessary to protect the resources in this area. In addition to peripheral control, called for in the guidelines, increasing levels of public use and associated resource impacts indicate limitations on public access will be needed to protect the fragile character of the area in the future."

There are two public access points to the Pharaoh Lake Wilderness within the Town of Horicon: a trail that begins on Pharaoh Road off Beaver Pond Road in the northeast of town, and a trailhead at the end of Blair Road near Adirondack hamlet.

Wild Forest

A small portion of the Lake George Wild Forest area lies in the eastern part of Horicon.

A wild forest area is defined by the Adirondack Park Master Plan:

"A wild forest area is an area where the resources permit a somewhat higher degree of human use than in wilderness, primitive or canoe areas, while retaining an essentially wild character. A wild forest area is further defined as an area that frequently lacks the sense of remoteness of wilderness, primitive or canoe areas and that permits a wide variety of outdoor recreation."

Groupings of tent sites, picnic tables, and lean-tos, and trailheads are permitted in wild forest areas. Certain types of motorized vehicles are permitted on designated roads and trails, but all terrain vehicles (ATV's) are generally prohibited. (In 2003 the Town of Horicon sought to negate the state policy of banning ATV use within rights-of-way of abandoned town roads within the forest preserve, proposing by local law to allow such use on Lily Pond Road, Grassville Road, and Padanarum Road where road rights-of-way had once been established. Said action has not been successful.)

Main features within the Lake George Wild Forest area in the Town of Horicon are trout fishing ponds and trails. Access points to state forest preserve land are off Lily Pond Road, Grassville Road, and Padanarum Road. The Draft Unit Management Plan for the Lake George Wild Forest includes funds for the maintenance of Lily Pond Road, and the installation of a trail register and information kiosk at the Lily Pond Road trailhead.

Primitive Area

A small area of state forest preserve land located on extremely steep slope lying between First Brother Mountain and Brant Lake, and surrounded by private lands, is classified as Primitive by the State Lands Master Plan. This Primitive area is one which possesses the

same characteristics as a Wilderness area, but is too small to be classified as such. Management guidelines are similar to those of Wilderness.

RECREATION FEATURES

Trails

Public trails within Horicon are shown on the Recreation Features map. In addition to the aforementioned foot trails on state forest preserve lands, there are several state funded snowmobile trails. Some of these are located within the Lake George Wild Forest area on state lands, and others run through a combination of private lands and lightly traveled town roads.

Town Beaches

The Town of Horicon operates town beaches on Schroon Lake and in the Millpond area on Brant Lake Outlet. The Town owns the Schroon Lake beach, and leases the Millpond beach from the fire company.

Boat Launches

NYS DEC owns and operates a public boat launch on Schroon Lake off East Schroon River Road. This large and much used facility can accommodate 50 vehicles with trailers and an additional 5 vehicles without trailers.

The Brant Lake “Fishing Access Site” is located on land owned by the Town of Horicon, but is maintained and operated by NYS DEC as authorized by a lease agreement that expires in May 2014. There is only room for 11 vehicles with trailers and an additional 2 vehicles without trailers. The site is often full, and the NYS DEC recognizes that “the present amount of parking is insufficient for this lake with is over 130 acres in surface area.”¹² There are plans to pursue expansion of this facility stated in the Draft Lake George Wild Forest Draft Unit Management Plan:

“Since the construction of the Brant Lake Boat Launch in 1994, the facility has become very popular with boaters, both local and non-resident. The town of Horicon has urged DEC to acquire nearby property with an eye toward expanding the parking area. During the initial 5 year planning period of this unit management plan, no expansion of the present facility is anticipated. However, during the planning period the DEC and the town of Horicon will investigate the potential for expanding the capacity of the site by acquiring nearby property. This investigation will include determining local support for an expansion of the present facility. This investigation will also include an assessment of Brant Lake’s boating use carrying capacity utilizing methodology agreed to in further interagency discussions. If there is local support for an expansion of the facility and nearby property is available, the town and DEC will pursue acquisition of this land. Prior to any expansion of the present facility this unit management

¹² Lake George Wild Forest Draft Unit Management Plan, November 2006,” NYS DEC, p. 170.

plan will be updated or revised and the proposed expansion will be discussed and included in a revised schedule of implementation.”

Sports Fields and Playgrounds

The town maintains two little league fields, one in Brant Lake located behind the new Town Hall, and the other in Adirondack Hamlet. The Brant Lake recreation area also has a playground, and the Adirondack facility includes tennis courts.

HIGHWAY SYSTEM

Horicon is served by a network of State, County and Town highways as shown on the Highway System map, as well as by private roads and drives.

State Route 8 is the major travel corridor through town, serving both local and long distance traffic. It is an arterial highway connecting the Adirondack Northway (I-87) to the west with Hague and Lake George to the east. It is designed to serve heavier traffic volumes than county or town roads, and is constructed of materials suitable to withstand truck traffic. However, site distance is limited due to the many curves along the route.

County highways generally serve as “collector” roads, an intermediate highway classification between arterial highways and local roads, with traffic volumes also intermediate between that of arterials and local roads. County highways in the Town of Horicon generally appear to be of adequate design to carry the intended traffic volumes. Site distance, however, varies considerably depending on the terrain. In particular, Palisades Road following the western shore of Brant Lake is extremely winding with poor site distance.

The Town of Horicon maintains several miles of roads, some relatively lengthy and some very short dead-ends or loop streets serving a small number of dwellings. Town roadways can be classified as “local highways,” the primary function of which is to provide access to the highway system, i.e. to serve as residential roads. Short dead-end roads and residential loop streets need not be designed to high speed design standards. Adequate width is necessary for safety and plowing reasons, but asphalt paving is not essential. Many persons may in fact prefer a gravel surface in order to retain the forested open space character, and to lower vehicular speeds. However, lengthier town highways should be designed to higher design standards needed for higher traffic volumes and vehicle speeds

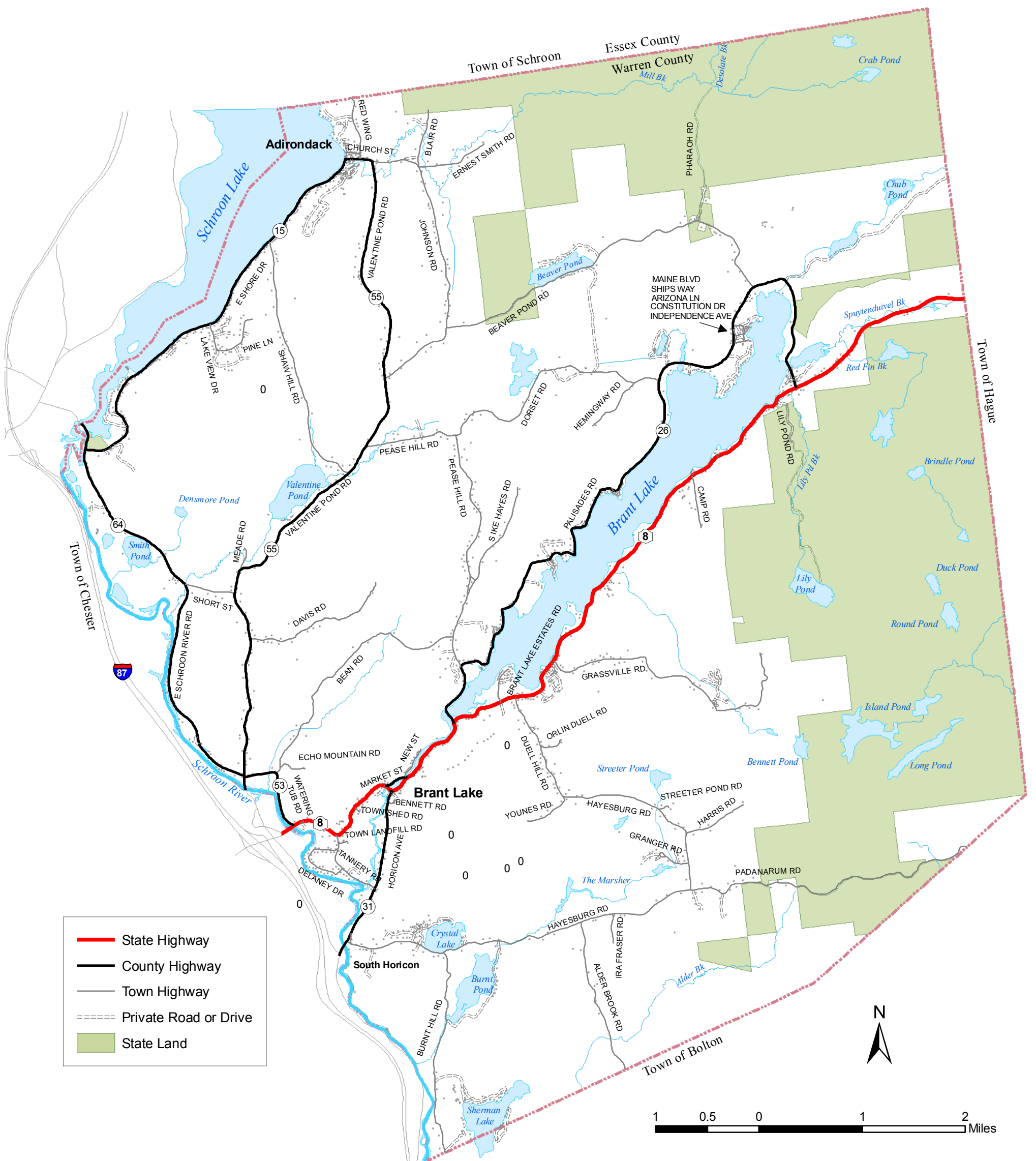
In addition to public highways there are many private roads and drives in the Town of Horicon with names assigned for 911 emergency purposes. Some of these were constructed to serve new residential developments, and are maintained by property owners associations.

Suitability of Highways to Support Development

In order to better assess the ability of public highways to support development, all state, county and town roads were given a rating by the consultant, shown on the “Suitability of Highways to Support Development” map.

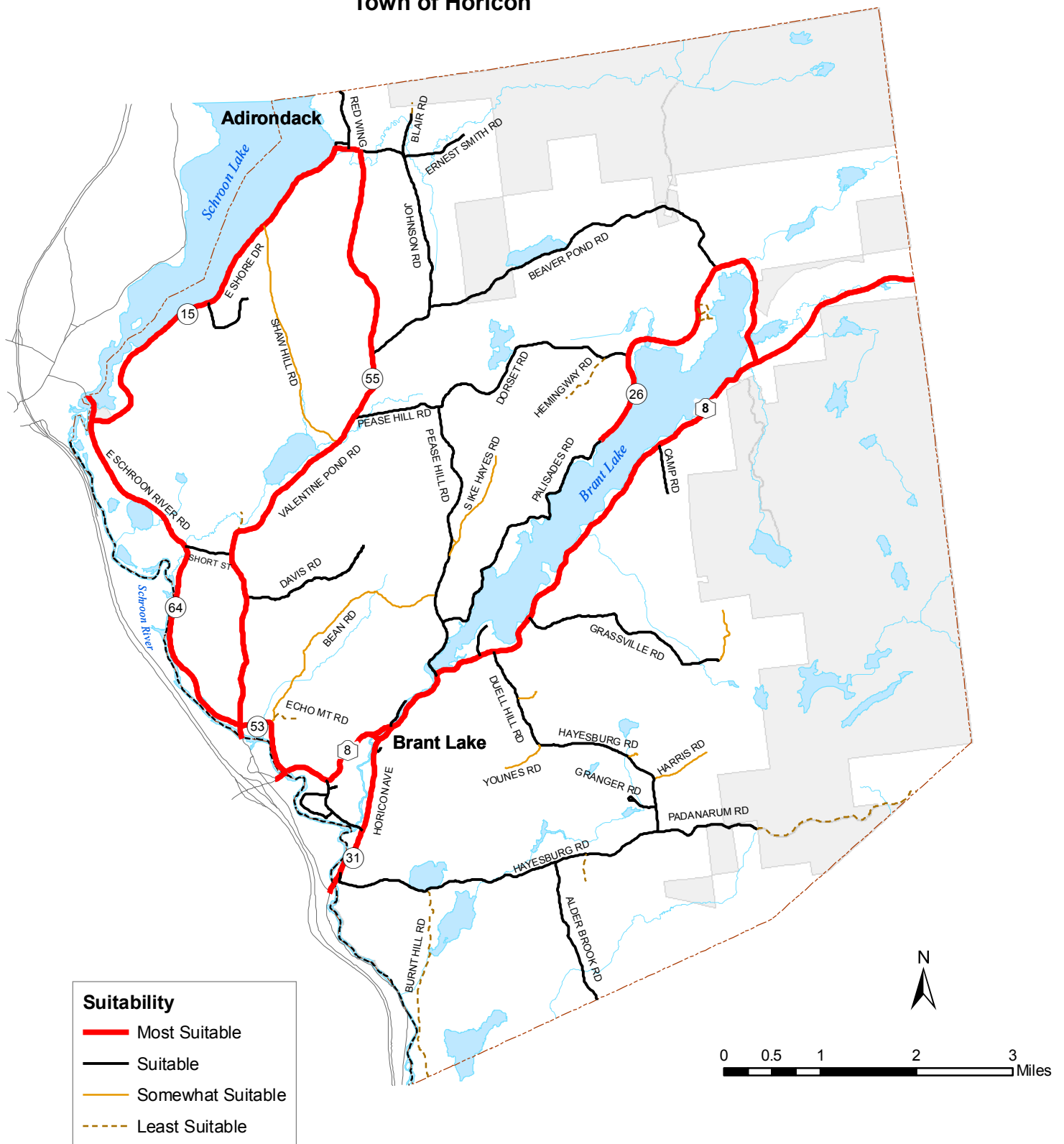
HIGHWAY SYSTEM

Town of Horicon



SUITABILITY OF HIGHWAYS TO SUPPORT DEVELOPMENT

Town of Horicon



Most Suitable highways are those constructed with base materials that can withstand higher traffic volumes, are sufficiently wide with adequate shoulders, and are not excessively winding or hilly that would result in inadequate sight distance. They are paved with plant mix asphalt at least 22 feet wide and have 2 feet or wider shoulders. These highways are suitable for land uses that generate higher traffic volumes, such as retail businesses or larger residential developments. State and County highways in the Town of Horicon are generally classified as “most suitable,” with the exceptions of the southerly section of Palisades Road and some locations along State Route 8 (the latter not specifically identified on the map).

Suitable highways include roadways surfaced with plant mix with pavement at least 20 feet wide. Some of these roads may lack shoulders, or may not be constructed with adequate base materials to withstand heavier vehicle weights and/or higher traffic volumes, or to withstand annual freeze and thaw cycles and maintain a smooth driving surface. These routes are suitable for carrying moderate amounts of automobile traffic. In the Horicon the paved town highways meet these criteria. Also included are portions of Palisades Road (County Route 26), which is not classified as “most suitable” due to its excessively winding alignment.

Walking or bicycling along country roads is becoming an increasingly popular leisure pastime. Biking, especially, is hazardous on narrow, winding roads without shoulders. For this reason as well as automobile safety, traffic generating businesses should be discouraged from locating along roadways classified as less than “most suitable.” This is particularly true for trucking businesses. The most compatible development along such routes is low density residential.

Somewhat Suitable highways include those with a gravel surface, which if surfaced would otherwise be classified as suitable, and which provide a connection between other town roadways or access to interior lands. They include Shaw Hill Road, Bean Road, Younes Road, Harris Road, Orlin Duell Road, and S. Ike Hayes Road. These roads are generally not suited, at the present time, for commercial development or to service larger residential subdivisions.

Least Suitable roadways are those that have a driving surface width of 18 feet or less. Most of these roads are unpaved, and many are dead ends leading to a few residences. Burnt Hill Road, the eastern portion of Padanarum Road, and several short dead end roads or loop streets are classified in this category. Such roads are suitable for providing access for small residential subdivisions or for seasonal use facilities, but would require expensive upgrading to serve higher traffic volumes.

Road Design Standards

The Town of Horicon Subdivision Regulations, as amended, require a pavement width of 20 feet with 2 feet shoulders for both Town highways and private roads. Newly constructed Town highways must have an asphalt driving surface. Private roads may have a gravel surface provided that slopes do not exceed 7 percent. Development on slopes 7 percent or greater require review by the Town Engineer.

There are no provisions in the existing Town subdivision regulations or zoning law for shared driveways. Shared driveways, however, are regulatory option that would not only reduce development costs, but would have less impact on the environment than roadways due to their narrower width. Rather than a 24 feet road width (20 feet driving surface plus 2 feet shoulders), a typical shared driveway could be from 12 to 14 feet total width, thus reducing both visual impact and stormwater runoff, and would help to retain the rural character of the landscape.. A shared driveway regulation might permit access to a maximum of 4 residential lots, or alternatively 2 lots.

WATER SUPPLY AND SEWAGE DISPOSAL

Water supply and sewage disposal is provided either by individual on-lot systems or by systems owned and operated by private entities that service a group of properties. There is no town water supply or sewage collection and treatment system.

RESIDENTIAL LAND USE

Existing Pattern

Residential land use patterns are shown on the “Housing Value” map, the “Seasonal Dwellings” map, and the “Mobile Homes” map.

Higher value housing tends to be clustered near lakeshores, especially Schroon Lake, Brant Lake, Crystal Lake and Sherman Lake, and in some newer land developments. Housing in the lower third of the value range, the more affordable housing, tends to be located along town roads in the more rural areas, including portions of Duell Hill Road, Hayesburg Road, Granger Road, Harris Road, Alder Brook Road, Pease Hill Road, East Schroon River Road, Johnson Pond Road, Beaver Pond Road, Valentine Pond Road, and Shaw Hill Road. Areas with the greatest intermixture of higher and lower value housing appear to be Brant Lake hamlet, the general vicinity of the north end of Brant Lake, and along the southern section of Valentine Pond Road.

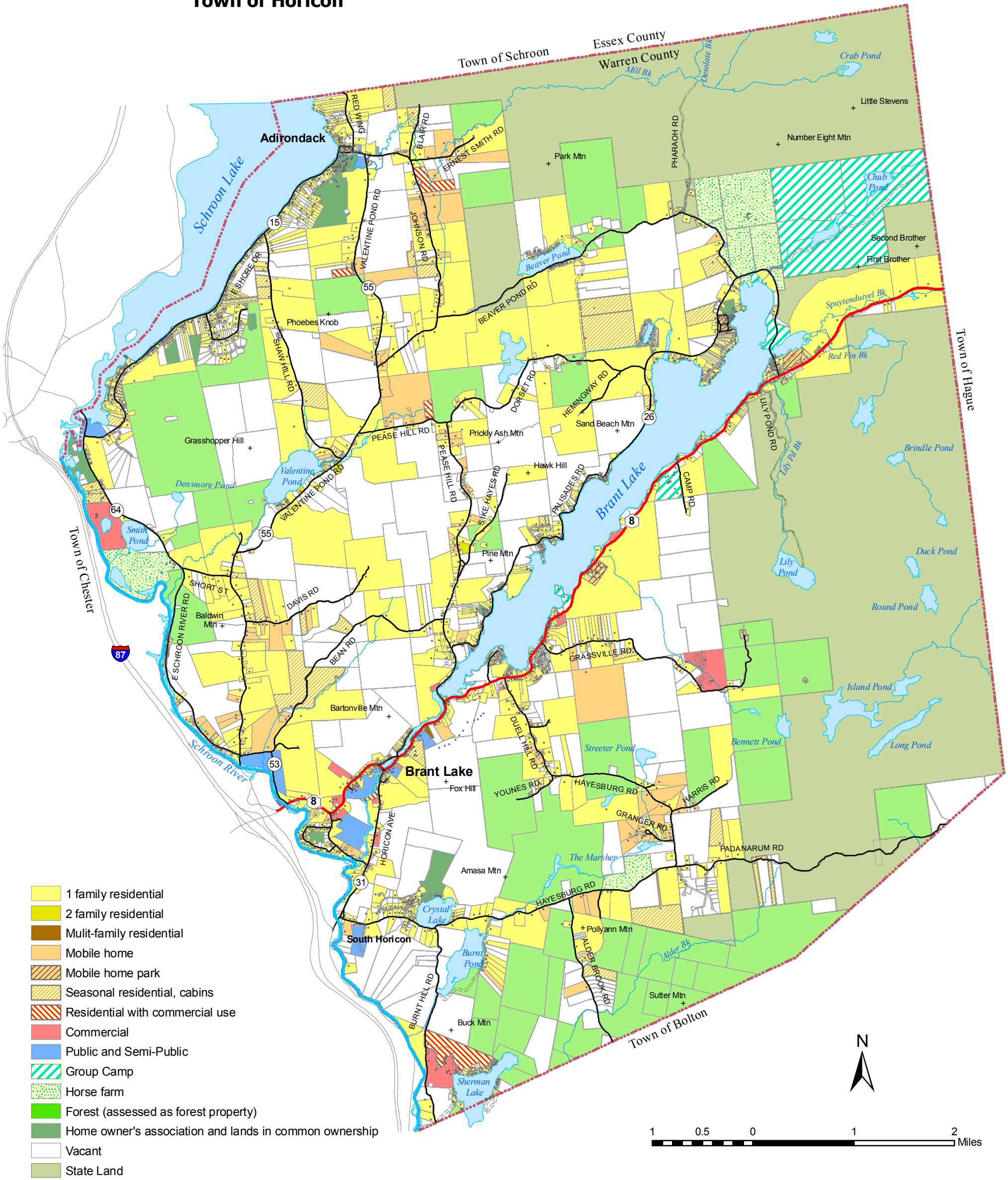
Mobile homes are most numerous along portions of Duell Hill Road, Hayesburg Road, Granger Road, Harris Road, Pease Hill Road, Valentine Pond Road, and Johnson Road, and within Brant Lake hamlet. In addition, there are four mobile home parks all near Brant Lake.

Seasonal housing is most concentrated near shorelines, including those of Schroon Lake, Brant Lake, Sherman Lake, Beaver Pond, and the Schroon River.

Analysis and Future Potential

It is apparent from the data collected for this plan that Horicon is primarily a residential community, both year round and seasonal, and that its growth potential lies primarily in the residential sector rather than commercial. It follows that preserving the quality of the environment and rural lifestyles are paramount considerations in land use planning for the town.

EXISTING LAND USE 2006
Town of Horicon



Five types of residential areas may be identified in the Town of Horicon. They generally correspond to existing zoning districts:

Higher Value Lakeshore Areas. Most of the land within R1 Residential zoning districts can be classified in this category. High value lakeshore areas are found around Schroon Lake and Brant Lake, as well as Crystal Lake and portions of Sherman Lake. They are characterized by higher than average housing values, a high proportion of seasonal dwellings, and very few mobile homes. Future growth will be constrained by a dwindling number of available building lots with access to the water. Preservation of scenic and environmental quality, including water quality, is the key to sustaining the character of these areas.

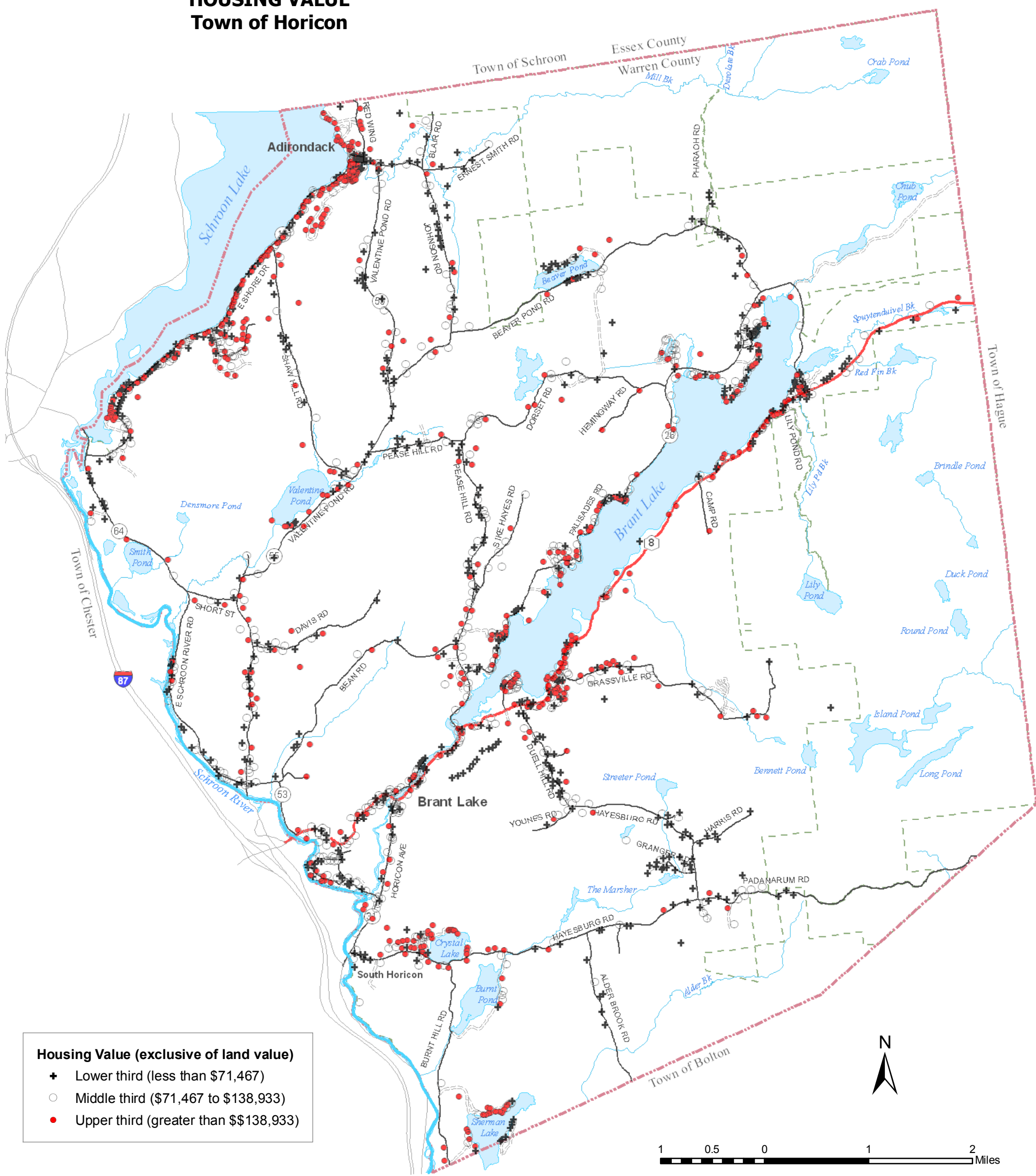
Mixed Residential Hamlets. The hamlets of Brant Lake and Adirondack contain a mix of housing types, including older homes, newer homes, higher value homes, affordable housing, and some rental housing. The two hamlets are of a somewhat different character in that Brant Lake hamlet is spread out over a large area while Adirondack hamlet is compact. Relatively little residential growth has occurred in Brant Lake hamlet during the past three decades, and if past trends continue not much change can be anticipated in the future. In Adirondack hamlet several new units have been constructed as part of the Adirondack Lodges residential development. However, much of the available building land has been used, and comparatively little change may be expected in the future. Preservation of the rural, small town, and historic flavor of the hamlets is a planning concern in these areas, as well as providing affordable housing close to services.

Rural Affordable Housing Areas. A relatively high proportion of the homes in these areas are in the lower one-third of the value range for the Town of Horicon, and/or are mobile homes, but they are interspersed with higher value properties. In the past these areas have provided a supply of more affordable building lots for local residents. Included is much of the existing R2 Residential zoning district land along portions of Duell Hill Road, Hayesburg Road, Granger Road, Harris Road, Alder Brook Road, Pease Hill Road, East Schroon River Road, Johnson Pond Road, Beaver Pond Road, Valentine Pond Road, Shaw Hill Road and other roads, as well as South Horicon. A significant amount of future development might be expected in these areas. Primary planning considerations are providing affordable rural lots and allowing for traditional uses of rural property while preserving the quality of the environment.

Mixed Value Rural Areas. These lands contain a mixture of rural year round housing types, ranging from high value homes to more affordable housing and mobile homes. They are found within portions of the RRD Recreational River, R2 Residential, and LC Land Conservation zoning districts. Much future growth can be anticipated here. Preservation of environmental quality and land values while providing for traditional uses of rural property are important planning considerations for these areas.

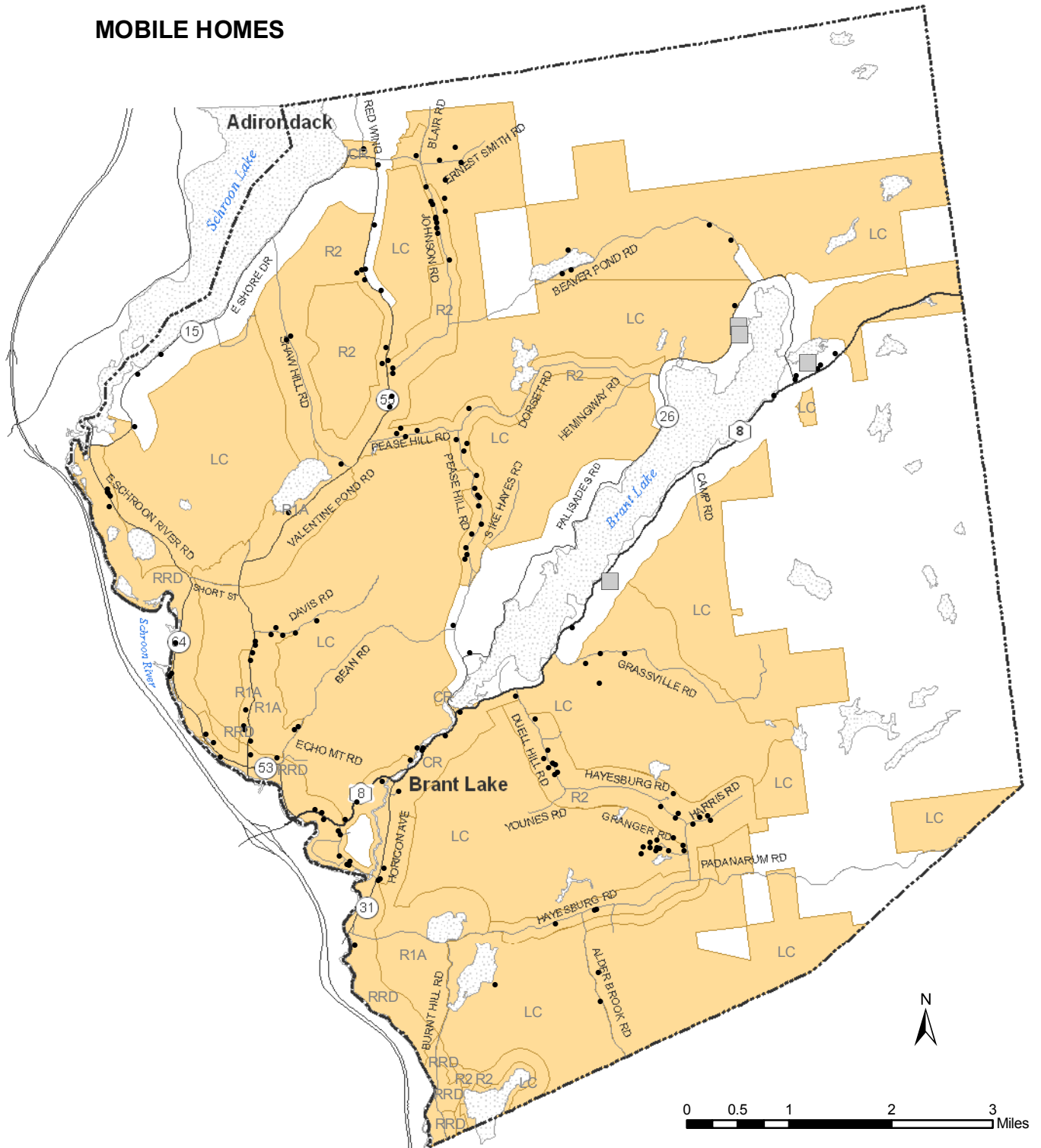
Sparsely Settled Forested Lands. Much of land currently zoned as LC Land Conservation is sparsely settled containing a mixture of housing types, including seasonal dwellings, or contains no housing at all. Future development in many of these areas is constrained by lack

HOUSING VALUE
Town of Horicon



Source of housing value is the 2006 NYS Real Property Service data base. Values shown on the map are the assessed value of buildings, exclusive of land, adjusted by the state equalization rate, thereby representing an estimate of house market value.

MOBILE HOMES



• Mobile Home

■ Zoning Districts where Mobile Homes are Allowed

SEASONAL DWELLINGS



Year 2006 Real Property Service data shows there were 311 properties occupied by seasonal dwellings in the Town of Horicon.

of suitable highway access, although such access does exist in some locations such as along Beaver Pond Road, Bean Road, Grassville Road, as well as along some of the shorter dead-end roads. Large parcels of vacant land exist in these areas, which at some time in the future could attract developments or land subdivisions, which because of zoning density requirements would contain large amounts of open land. Important planning considerations are preserving the open space character of the landscape, and insuring that the town highway system can adequately support any planned development.

COMMERCIAL LAND USE

Existing Pattern

There are four general spatial patterns of existing commercial development in the Town of Horicon. (See Commercial Uses map.) (1) Water oriented resort and recreation uses located near Brant Lake, including group camps, a lodge, a marina and associated businesses. (2) Rural oriented resort and recreation uses such as campgrounds and dude ranches. (3) Local retail and service oriented business, as well as home based businesses, located in the hamlets. (4) Home based businesses located in rural areas.

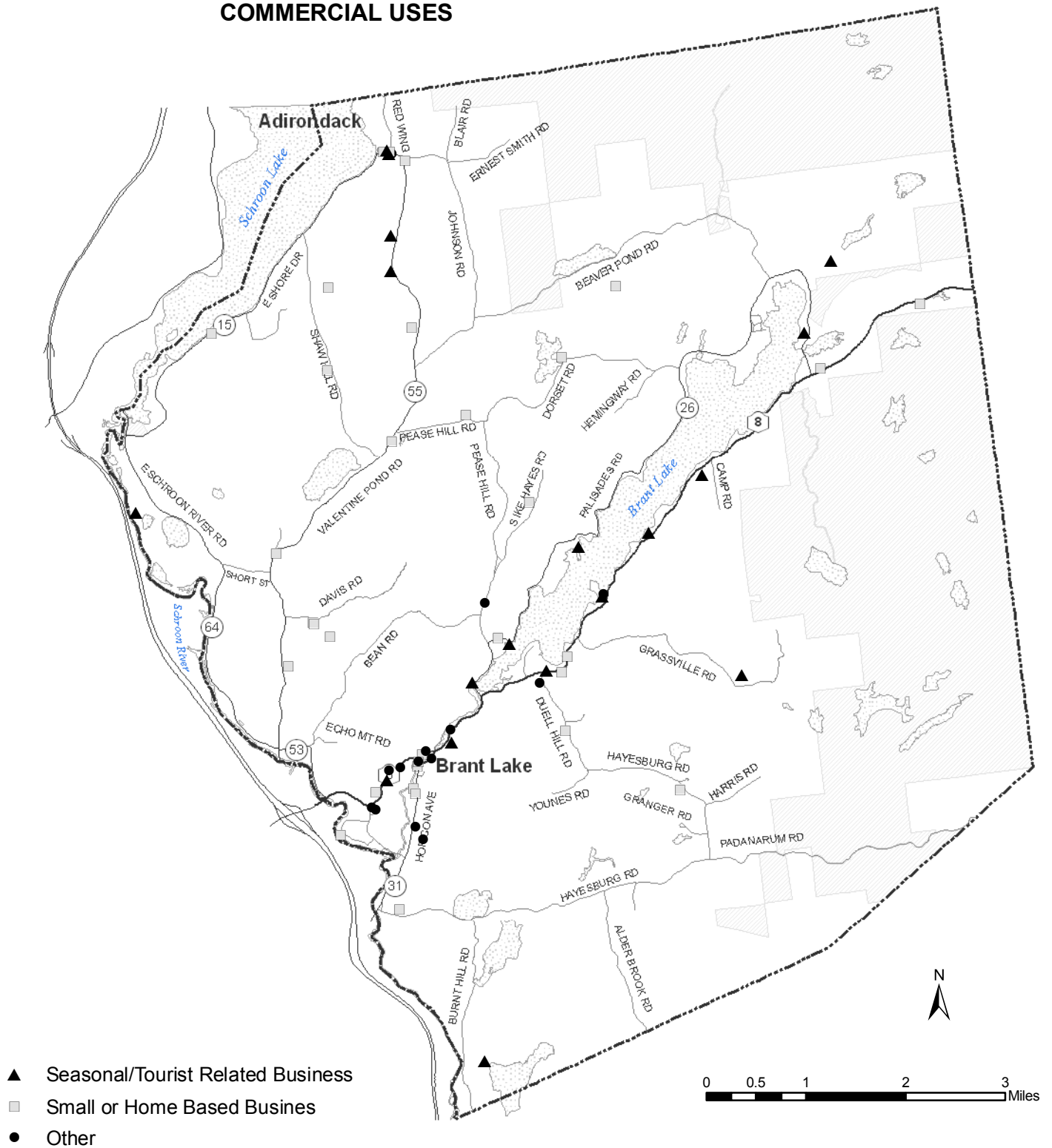
A count of the number of businesses (including not-for-profit group camps and farms) currently existing in the Town of Horicon was compiled from the local Chamber of Commerce listings supplemented by real property service data and local knowledge, as follows.¹³

Horicon Business Count, 2008

Category	Number
Agriculture	3
Boat Manufacturing	1
Group Camp	4
Car Repair	3
Contractor	20
Crafts	4
Lodging and Campsites	11
Marinas or Boat Storage	3
Real Estate	5
Recreation	1
Restaurant	2
Retail Store	3
Services	6
Storage	2
Total =	68

¹³ The list is believed to be reasonably accurate, but may be an undercount due to the omission of some smaller home based businesses, or instances where two or more businesses may exist on the same property or are owned by the same party.

COMMERCIAL USES



Source: Chamber of Commerce data and Real Property Service Data Base

Of particular note is the lack of a convenience or grocery store in the Hamlet of Brant Lake. The traditional general store on the Millpond was destroyed by fire in 2006, and has not been replaced. It is a need recognized by the community, and the town has been active in seeking grant funds to help it become reestablished. Adirondack Hamlet, however, does house an operating general store.

Analysis and Future Potential

Resort and Recreation Oriented Businesses

The potential exists for future development of resort and recreation oriented businesses. Lack of available land near lakes and ponds may limit the possibilities for water oriented businesses, but large open properties exist in the more rural sections of town that could be viable locations for campgrounds, dude ranches, golf courses, or other such uses. Resort and recreation businesses bring money into the community from other regions and therefore are important in promoting the town's economy.

Hamlet Oriented Community Businesses

As the population of the town grows, both year round and seasonally, there will be an increasingly viable market for stores and services to provide daily needs of community residents. The traditional location for such uses as convenience and general stores, retail gasoline sales, restaurants, antique and craft shops and the like, is within hamlets or near them on routes with the highest traffic volume.

Highway Oriented Commercial

Commercial establishments that depend upon through traffic volume need to locate along heavily traveled major highways. Typical highway dependent uses include convenient marts, gas stations, motels, fast foods, restaurants, and automobile sales lots. Some traffic dependent uses could not be viably located within existing hamlets due to lack of space for parking and buildings.

Traffic volumes in Horicon are too low to support much highway oriented commercial development. Some limited potential for such uses, especially seasonal businesses, may exist along portions of State Route 8 between I-87 and Brant Lake. But much of this route is winding with poor site distance and lacks suitable commercial building sites.

Rural Commercial Uses

There are many commercial uses that are not particularly dependent upon a high traffic volume location, although visibility from such a highway may be a benefit. Such uses have the potential of locating almost anywhere with suitable highway access in a rural area. They include auto body shops, vehicle repair shops, snowmobile sales and service, hair dressers, junk yards, kennels, antique sales, home based businesses involving equipment including

independent contractors, truckers, well drillers and excavators, home based office type businesses using digital communication and thereby not dependent upon automobile travel, and others.

Several rural type businesses already exist in the Town of Horicon, and many are home based. Of particular note is the number of contractors. More rural type businesses and home based enterprises may be anticipated in the future as the area develops, depending upon whether they are permitted by local zoning. Good site design of such uses is necessary to insure compatibility with neighboring residential properties. The town's zoning law could be amended to establish conditional use and site plan approval standards regulations for certain uses in order to fulfill this objective.

Summary

There is some potential for commercial development in the Town of Horicon. Opportunities exist: (1) within the hamlet of Brant Lake for community retail and service businesses, (2) for resort and recreation businesses, both near lakeshores where there is available land and in rural areas, and (3) for smaller and home based businesses throughout the town.

INDUSTRIAL USES

The town has no significant locational advantages as an industrial site, and therefore has very limited potential for such use. Primary industrial location factors include proximity to a labor force, proximity to suppliers and markets, good highway access, and availability of suitable sites. The town's relatively isolated location in the southern Adirondacks renders it less accessible to a labor force than communities downstate. It does have good highway access due to its location near I-87, but is not near suppliers and markets except for being close to sources of timber. It lacks good sites, i.e. flat land with acceptable soils and serviced by a public water supply that some industries seek for fire insurance purposes. Moreover, there are such sites available in the nearby Town of Chester which would compete for any possible industry interested in locating in Horicon.

A study prepared for the Town of Johnsbury,¹⁴ a community in many respects similar to the Horicon, concluded that while that town is generally not favorably situated to for industrial development, some specific types of industry might be attracted. These included: (a) wood using industries such as log home and roof truss producers, and (b) wood craft products, including furniture and home manufactured products. It can be concluded that the industrial uses most feasibly located Town of Horicon may be small wood using industries, or home based manufacturing of craft products.

The town's existing Industrial zoning district contains the town refuse transfer station and former town landfill. It contains a significant amount of vacant land that could be used by industry seeking to locate in Horicon.

¹⁴ "North Creek Action Plan," Saratoga Associates, 1993

COMMUNITY FACILITIES

Most of Horicon's community facilities are located or near the hamlets of Brant Lake and Adirondack. (See Public and Semi-Public Uses map.) Brant Lake houses the town hall, fire department, post office, library, ball field, playground, the Historical Society museum, town Highway Department, the town landfill, town beach, NYS DEC maintained fishing access site, as well as churches and cemeteries.

Within Adirondack hamlet are a town beach, public parking lot, library, post office, recreation facilities, as well as a church and cemeteries.

THE HAMLETS

Brant Lake

Brant Lake is a hamlet as delineated by the Adirondack Park Agency on the Adirondack Park Land Use and Development Plan Map. (See Brant Lake Hamlet map.) The town's CR-20,000 sq. ft. (Commercial Residential – 20,000 sq. ft.) zoning district generally corresponds with the APA defined hamlet, although it has been expanded to include some additional contiguous areas. (See Existing Land Use and Zoning Districts, Brant Lake Hamlet map.)

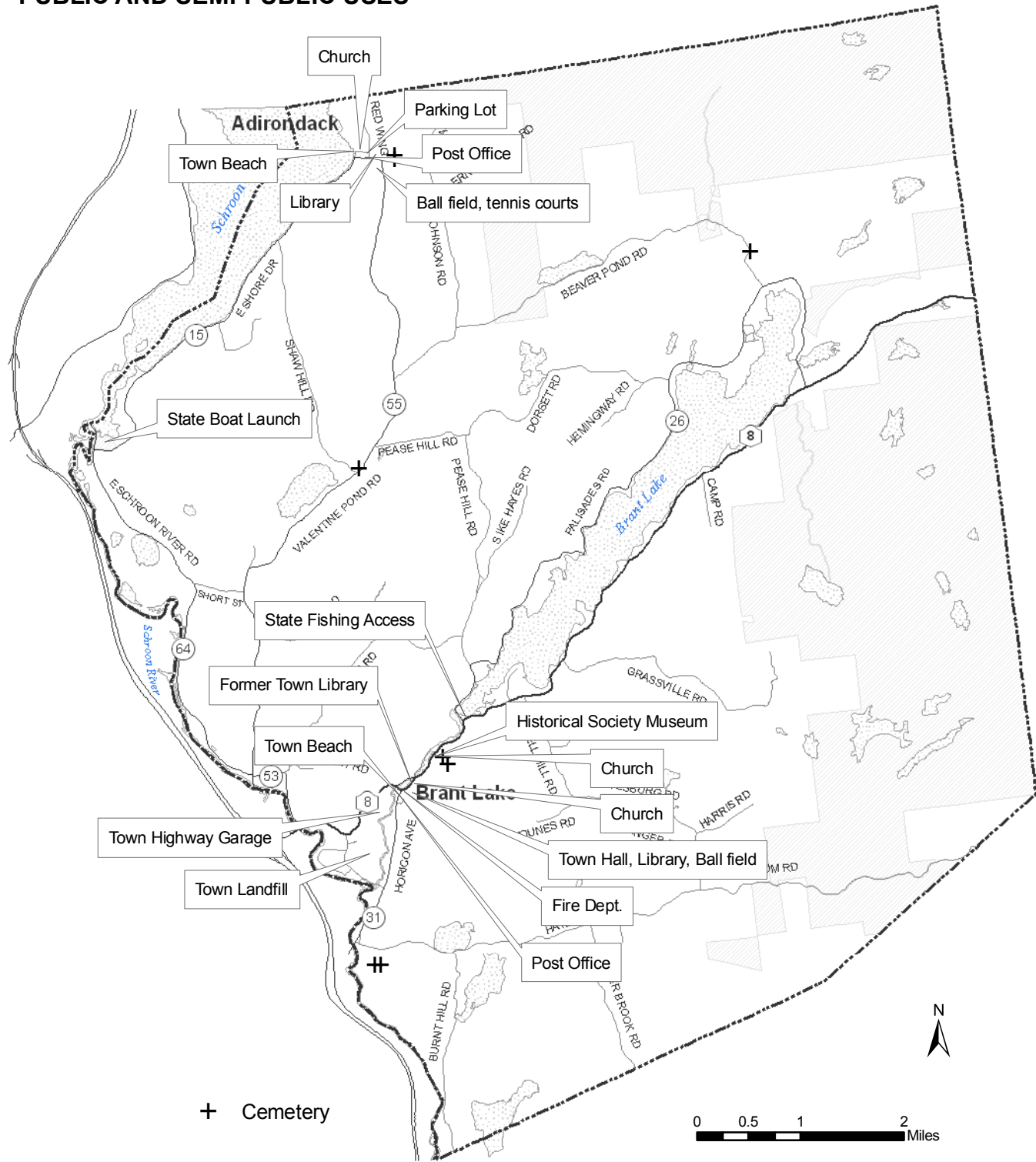
The total area of Brant Lake hamlet area (as legally defined by the APA or local zoning) is relatively large, but the proportion of it that is suitable for development is much smaller. Future development is constrained by areas of wetland and steep slope, and lands occupied by existing uses including the town landfill. Suitable soils for future housing and businesses exist in rather narrow corridors along Route 8, Horicon Avenue, and Tannery Road. (See the Soil Suitability for Development map discussed previously in the plan.) "In-fill" development on vacant lands interspersed within these corridors some opportunities for future growth within the hamlet.

Four sub-areas can be identified within Brant Lake hamlet. First, the area around the Millpond has long been established as the town center and focal point of activity, where maintenance of its picturesque character is of special concern. Second, lands along State Route 8 both north and south of the Millpond area lie along a scenic travel corridor where needs of commercial development and preservation of aesthetic values need to be balanced. Third are other lands suitable for development, including those along Horicon Avenue and Tannery Road. Lastly are the lands not suitable for development due to steep slope, wetland or other factors.

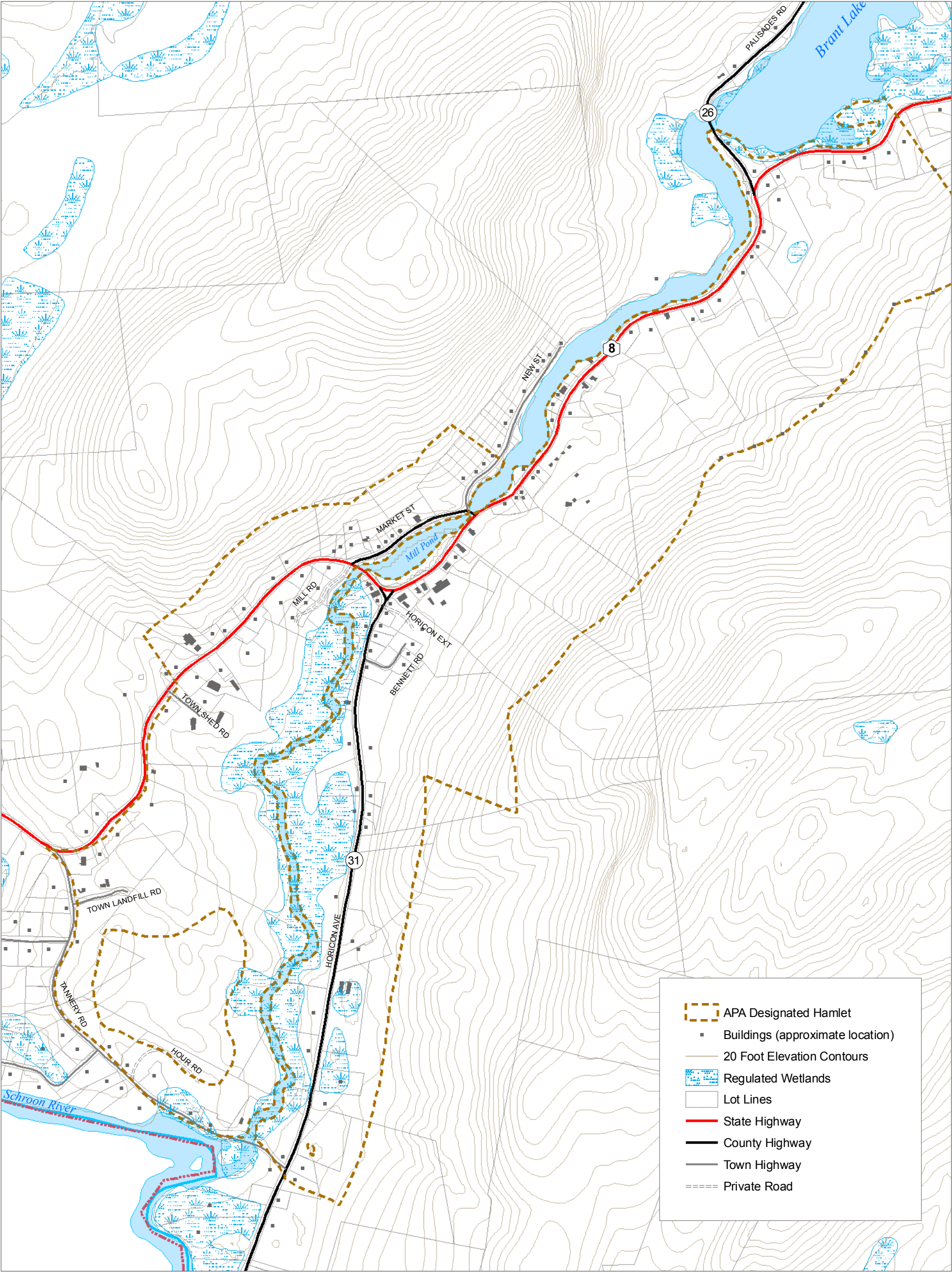
Adirondack

Adirondack is a small, compact, hamlet both in its physical form, and as defined by the APA hamlet boundary. The town zoning law divides the hamlet into a Commercial Residential (CR – 20,000 sq. ft.) and a Residential (R1 – 20,000 sq. ft.) zoning district. Existing commercial uses and public uses are located within the CR district, while the R1 district

PUBLIC AND SEMI-PUBLIC USES



BRANT LAKE HAMLET



APA Designated Hamlet

Buildings (approximate location)

20 Foot Elevation Contours

Regulated Wetlands

Lot Lines

State Highway

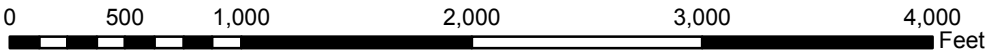
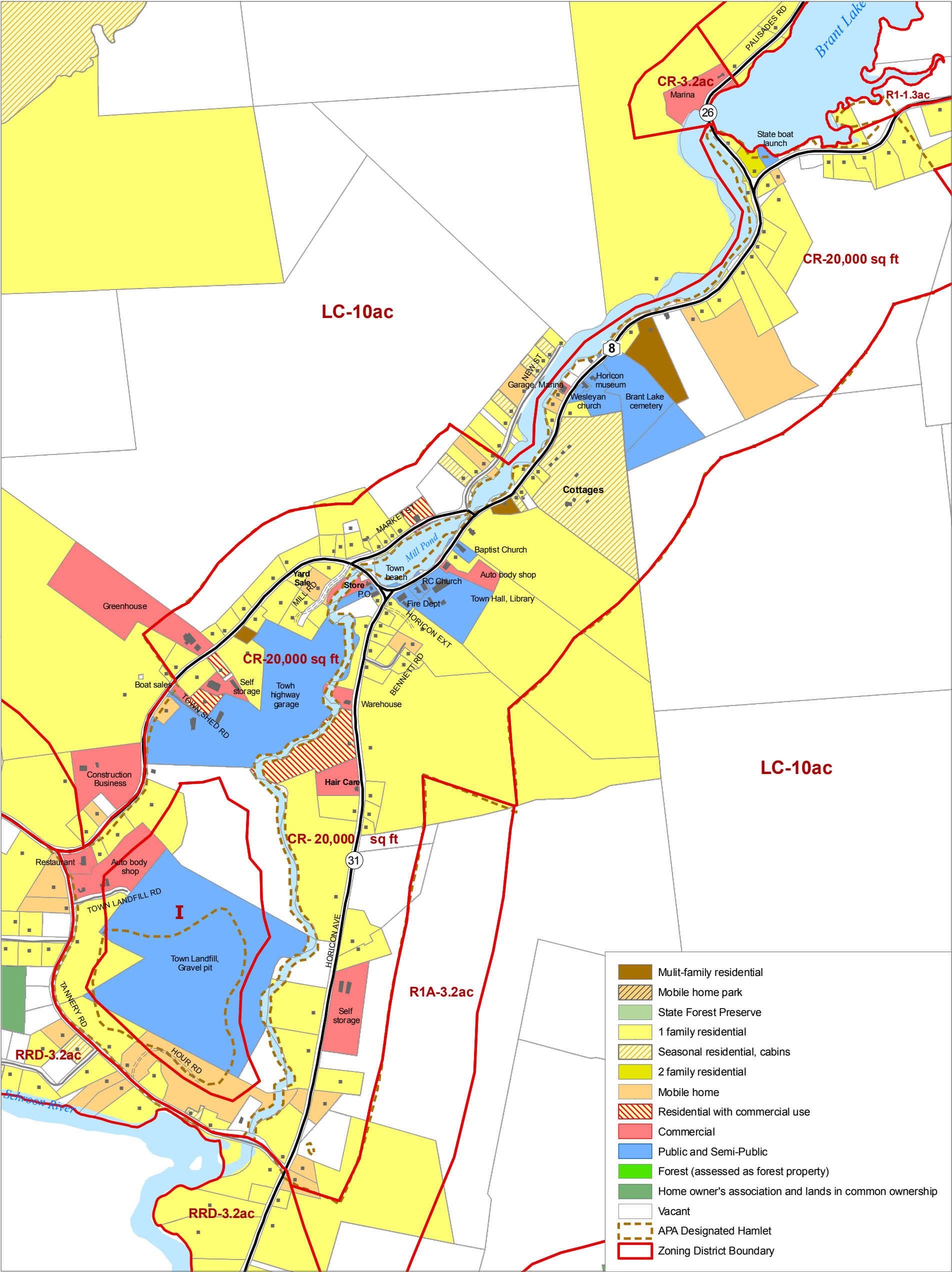
County Highway

Town Highway

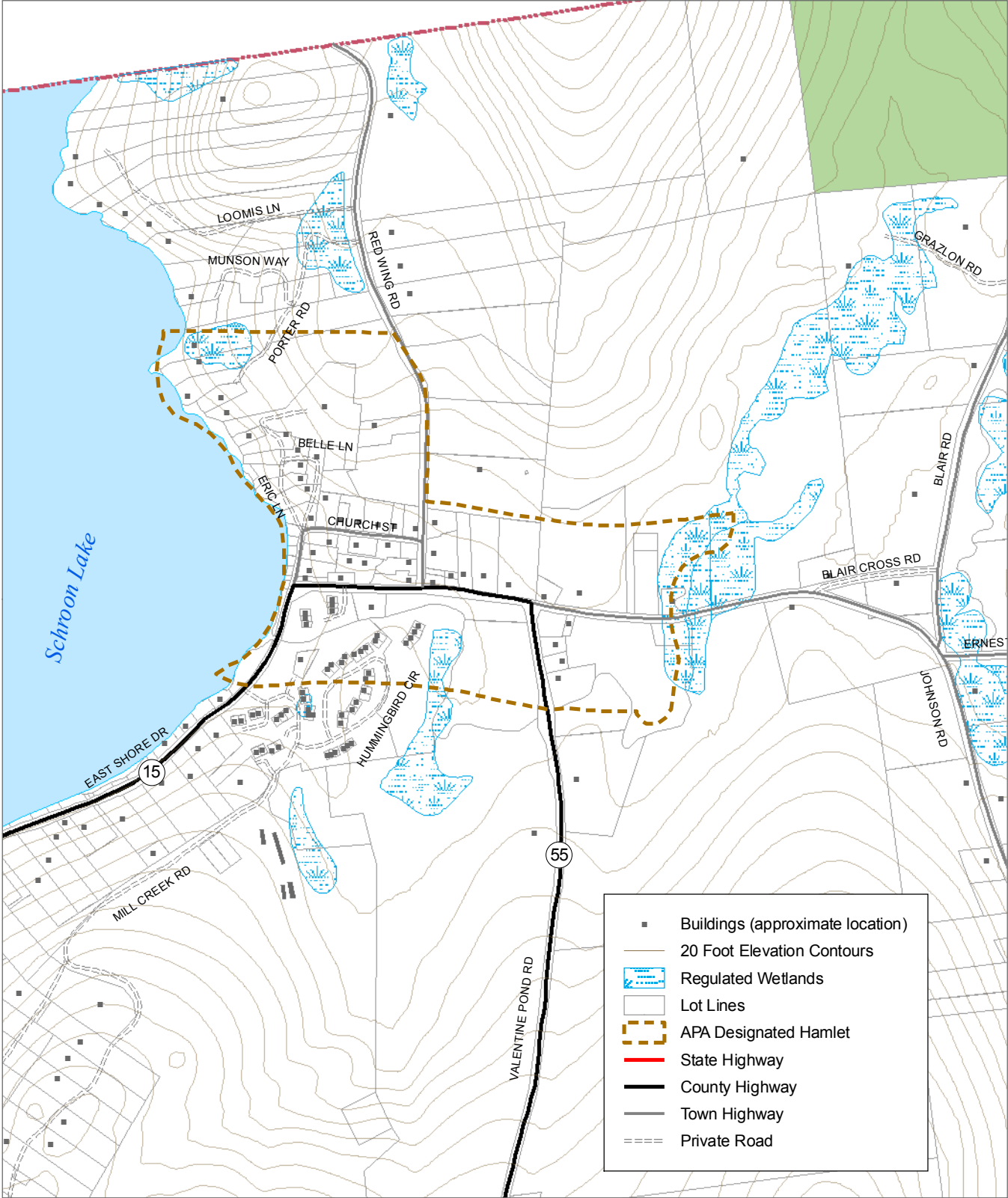
Private Road



EXISTING LAND USE and ZONING DISTRICTS
Brant Lake Hamlet

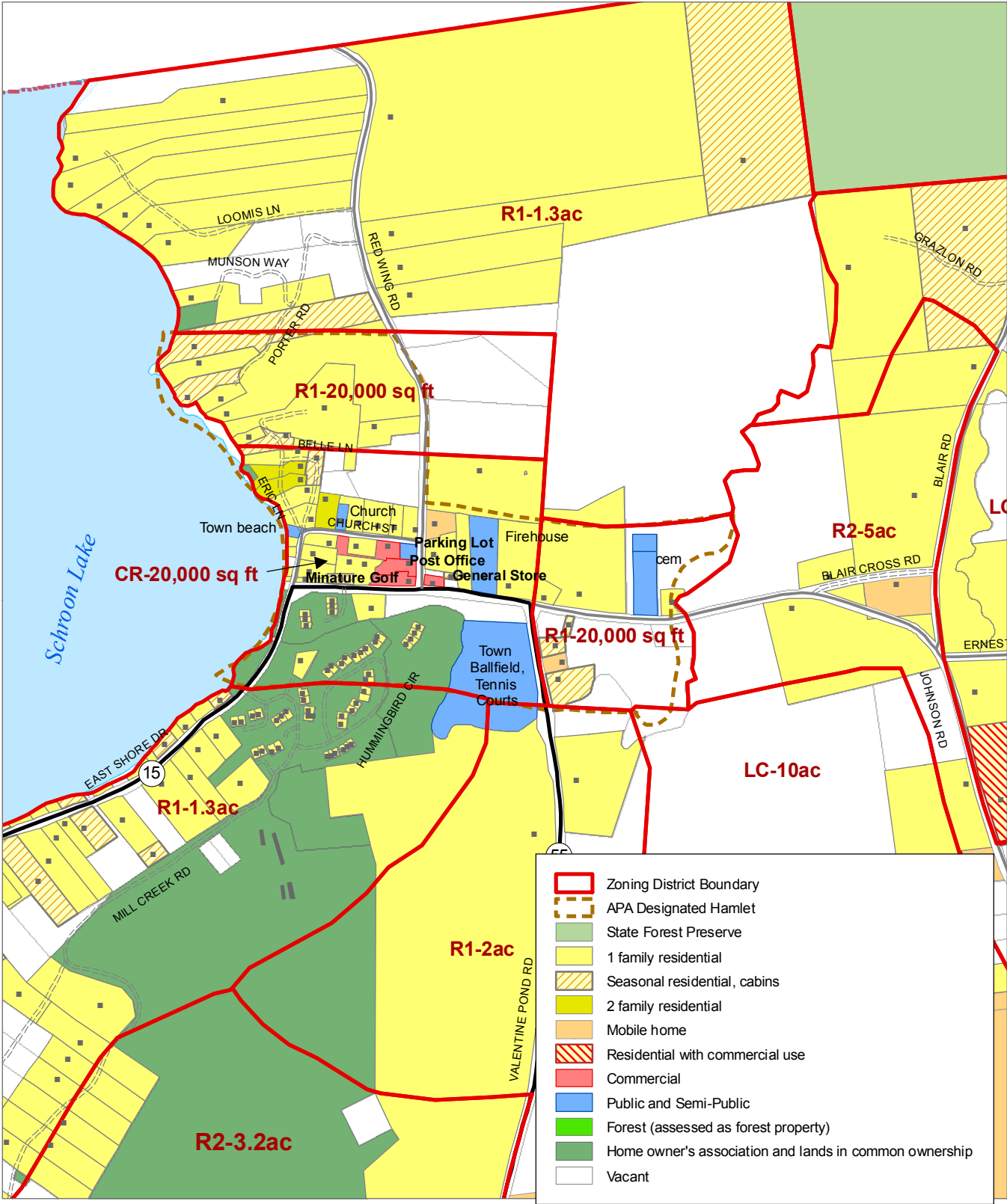


ADIRONDACK HAMLET



0 500 1,000 2,000 Feet

EXISTING LAND USEand ZONING DISTRICTS
Adirondack Hamlet



contains existing residential uses and vacant lands. (See Existing Land Use and Zoning Districts, Adirondack Hamlet map.)

Some vacant land for development exists in the hamlet, most of which is located within the portion zoned as R1. Soils and other physical elements are generally favorable for development. (See Soil Suitability for Development map discussed previously in the plan.)

ADIRONDACK PARK AGENCY REGULATIONS

APA Land Use Areas

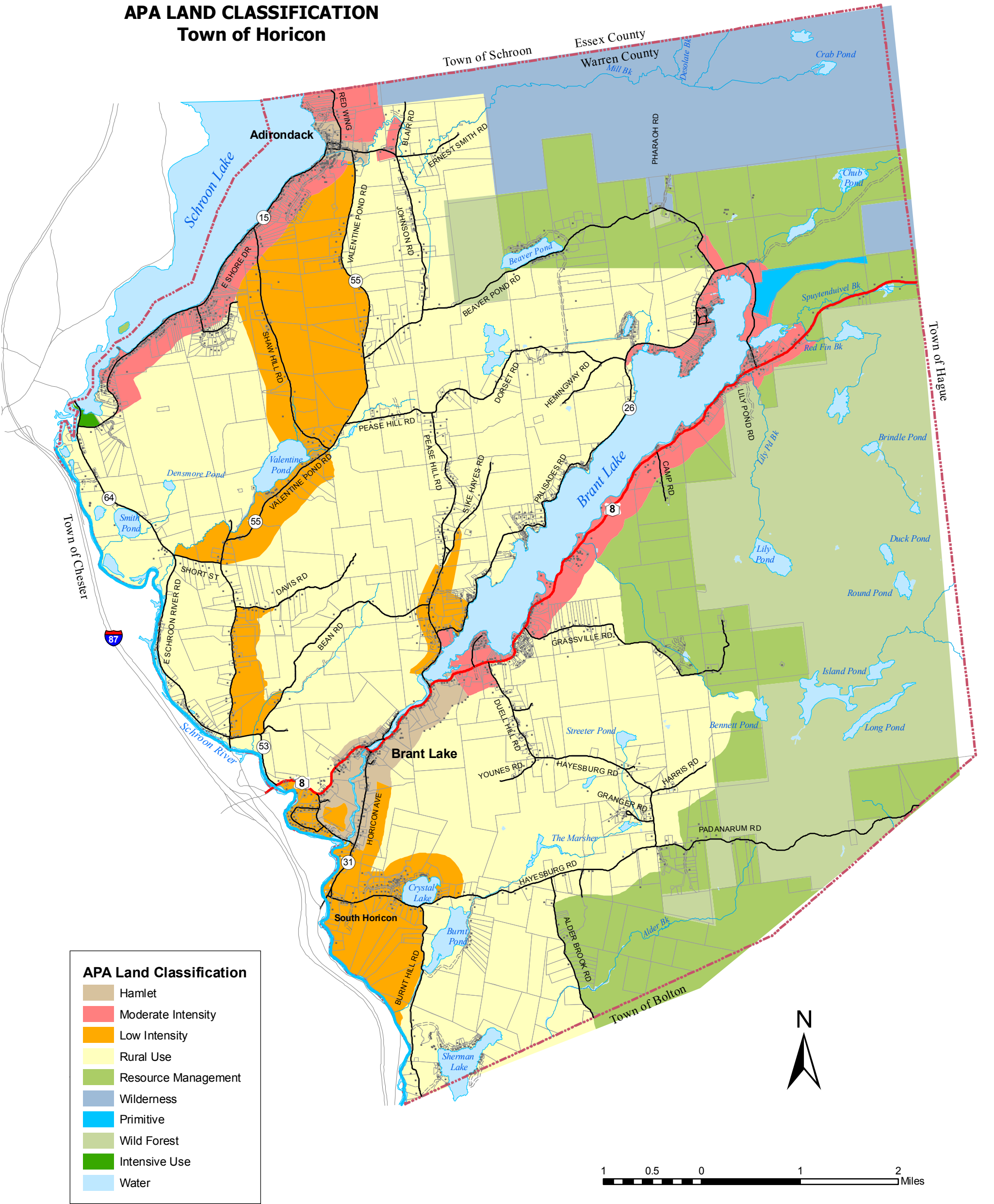
The town is divided into a number of land use areas by the Adirondack Park Land Use and Development Plan Map for regulatory purposes, as shown on the following table. About 73% of all land in the town is privately owned, the remainder being state property. (See APA Land Classification map.)

TABLE 17
APA LAND CLASSIFICATION ACREAGES

Land Classification	Acres	Percent	Buildings per square mile	Average lot size (acres)
Hamlet	591	1.3%	no limit	none
Moderate Intensity	1,972	4.3%	500	1.3
Low Intensity	3,521	7.7%	200	3.2
Rural Use	18,033	39.5%	75	8.5
Resource Management	6,601	14.5%	15	42.7
Wilderness	3,937	8.6%		
Primitive	100	0.2%		
Wild Forest	7,066	15.5%		
Intensive Use	19	0.0%		
Open Water	3,842	8.4%		
Total Town	45,682	100.0%		
Total land area	41,840			
Total private land	30,718	73.4%		
Total state land	11,122	26.6%		

For privately owned lands a maximum density of development (that may also be expressed as average lot size) has been established for each use land use area except hamlet. However, because the Town of Horicon has an APA approved local land use program, it's Zoning and Project Review law governs building density within the town rather than the Adirondack Park Land Use and Development Plan map.

APA LAND CLASSIFICATION
Town of Horicon



APA Statutory Critical Environmental Areas

The Adirondack Park Agency has designated certain types of lands as “critical environmental areas.” Any development within such areas is subject to review and approval by the Adirondack Park Agency as a Class A Regional Project. (See APA Statutory Critical Environmental Areas map.)

EXISTING TOWN OF HORICON LAND USE REGULATIONS

The Town of Horicon has an APA approved local planning program consisting of a Zoning and Project Review Law, Subdivision Regulations, and Sanitary Regulations, all of which were originally approved in the later 1970’s and have been subsequently amended.

Zoning Law

The Town of Horicon Zoning and Project Review Law divides the town into a number of use and “intensity” zoning districts.

Use zones are shown on the Existing Zoning Districts map, and allowable uses within each zone are shown on the Existing Use Chart (see following page). Allowable uses include those “permitted by right” and those permitted after review and approval as a “conditional use” by the town Planning Board.

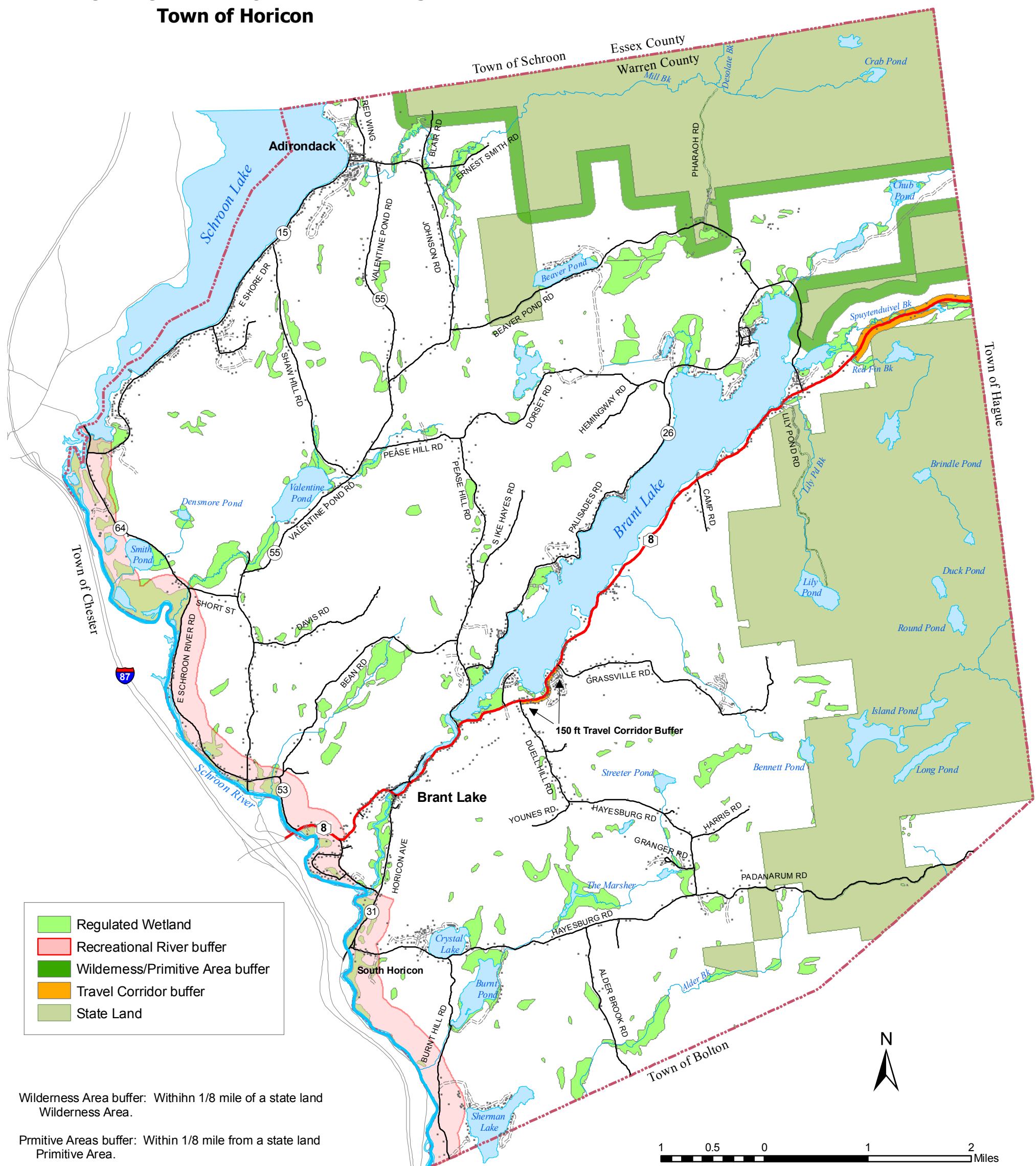
“Intensity” regulations govern the number of principal buildings that may be constructed per unit of land area. Intensity can be measured by average lot size per principal building within any given area. Intensity regulations are illustrated on the Maximum Allowable Building Density, Existing Zoning map.

In addition, the zoning law contains regulations for certain specific uses and land use activities.

Revisions

All three of the town’s land use regulations should be reviewed and amended accordingly to fulfill the goals and objectives of this comprehensive plan.

APA CRITICAL ENVIRONMENTAL AREAS Town of Horicon



Wilderness Area buffer: Within 1/8 mile of a state land
Wilderness Area.

Primitive Areas buffer: Within 1/8 mile from a state land Primitive Area.

Travel Corridor buffer: Within 150 of the right-of-way of a state highway in an APA designated Rural Use land use area, or within 300 feet of the right-of-way of a state highway in an APA designated Resource Management land use area.

Recreational River: Generally within 1/4 mile of the Schroom River, except that south of State Route 8 the boundary follows Tannery Road.

EXISTING USE CHART

x = Permitted Use
c = Permitted after Site Plan Approval by the Planning Board
Blank = Not permitted (unless permitted by another row in the chart)

R1 Residential 1
R1A Residential 1A
R2 Residential 2
CR Commercial/Residential
LC Land Conservation
RRD Recreational River District
I Industrial

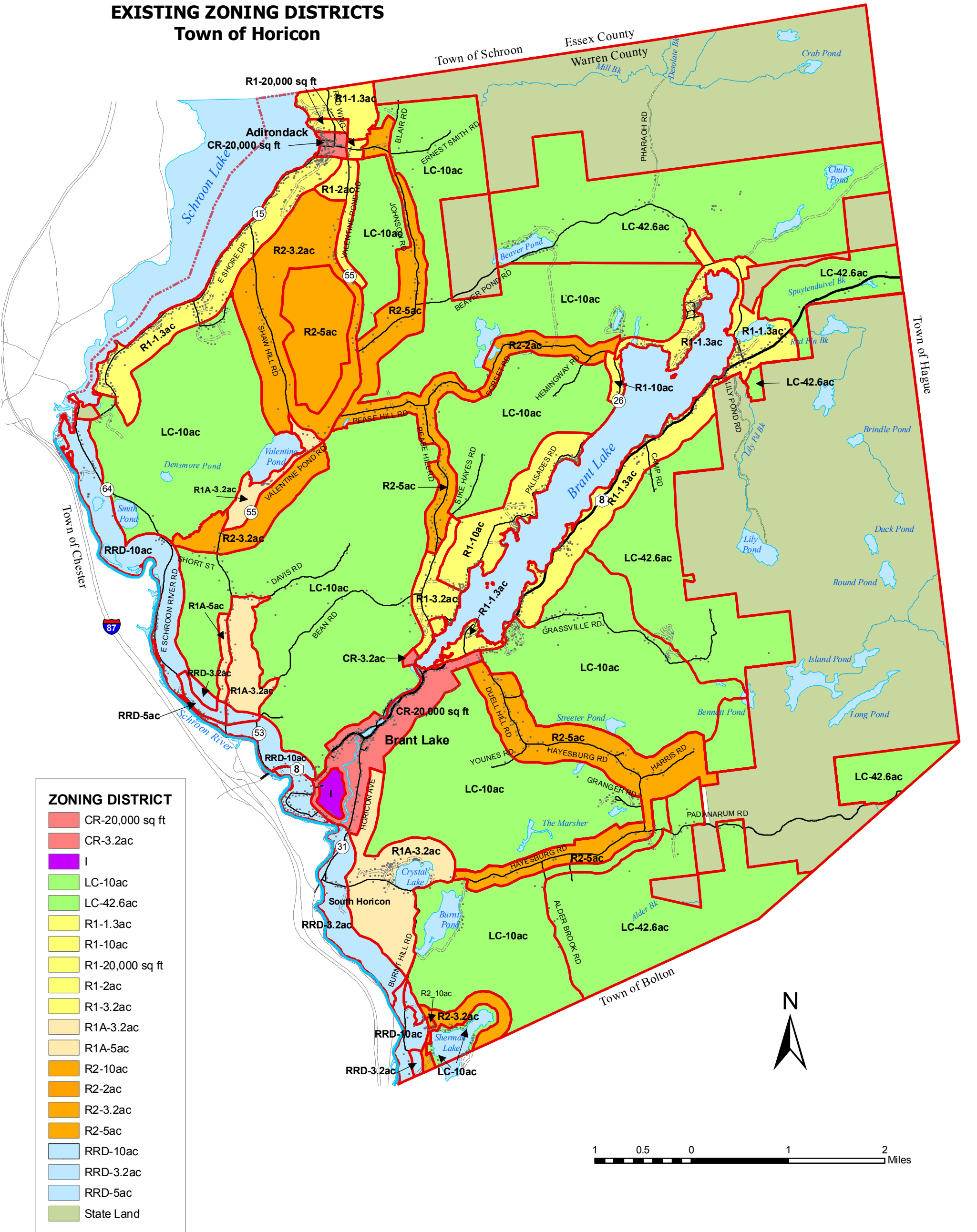
Residential Uses	R1	R1A	R2	CR	LC 10ac	LC 42.6	RRD	I
dwelling, single family	x	x	x	x	x	c	c	
dwelling, two family	c	c	c	c				
dwelling, multi-family	c	c	c	c	c	c		
mobile home		c	x	c	x	x	c	
mobile home park			c		c	c		
condominium, cooperative	c		c	c				
townhouse	c	c	c	c				
garden apartments			c	c				
camp residence (This is a from of group camp.)					c	c		
multiple access dock	c	c	c	c	c	c	c	
boathouse	x	x	x	x				

General Uses	R1	R1A	R2	CR	LC 10ac	LC 42.6	RRD	I
agricultural use					x	x	x	
agricultural use structure							c	
cemetery					c			
community center	c	c	c					
farm, full or part-time			x	c	x	x		
forestry use					x	x		
institutional use				c				
public or semi-public building	c	c	c					
public utility use								c
religious building or facility	c	c	c					
(all uses and activities listed in Section 8.30)							c	

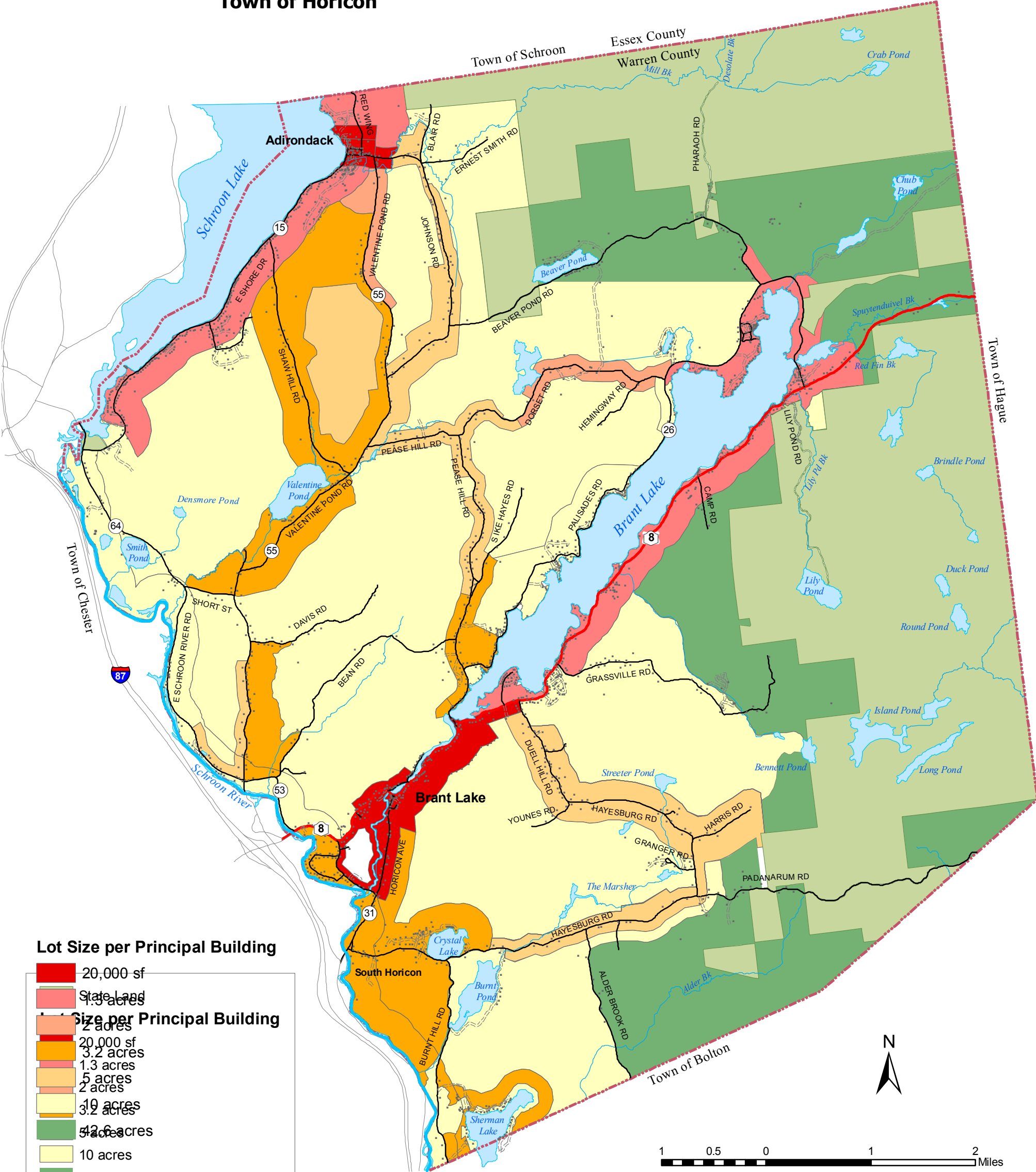
Commercial Uses	R1	R1A	R2	CR	LC 10ac	LC 42.6	RRD	I
amusement facility				c				
auto body shop				c				
automobile service station				c				
boat storage, commercial					c			
campground					c	c		
commercial marina				c				
gardens, nurseries, commercial				c				
greenhouse, commercial				c				
home occupation	c	c	x	x	c	c	c	
hotel, motel, boarding house, inn			c	c				
laundromat				c				
office building				c				
professional office		c	c					
public transportation terminal-restaurant				c				
resort					c			
restaurant, fast-food				c				
retail business, general				c				
retail services, commercial				c				
retail services, professional			c	c				
ski center					c	c		
supermarket				c				
tavern				c				
theater				c				
travel trailer camp					c			

Industrial, Warehousing, Mining, and Other Uses	R1	R1A	R2	CR	LC 10ac	LC 42.6	RRD	I
commercial sand and gravel extraction					c			c
industry light								c
junkyard								c
landfill								c
mining					c			

EXISTING ZONING DISTRICTS
Town of Horicon

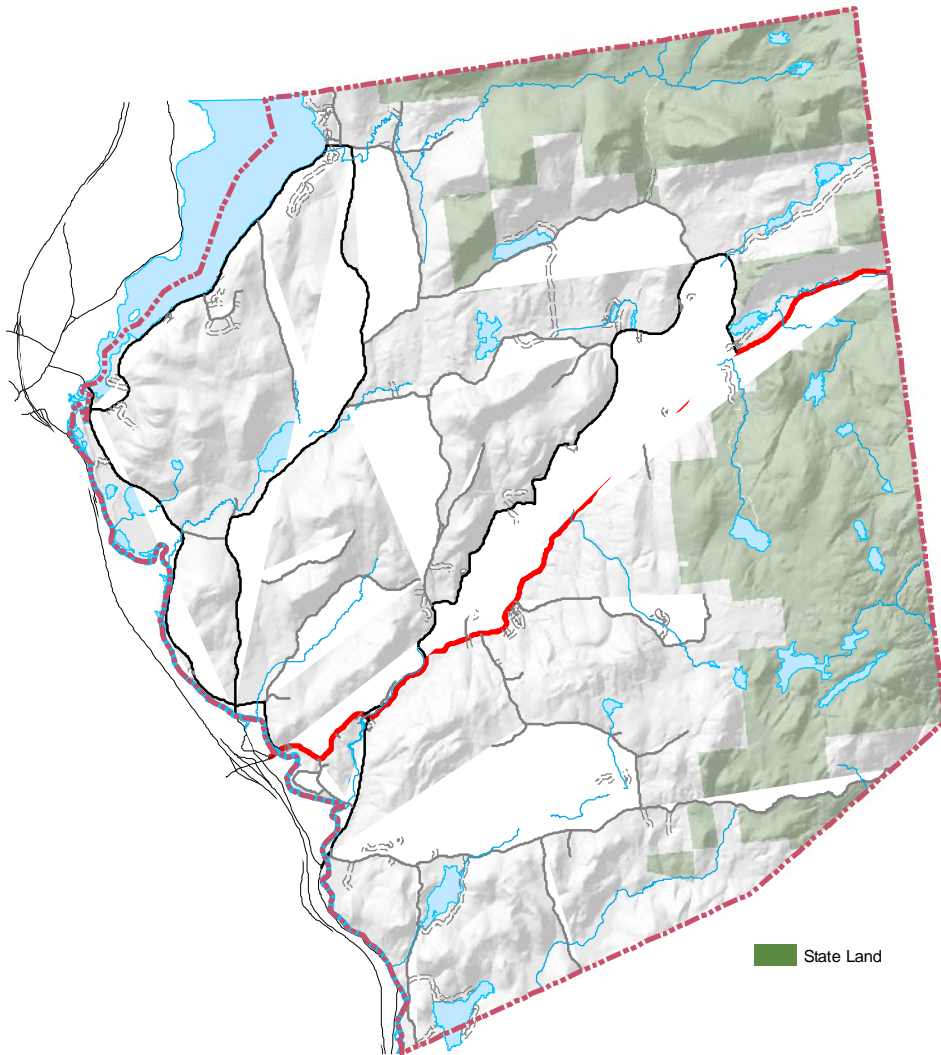


MAXIMUM ALLOWABLE BUILDING DENSITY
EXISTING ZONING
Town of Horicon



TOWN OF HORICON COMPREHENSIVE PLAN

PART 2: ANALYSIS OF ALLOWABLE BUILDING DENSITY



PURPOSE

This section presents the consultant's evaluation of the existing Town of Horicon zoning law with respect to maximum building density allowed in each zoning district. Its purpose is to identify areas within the town where the existing permitted density might be changed in order to help fulfill the goals of this comprehensive plan. Alternatives are presented that can be used by the Town of Horicon Comprehensive Plan Steering Committee to help formulate specific plan proposals.

One of the primary goals of this comprehensive plan is to provide for affordable housing, also known as "workforce housing." Increasing the supply of lower cost building lots is one of the recommendations to help achieve this goal. Accordingly, one purpose of this analysis is to identify areas where allowable building density might be *increased*, and that are also located in sections of town where land values tend to be lower, such as in non-lakeshore areas.

By contrast, environment and natural resource goals promote the preservation of open space resources and environmentally sensitive lands. Such goals would be supported by identifying areas where allowable building density might be *decreased*.

MECHANISMS FOR DENSITY CHANGE

1. Density Allocation.

Current allowable densities within each town zoning district are established by Section 8.10 of the Town of Horicon Zoning and Project Review Law, "Intensity Regulations." These densities had been derived by re-apportioning the allowable number of principal buildings permitted within each Adirondack Park Agency land use area per Section 807, part 2.c. of the APA Act governing approved local planning programs. Section 807 permits the town to redistribute the number of allowable buildings within any one APA land use area, but does not permit the transfer of allowable principal buildings from one APA land use area to another. Said redistribution had been approved by the APA as a component of the Town of Horicon "approved local planning program."

Thus, the first mechanism the town has at its disposal to change allowable building densities is to readjust its local zoning districts within individual APA land use areas. By previously approving the town's local land use program the APA has already established the total number of principal buildings that could be constructed within each of its land use areas. This total number could be redistributed by adjusting town zoning densities and/or town zone boundaries. A limitation of this mechanism is that the total number of permitted principal buildings within any one APA land use area may not exceed that allowed by APA regulations. Any redistribution of allowable principal buildings via this method would be subject to APA approval, and of course would require amendments to the town zoning law.

2. APA Map Amendments

A second mechanism available for density change is to apply for one or more amendments to the APA Land Use and Development Plan Map. There is no statutory requirement that an increase in the number of principal buildings allowed in some land use areas be balanced by a corresponding decrease in other land use areas. However given the dual nature of the goals of this plan, i.e. affordable housing goals and resource preservation goals, it would seem appropriate to examine the possibilities to achieve such a balance.

Map amendments must be approved by the APA. The process proceeds separately from the approval of zoning and regulatory changes, and may take considerable additional time to complete. Before making its decision the APA must notify all property owners that might be affected, must conduct hearings, and must prepare an environmental assessment for the proposed amendments.

3. Combination

A third possible mechanism is a combination of the above two methods, i.e. APA map amendments in conjunction with local density allocation within the amended areas. This is a more complex process that could take significantly longer to complete. The map amendments would have to be approved first, followed by the local zoning changes to allocate density within the applicable APA land use areas.

METHODOLOGY FOR DENSITY ALLOCATION

In this analysis the following steps are used to identify potential areas for density change. Geographic Information Systems (GIS) software was used for preparing composite maps, calculating areas, and similar technical tasks.¹⁵

1. Prepare an environmental limitations composite map
2. Prepare a “density analysis matrix” and corresponding map that compares current allowable building density with environmental limitations. The result classifies all land in the Town on a scale of 1 to 10, where a value of 1 indicates areas where allowable densities should be significantly *increased* and 10 indicates areas where allowable densities should be significantly *decreased*, this based upon physical environmental characteristics and current allowable densities alone.
3. Identify areas for potential *decrease* in density within each land use area. Select areas relatively *far* from existing public roads that have *high* values as derived from the density analysis matrix.
4. Identify areas for potential *increase* in density within each land use area. Select areas relatively *near* existing public roads that have *low* values as derived from the density analysis matrix.

¹⁵ ArcGIS 9.2 and its Spatial Analysis Extension were used in the analysis.

5. Calculate total number of principal buildings allowed by the existing local zoning law in each town zoning district and in each APA land use area.
6. For each area of potential allowable density *decrease* identified in step 3 above, calculate the change in number of allowable principal buildings at maximum build-out.
7. For each area of potential allowable density *increase* identified in step 4 above, calculate the change in number of allowable principal buildings at maximum build-out.
8. Compare potential increase and decrease within each APA land use area.

Step 1: ENVIRONMENTAL LIMITATIONS COMPOSITE

A “Composite Environmental Limitations for Development” map was derived using the criteria shown on the “Environmental Limitations Chart.” (See Map 1) A “most limiting factor” assumption was used in the analysis, i.e. the suitability for development of any given area of land is determined by the most limiting environmental factor.

Areas in the “least suitable” category include regulated wetlands; wetland and muck soils; slopes exceeding 25 percent; and frequently, commonly or occasionally flooded lands (as derived from soils data).

Areas in the “most suitable” and “suitable” categories are generally characterized by soils and slopes that are suitable for residential development provided that adequate septic systems are installed.

Areas in the “somewhat suitable” category include lands with some soil or slope restrictions, portions of regulated flood hazard areas not characterized by frequent, common or occasional flooding; and active farmland.

Step 2: DENSITY ANALYSIS MATRIX

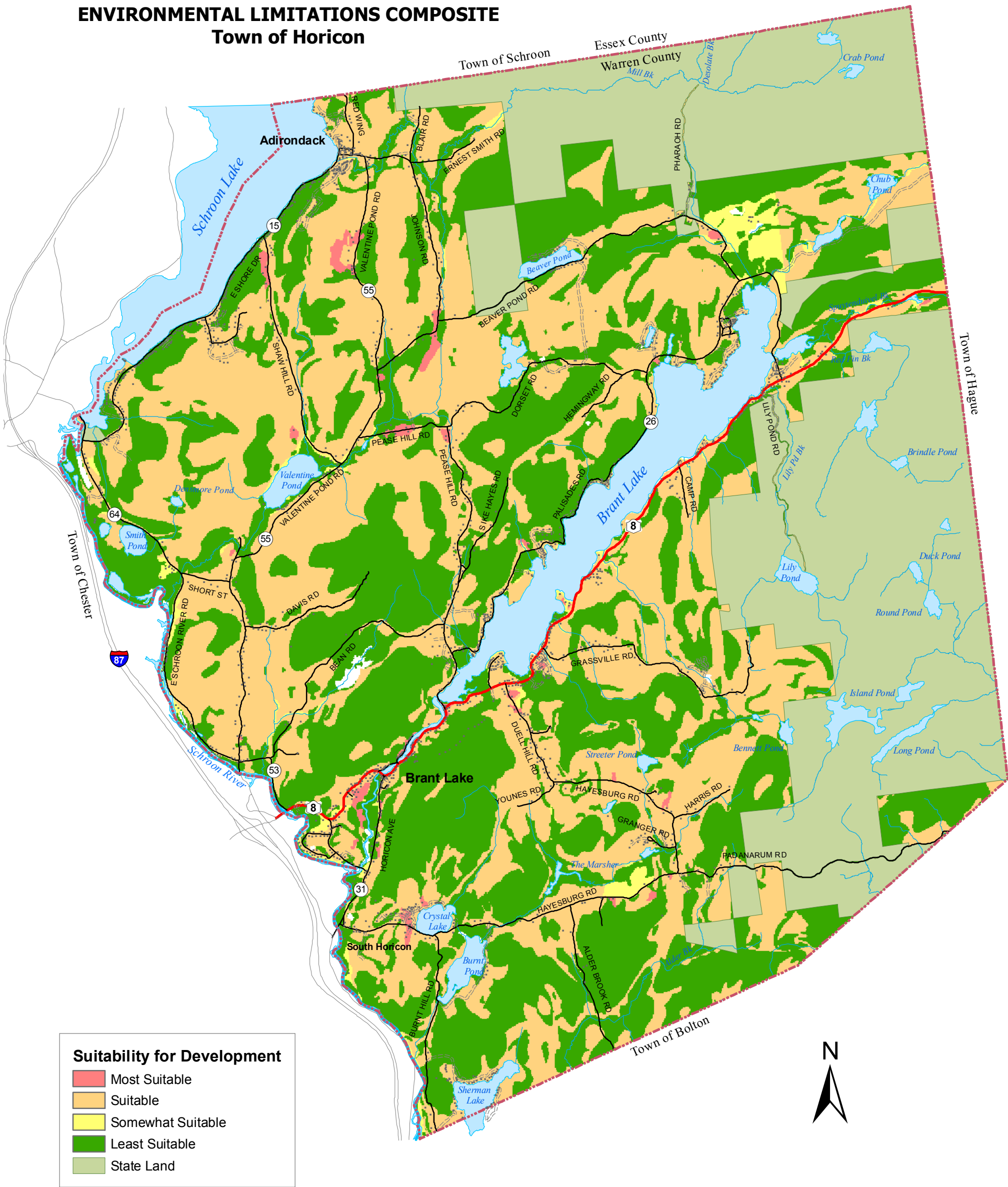
The density analysis matrix is a device for comparing: (1) the physical suitability of the land for development, with (2) the building density allowed by town zoning. It assigns a score from 1 to 10 based upon the combination of environmental limitations and existing allowable building density.

Lands that are *least* suitable for development due to adverse physical condition but have the *highest* permitted densities are rated as the value of 10. These are areas where the existing permitted density most exceeds the physical capability of the land to support it, and consequently where allowable densities might be *decreased*.

Conversely, lands with the *best* physical characteristics for development but have the *lowest* permitted densities are rated as a value of 1. These are areas where the physical conditions are best for development but allowable density is severely restricted by local zoning, and consequently where allowable densities might be *increased*.

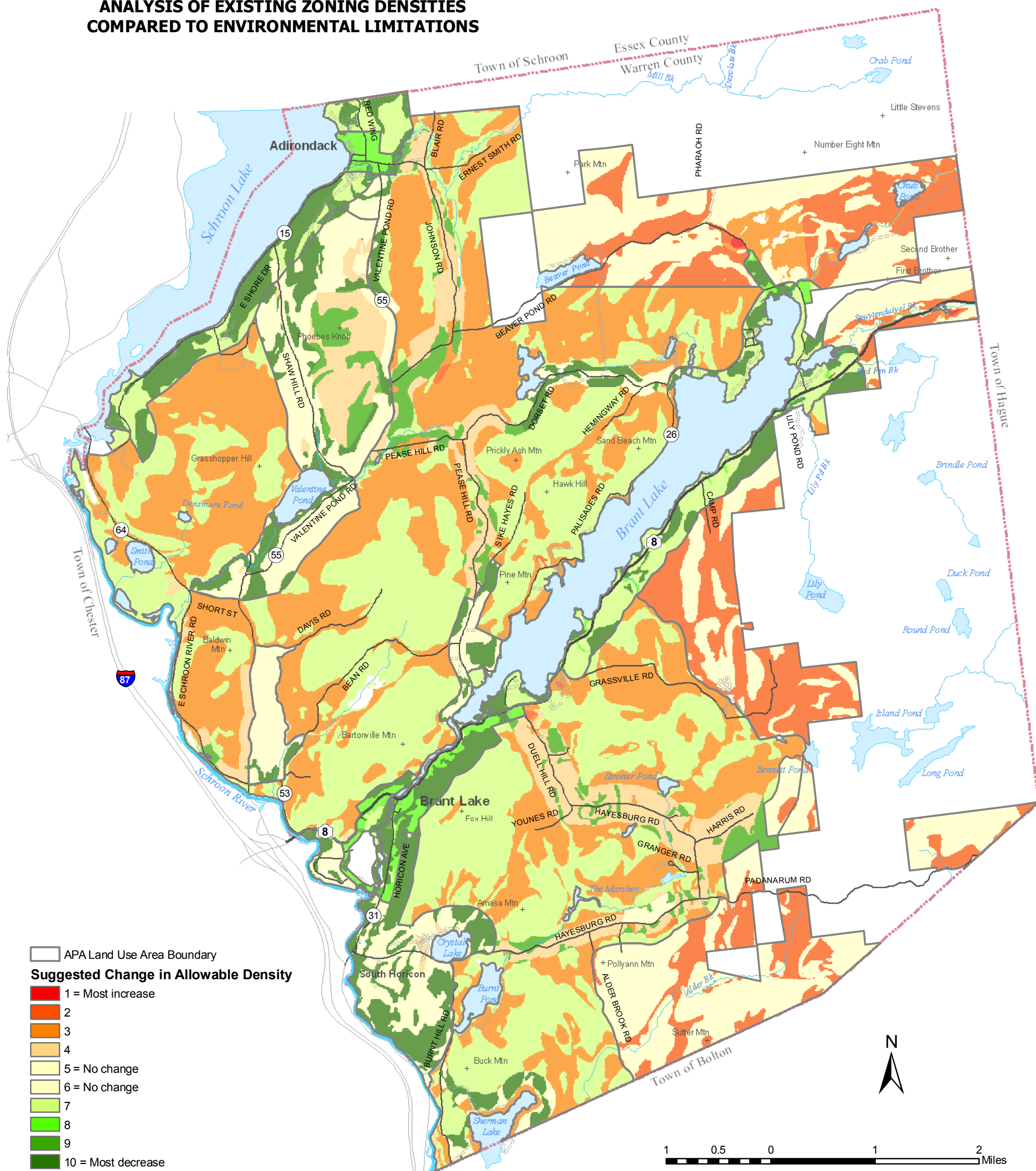
The result of the matrix is displayed on Map 2.

MAP 1
ENVIRONMENTAL LIMITATIONS COMPOSITE
Town of Horicon



MAP 2

ANALYSIS OF EXISTING ZONING DENSITIES COMPARED TO ENVIRONMENTAL LIMITATIONS



ENVIRONMENTAL LIMITATIONS CHART

	Most Suitable	Suitable	Somewhat Suitable	Least Suitable
Soils (a)				
Most suitable	X			
Suitable		x		
Somewhat suitable			x	
Least suitable				x
Slope (b)				
0 to 8%	X			
8 to 15%		x		
15 to 25%			x	
25% or greater				x
Flooding				
Frequent, common, or occasional flooded soils				x
Regulated flood hazard area			x	
Wetlands				
Regulated wetlands				x
Aquifer recharge areas		x		
Recreational River buffer				
Within ¼ mile of Schroon River		x		
Agricultural Resources				
Farm properties			x	
Forestry Resources, Section 480 or 480-a (c)		x		

(a) See Soils section of Part 1.

(b) Derived from soils data.

(c) Forested lands under Section 480 or Section 480-a of the NYS Real Property Tax Law.

DENSITY ANALYSIS MATRIX

Existing Allowable Lot Size	Environmental Suitability for Development			
	Most Suitable	Suitable	Somewhat Suitable	Least Suitable
20,000 sf	7	8	9	10
1.3 acres	6	7	8	10
2 acres	5	6	7	10
3.2 acres	4	5	6	10
5 acres	3	4	5	9
10 acres	2	3	4	7
42 acres	1	2	3	6

- 1, 2 = Allowable density should be significantly increased based upon environmental constraints alone.
- 3, 4 = Allowable density should be increased based upon environmental constraints alone.
- 5, 6 = Allowable density is consistent with environmental constraints.
- 7, 8 = Allowable density should be decreased based upon environmental constraints alone.
- 9, 10 = Allowable density should be significantly decreased based upon environmental constraints alone.

Steps 3 and 4: AREAS FOR POTENTIAL DENSITY INCREASE AND DECREASE

The abovementioned map (Map 2), however, does not take into account accessibility to the highway network, a traditional land use planning factor. Higher building densities are often planned near existing public highways, and lower densities are planned for more remote areas. Not only is this pattern a result of the economics of developing land, but is also consistent with “smart growth” principles in that it tends to minimize the need for new development infrastructure (i.e. roads, utilities) and its corresponding environmental “footprint.”

Two maps were prepared that highlight potential areas for permitted density change within the Town of Horicon based on the previously described analysis.

The first map (Map 3) shows areas with the most potential for *increase* in permitted density. These are areas within one-quarter a mile (1340 feet) of an existing public highway suitable for development, and that also have scores ranging from 1 to 4 on the density analysis matrix. Highways “suitable for development” include all public roads rated as “best suited,” “suitable” or “somewhat suitable” (see the Highway System section of Part 1 of this comprehensive plan). Thus, this map shows areas where highway access and physical land characteristics indicate that existing building intensities allowable by the Town of Horicon Zoning and Project Review Law might be *increased* to result in more development than current permitted.

The second map (Map 4) shows the opposite. It highlights areas farther than one-quarter mile from a public highway rated as suitable for development, that also have poor physical conditions for development compared to the allowable building intensity permitted by local zoning. It shows areas where allowable building densities might be *decreased* to result in less development than is currently permitted.

Step 5: NUMBER OF PRINCIPAL BUILDINGS ALLOWED BY EXISTING ZONING

By previously approving the Town of Horicon local land use program the APA has already established the total number of principal buildings that could be constructed within each of the land use areas shown on the Adirondack Park Land Use and Development Plan Map at maximum build-out. These numbers can be calculated by applying the rules for said calculations spelled out in APA Memo Number 2, September 1975 titled “Application of the Adirondack Park Plan Overall Intensity Guidelines” to the existing zoning districts of the Town of Horicon Zoning and Project Review Law.

One rule is that land area within each APA land use area be calculated exclusive of bodies of water. Said calculations were performed on the consultant’s geographic information system (GIS) using GIS data files supplied by the APA.¹⁶

A second rule allows the local municipality, at its option, to discount principal buildings existing as of August 1, 1973. It is unknown whether this was done in determining existing building intensities for the current town zoning law. However, whether principal buildings were discounted or not, is immaterial. The town simply wishes to redistribute existing allowable building densities as previously approved by the APA, without regard to what initial assumption was used.

A third rule is that acreages needed for road rights-of-way must be subtracted from the total area within each zone in order to calculate land acreage used by buildings alone.¹⁷ Said calculations were performed for this analysis.

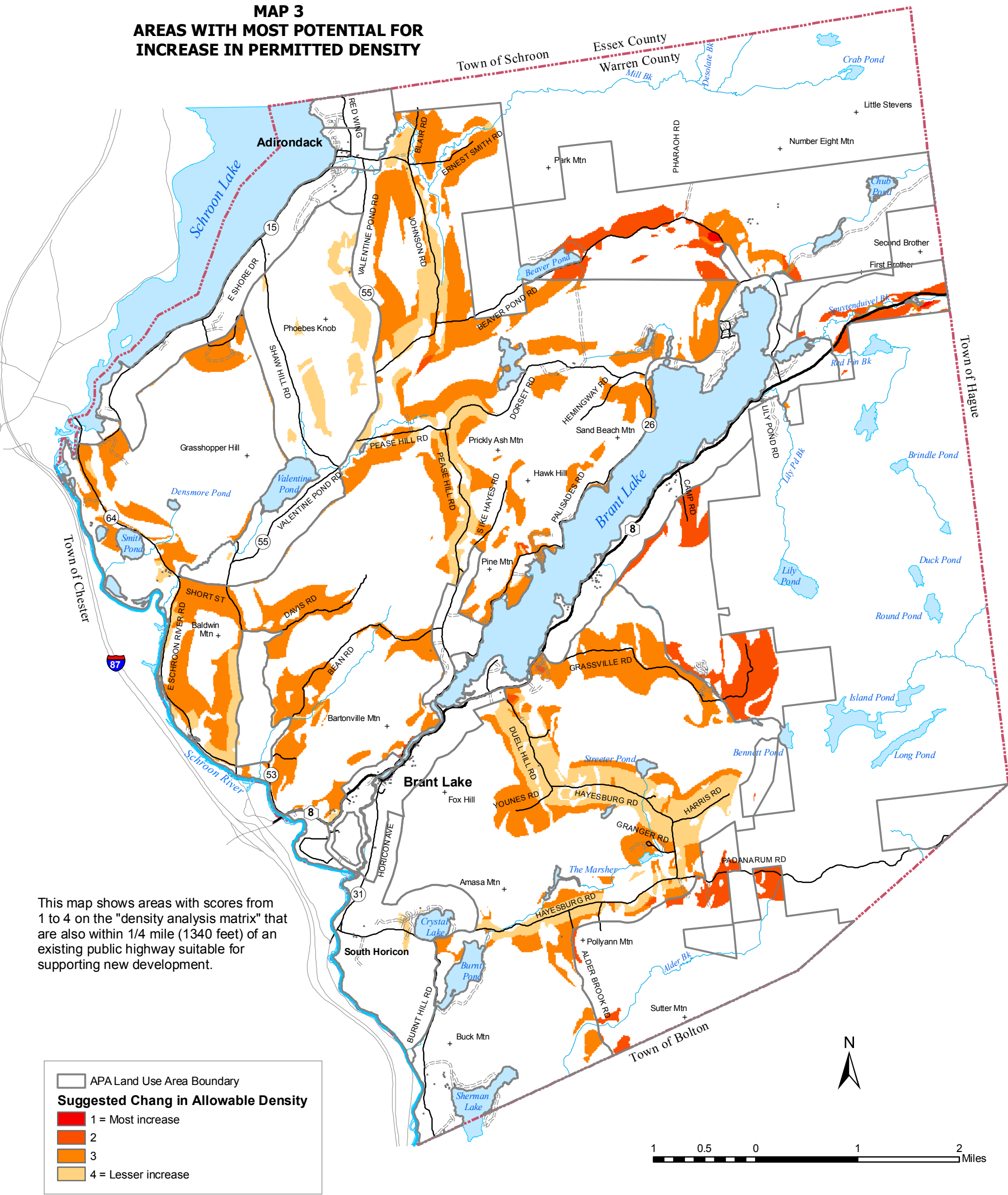
A fourth rule is that the fractional total numbers of principal buildings allowable per zone must be rounded down to the lower whole number. This was also done for the present analysis.

The above rules were first applied to each sub-area in the Town of Horicon, exclusive of state land, according to the following procedure: (1) Each APA Land Use Area was subdivided into separate sub-areas, one for each town zoning district within that Land Use Area. For example, the APA Land Use Area labeled LIU1 was divided into 3 sub-areas corresponding to the three town zoning districts within it. (2) Each sub-area was numbered for reference. There are a total of 47 such sub-areas, shown on Map 5. (3) The maximum

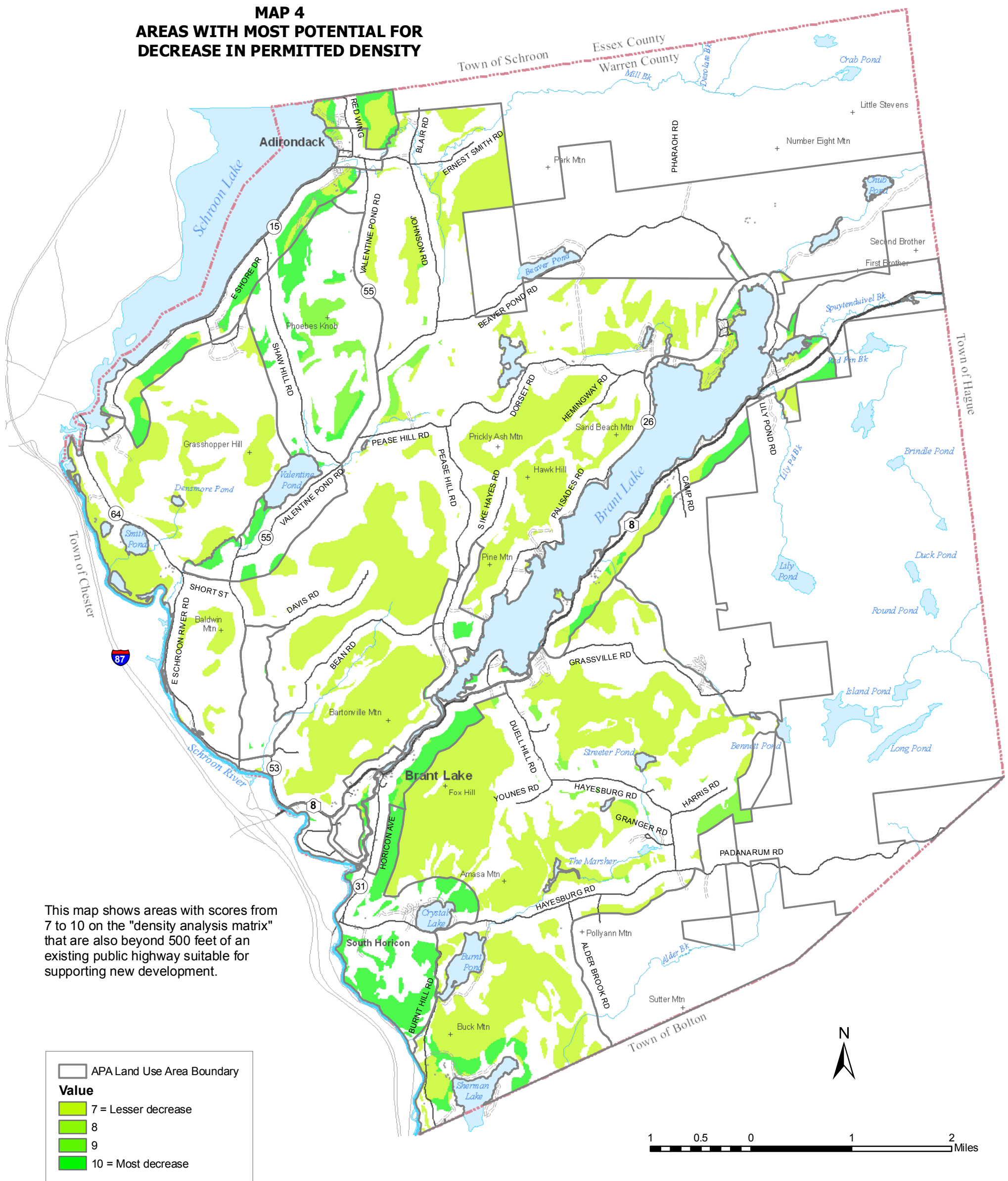
¹⁶ The APA land classification file available on the “Shared Adirondack Park Geographic Information CD-ROM, July 2001.”

¹⁷ Table 1 in the previously mentioned Memo Number 2 of September 1975 specifies the percentage of land to be subtracted according to the average lot size within any district.

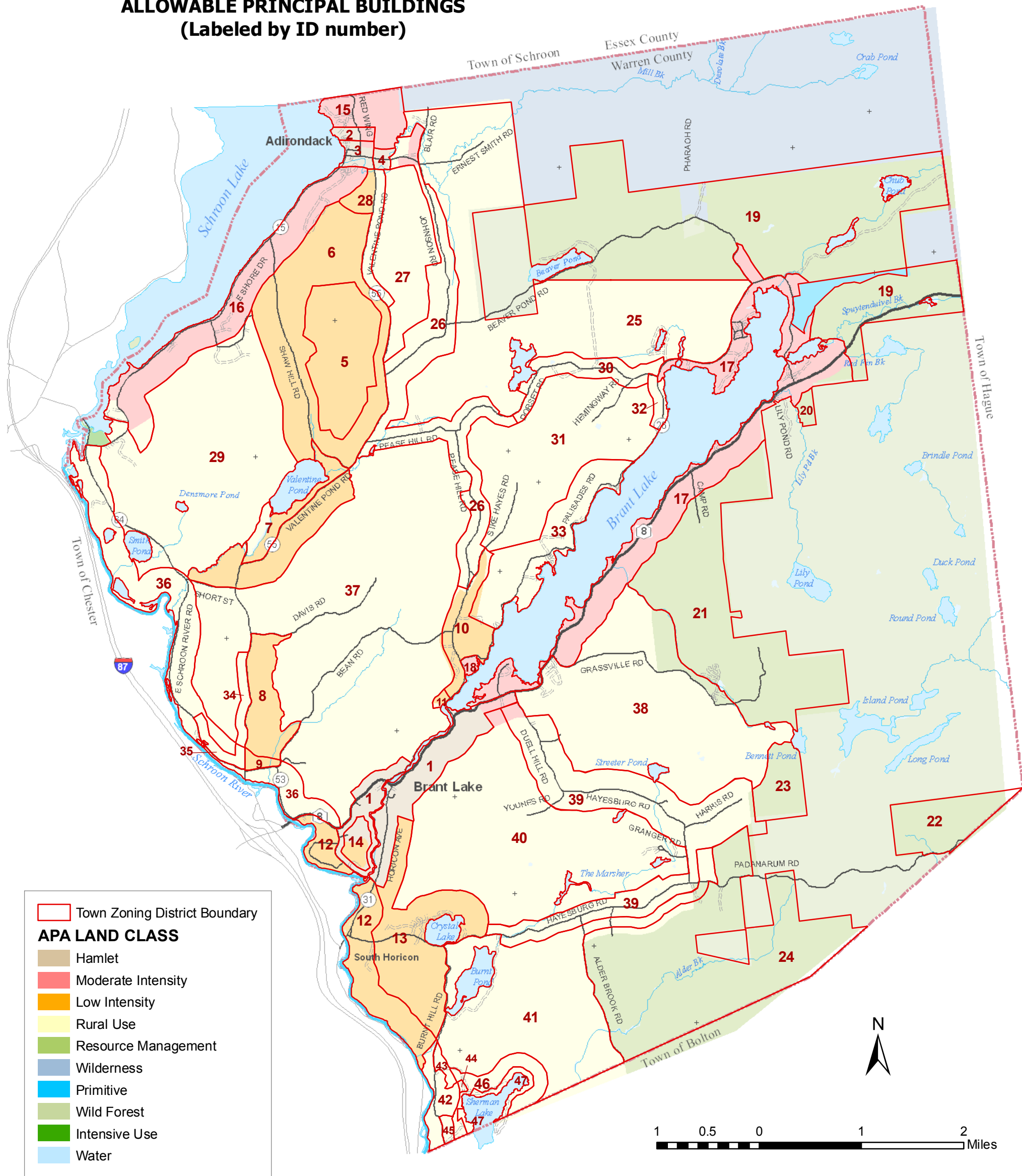
MAP 3
AREAS WITH MOST POTENTIAL FOR
INCREASE IN PERMITTED DENSITY



MAP 4
AREAS WITH MOST POTENTIAL FOR
DECREASE IN PERMITTED DENSITY



MAP 5
TOWN ZONING AREAS USED TO CALCULATE
ALLOWABLE PRINCIPAL BUILDINGS
(Labeled by ID number)



number of allowable principal buildings was then calculated for each sub-area. The results are shown on Table 1.

The calculations were then summarized by APA Land Use Area, as shown on Table 2 and Map 6. Results were further summarized on Table 3.

As a check on the calculations created by the above procedure, the total acreage within each APA Land Use Area category, as derived by summing the individual sub-areas used for this analysis, was compared with those available on the APA website. (See Table 3) The results are very close. It can therefore be concluded that the calculations as derived herein are accurate. Slight discrepancies can be attributed to characteristics of the GIS data files used for the maps in this comprehensive plan as compared to GIS data files used by the APA, rather than to substantive differences.¹⁸

The results of this step indicate that at maximum build-out there are a total of 5540 principal buildings allowed by the current zoning law in the Town of Horicon.¹⁹

Step 6: POTENTIAL REDUCTIONS IN DENSITY, NUMBER OF STRUCTURES

Areas for potential decrease in the number of allowable principal buildings are shown on Table 4 and on Map 7. The columns on Table 4 labeled “minimum acres per principal building” show the suggested change in minimum lot size for each area.

The largest potential reductions in allowable principal buildings occur in the relatively *inaccessible* portions of APA Land Use Areas labeled. H1 (Brant Lake Hamlet area), MIU3 (eastern shoreline area of Brant Lake), RU1 (large Rural Use area in the northern portion of Town), and RU2 (large Rural Use area in the southern portion of Town).

Step 7: POTENTIAL INCREASES IN DENSITY, NUMBER OF STRUCTURES

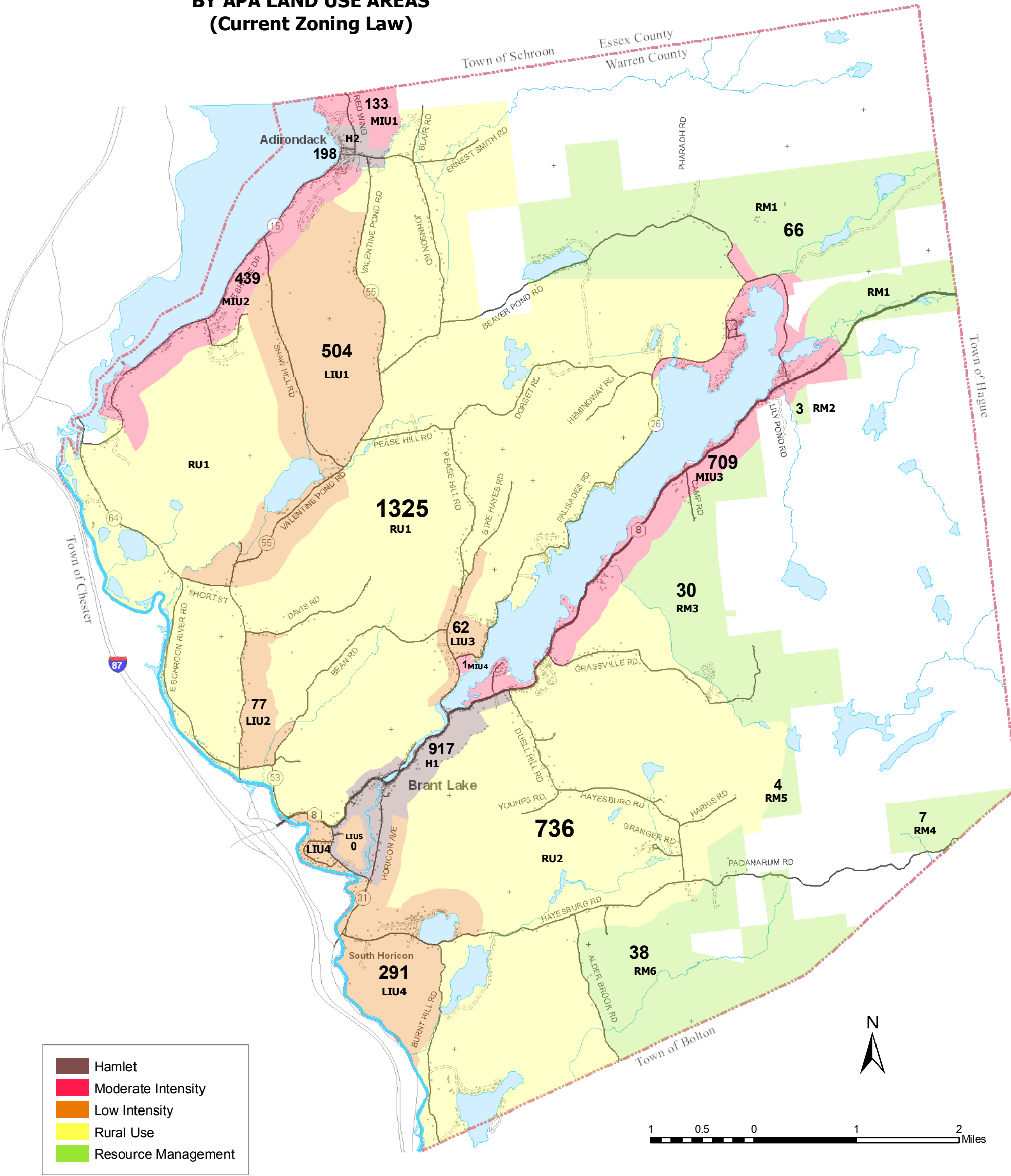
Areas for potential increase in the number of allowable principal buildings are shown on Table 5 and Map 8. The columns labeled “minimum acres per principal building” show the suggested change in minimum lot size for each area.

The largest potential increases in allowable principal buildings occur on relatively *accessible* lands in the areas labeled RU1 and RU2 (large Rural Use areas in the north and south of Town).

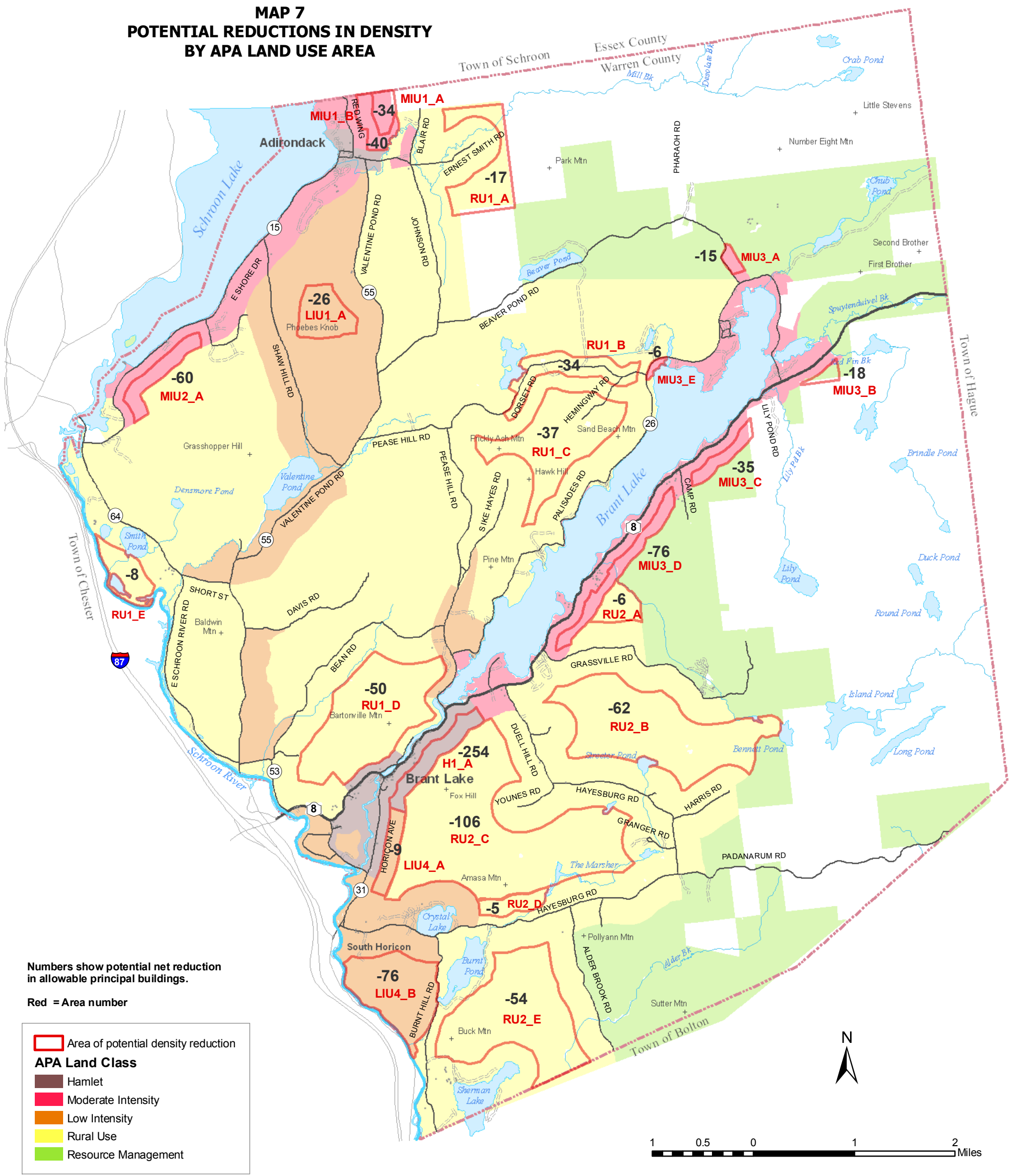
¹⁸ For example, the maps in this plan use real property service tax maps as the base for determining the town boundary, while the APA data base uses municipal boundaries shown on DOT planimetric quadrangles. The two boundaries are not identical. Differences in digitizing water features, zone boundary lines, and other features by different GIS technicians account for other minor discrepancies.

¹⁹ It is of interest to note that there were approximately 1600 residential structures in the Town of Horicon according to the 2006 Real Property Tax Service data base as compared to the total build-out of 5540 principal buildings calculated herein, suggesting that the Town is presently at about 30 percent of its maximum build-out.

MAP 6
TOTAL PRINCIPAL BUILDINGS ALLOWED BY LOCAL ZONING
BY APA LAND USE AREAS
(Current Zoning Law)



MAP 7
POTENTIAL REDUCTIONS IN DENSITY
BY APA LAND USE AREA



MAP 8
POTENTIAL INCREASES IN DENSITY
BY APA LAND USE AREA

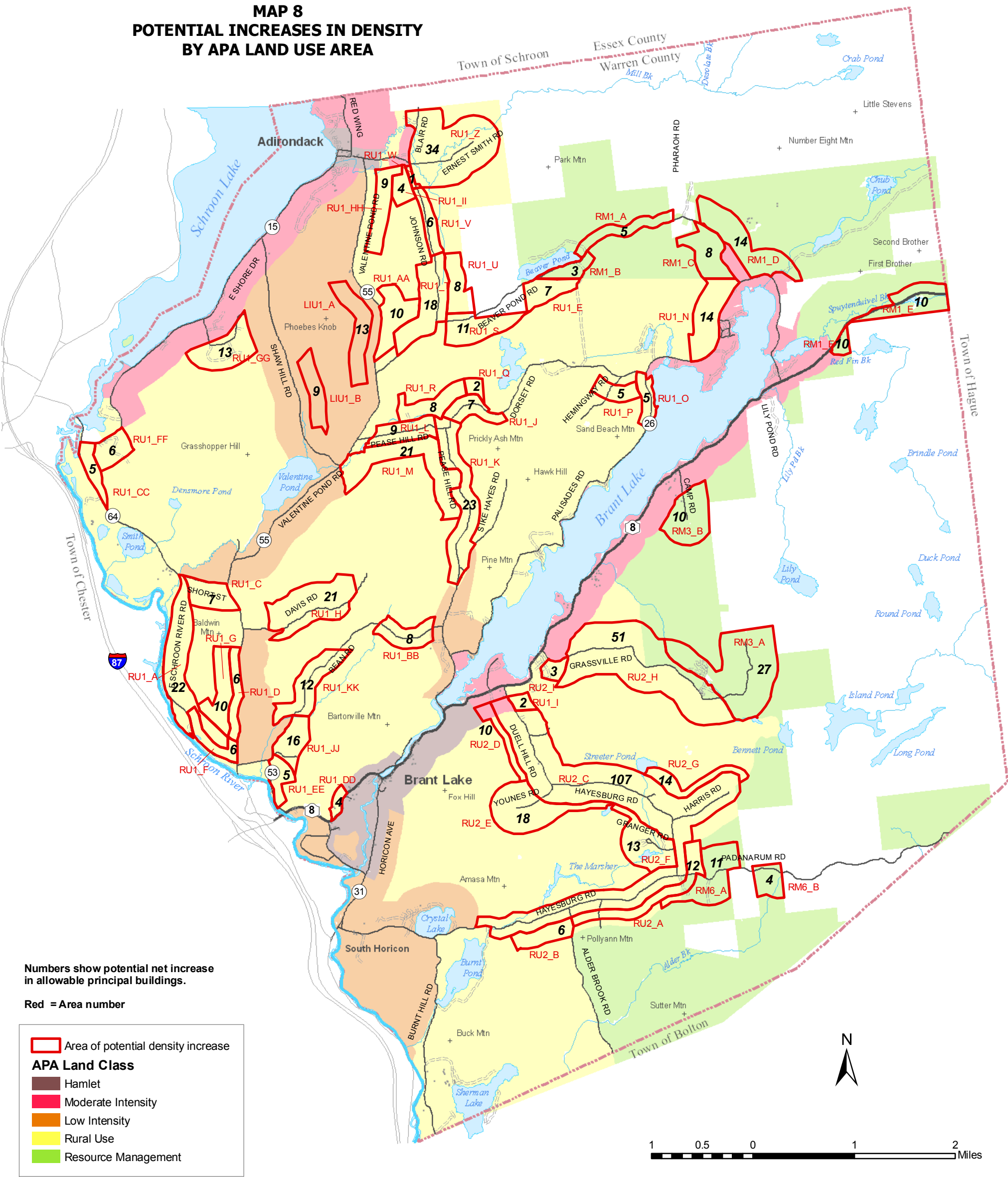


Table 1
PRINCIPAL BUIILDINGS ALLOWED BY LOCAL ZONING, by Zoning District

Area ID No.	APA Land Use Area	Town Zoning District	Town Zoning Intensity (acres)	Acreage Excluding Water Bodies	Right-of- way percent	Acreage Adjusted by Rights-of-way	Number Principal Buildings
1	H1	CR-20,000 sq ft	0.46	491.0	0.86	422.2	917
2	H2	R1-20,000 sq ft	0.46	33.4	0.86	28.7	62
3	H2	CR-20,000 sq ft	0.46	50.1	0.86	43.1	93
4	H3	R1-20,000 sq ft	0.46	23.5	0.86	20.2	43
5	LIU1	R2-5ac	5	533.2	0.94	501.2	100
6	LIU1	R2-3.2ac	3.2	1279.1	0.92	1176.8	367
7	LIU1	R1A-3.2ac	3.2	131.2	0.92	120.7	37
8	LIU2	R1A-3.2ac	3.2	244.7	0.92	225.1	70
9	LIU2	RRD-3.2ac	3.2	26.5	0.92	24.4	7
10	LIU3	R1-3.2ac	3.2	207.6	0.92	191.0	59
11	LIU3	CR-3.2ac	3.2	11.5	0.92	10.6	3
12	LIU4	RRD-3.2ac	3.2	411.3	0.92	378.4	118
13	LIU4	R1A-3.2ac	3.2	604.8	0.92	556.4	173
14	LIU5	Industrial	0	65.3	0.86	55.9	0
15	MIU1	R1-1.3ac	1.3	197.5	0.88	173.8	133
16	MIU2	R1-1.3ac	1.3	648.8	0.88	570.9	439
17	MIU3	R1-1.3ac	1.3	1048.5	0.88	922.6	709
18	MIU4	R1-10ac	10	15.7	0.963	15.1	1
19	RM1	LC-42.6ac	42.6	2881.9	0.989	2850.2	66
20	RM2	LC-42.6ac	10	31.6	0.963	30.4	3
21	RM3	LC-42.6ac	42.6	1325.2	0.989	1310.6	30
22	RM4	LC-42.6ac	42.6	303.2	0.989	299.9	7
23	RM5	LC-42.6ac	42.6	190.3	0.989	188.2	4
24	RM6	LC-42.6ac	42.6	1642.0	0.989	1624.0	38
25	RU1	LC-10ac	10	2262.8	0.963	2179.1	217
26	RU1	R2-5ac	5	805.2	0.94	756.9	151
27	RU1	LC-10ac	10	481.3	0.963	463.5	46
28	RU1	R1-2ac	2	142.1	0.905	128.6	64
29	RU1	LC-10ac	10	1826.4	0.963	1758.8	175
30	RU1	R2-2ac	2	196.3	0.905	177.7	88
31	RU1	LC-10ac	10	1111.5	0.963	1070.4	107
32	RU1	R1-10ac	10	45.0	0.963	43.3	4
33	RU1	R1-10ac	10	461.3	0.963	444.2	44
34	RU1	R1A-5ac	5	56.3	0.94	52.9	10
35	RU1	RRD-5ac	5	49.6	0.94	46.6	9
36	RU2	RRD-10ac	10	722.0	0.963	695.2	69
37	RU1	LC-10ac	10	3544.0	0.963	3412.9	341
38	RU2	LC-10ac	10	1731.7	0.963	1667.6	166
39	RU2	R2-5ac	5	1042.4	0.94	979.8	195
40	RU2	LC-10ac	10	1886.0	0.963	1816.2	181
41	RU2	LC-10ac	10	1302.3	0.963	1254.2	125
42	RU2	RRD-10ac	10	111.2	0.963	107.1	10
43	RU2	RRD-3.2ac	3.2	24.9	0.92	22.9	7
44	RU2	R2-10ac	10	4.7	0.963	4.5	0
45	RU2	RRD-3.2ac	3.2	18.4	0.92	17.0	5
46	RU2	R2-3.2ac	3.2	148.6	0.92	136.7	42
47	RU2	LC-10ac	10	53.0	0.963	51.0	5
TOTAL =				30424.8		29027.6	5540

TABLE 2
PRINCIPAL BUILDINGS ALLOWED BY LOCAL ZONING
Summary by Individual APA Land Use Areas

APA Land Use Area	Total Acres	Acres Adjusted for Road Rights-of-way	Principal Buildings Allowed by Local Zoning
H1	491	422	917
H2	107	92	198
LIU1	1944	1799	504
LIU2	271	250	77
LIU3	219	202	62
LIU4	1016	935	291
LIU5	65	56	0
MIU1	198	174	133
MIU2	649	571	439
MIU3	1048	923	709
MIU4	16	15	1
RM1	2882	2850	66
RM2	32	30	3
RM3	1325	1311	30
RM4	303	300	7
RM5	190	188	4
RM6	1642	1624	38
RU1	11704	11230	1325
RU2	6323	6057	736
TOTAL =	30425	29028	5540

TABLE 3
PRINCIPAL BUILDINGS ALLOWED BY LOCAL ZONING
Summary by Type of APA Land Use Area

APA Land Use Area	Acreage Exclusive of Water (Consultant's GIS)	Acreage Adjusted for Road Rights-of-way	Number Principal Buildings Permitted	Acreage from APA website
H	598	514	1,115	591
MIU	1,910	1,683	1,282	1,972
LIU	3,515	3,241	934	3,521
RU	18,027	17,287	2,061	18,033
RM	6,374	6,303	148	6,601
Total =	30,425	29,028	5,540	30,718

TABLE 4
POTENTIAL REDUCTIONS IN DENSITY BY APA LAND USE AREA

Area ID	APA Land Class	Acres	Minimum Acres per Principal Building		Number of Permitted Principal Buildings		Change, Number of Principal Buildings
			Existing	If Changed	Existing	If Changed	
H1_A	Hamlet	129	0.5	5.0	281	26	-254
LIU1_A	Low Int. Use	152	5.0	42.6	30	4	-26
LIU4_A	Low Int. Use	83	3.2	5.0	26	17	-9
LIU4_B	Low Int. Use	359	3.2	10.0	112	36	-76
MIU1_A	Mod. Int. Use	51	1.3	10.0	40	5	-34
MIU1_B	Mod. Int. Use	70	1.3	5.0	54	14	-40
MIU2_A	Mod. Int. Use	106	1.3	5.0	82	21	-60
MIU3_A	Mod. Int. Use	23	1.3	10.0	18	2	-15
MIU3_B	Mod. Int. Use	24	1.3	42.6	19	1	-18
MIU3_C	Mod. Int. Use	62	1.3	5.0	48	12	-35
MIU3_D	Mod. Int. Use	135	1.3	5.0	104	27	-76
MIU3_E	Mod. Int. Use	11	1.3	5.0	9	2	-6
RU1_A	Rural Use	231	10.0	42.6	23	5	-17
RU1_B	Rural Use	186	2.0	3.2	93	58	-34
RU1_C	Rural Use	485	10.0	42.6	49	11	-37
RU1_D	Rural Use	655	10.0	42.6	65	15	-50
RU1_E	Rural Use	114	10.0	42.6	11	3	-8
RU2_A	Rural Use	84	10.0	42.6	8	2	-6
RU2_B	Rural Use	814	10.0	42.6	81	19	-62
RU2_C	Rural Use	1386	10.0	42.6	139	33	-106
RU2_D	Rural Use	72	10.0	42.6	7	2	-5
RU2_E	Rural Use	716	10.0	42.6	72	17	-54
TOTAL =		5949			1370	332	-1028

SUMMARY BY APA LAND USE AREA

H1	Hamlet	129			281	26	-254
LIU1	Low Int. Use	152			30	4	-26
LIU4	Low Int. Use	442			138	52	-85
MIU1	Mod. Int. Use	122			94	19	-74
MIU2	Mod. Int. Use	106			82	21	-60
MIU3	Mod. Int. Use	255			196	44	-150
RU1	Rural Use	1671			242	93	-146
RU2	Rural Use	3072			307	72	-233
TOTAL =		5949			1370	332	-1028

TABLE 5
POTENTIAL INCREASES IN DENSITY BY APA LAND USE AREA

Area ID	APA Land Class	Acres	Minimum Acres per Principal Building		Number of Permitted Principal Buildings		Change, Number Principal Buildings
			Existing	If Changed	Existing	If Changed	
LIU1_A	Low Int. Use	114	5.0	3.2	23	36	13
LIU1_B	Low Int. Use	76	5.0	3.2	15	24	9
RU1_A	Rural Use	219	10.0	5.0	22	44	22
RU1_AA	Rural Use	104	10.0	5.0	10	21	10
RU1_BB	Rural Use	77	10.0	5.0	8	15	8
RU1_C	Rural Use	74	10.0	5.0	7	15	7
RU1_CC	Rural Use	46	10.0	5.0	5	9	5
RU1_D	Rural Use	56	5.0	3.2	11	18	6
RU1_DD	Rural Use	19	10.0	3.2	2	6	4
RU1_E	Rural Use	67	10.0	5.0	7	13	7
RU1_EE	Rural Use	48	10.0	5.0	5	10	5
RU1_F	Rural Use	50	5.0	3.2	10	16	6
RU1_FF	Rural Use	62	10.0	5.0	6	12	6
RU1_G	Rural Use	99	10.0	5.0	10	20	10
RU1_GG	Rural Use	125	10.0	5.0	13	25	13
RU1_H	Rural Use	207	10.0	5.0	21	41	21
RU1_HH	Rural Use	89	10.0	5.0	9	18	9
RU1_I	Rural Use	21	10.0	5.0	2	4	2
RU1_II	Rural Use	37	10.0	5.0	4	7	4
RU1_J	Rural Use	63	5.0	3.2	13	20	7
RU1_JJ	Rural Use	75	10.0	3.2	8	24	16
RU1_K	Rural Use	202	5.0	3.2	40	63	23
RU1_KK	Rural Use	121	10.0	5.0	12	24	12
RU1_L	Rural Use	80	5.0	3.2	16	25	9
RU1_M	Rural Use	208	10.0	5.0	21	42	21
RU1_N	Rural Use	136	10.0	5.0	14	27	14
RU1_O	Rural Use	46	10.0	5.0	5	9	5
RU1_P	Rural Use	47	10.0	5.0	5	9	5
RU1_Q	Rural Use	20	10.0	5.0	2	4	2
RU1_R	Rural Use	85	10.0	5.0	8	17	8
RU1_S	Rural Use	109	10.0	5.0	11	22	11
RU1_T	Rural Use	76	10.0	5.0	8	15	8
RU1_U	Rural Use	162	5.0	3.2	32	51	18
RU1_V	Rural Use	52	5.0	3.2	10	16	6
RU1_W	Rural Use	7	5.0	3.2	1	2	1
RU1_Z	Rural Use	337	10.0	5.0	34	67	34
RU2_A	Rural Use	115	10.0	5.0	12	23	12
RU2_B	Rural Use	63	10.0	5.0	6	13	6
RU2_C	Rural Use	952	5.0	3.2	190	298	107
RU2_D	Rural Use	45	10.0	3.2	4	14	10
RU2_E	Rural Use	180	10.0	5.0	18	36	18
RU2_F	Rural Use	134	10.0	5.0	13	27	13

Table 22 (continued)

Area ID	APA Land Class	Acres	Minimum Acres per Principal Building		Number of Permitted Principal Buildings		Change, Number Principal Buildings
			Existing	If Changed	Existing	If Changed	
RU2_G	Rural Use	66	10.0	3.2	7	21	14
RU2_H	Rural Use	509	10.0	5.0	51	102	51
RU2_I	Rural Use	27	10.0	5.0	3	5	3
RM1_A	Resource Mgmt.	70	42.6	10.0	2	7	5
RM1_B	Resource Mgmt.	43	42.6	10.0	1	4	3
RM1_C	Resource Mgmt.	101	42.6	10.0	2	10	8
RM1_D	Resource Mgmt.	178	42.6	10.0	4	18	14
RM1_E	Resource Mgmt.	137	42.6	10.0	3	14	10
RM3_A	Resource Mgmt.	350	42.6	10.0	8	35	27
RM3_B	Resource Mgmt.	130	42.6	10.0	3	13	10
RM6_A	Resource Mgmt.	142	42.6	10.0	3	14	11
RM6_B	Resource Mgmt.	55	42.6	10.0	1	5	4
TOTAL =		6711			760	1449	693

SUMMARY BY APA LAND USE AREA

LIU1		189			38	59	22
RU1		3225			390	731	345
RU2		2091			304	538	234
RM1		529			12	53	40
RM3		480			11	48	37
RM6		197			5	20	15
TOTAL =		6711			760	1449	693

For purposes of this analysis, most potential zoning changes have been made to the next higher or lower density category – a minimal change assumption. For instance, an existing 10 acre minimum lot size would be proposed to be reduced to 5 acres, the next lower town zoning category, instead of being changed to 3.2 or 2 acres. Or, an existing 3.2 acre minimum lot size may be proposed to be increased to 5 acres, rather than to 10 acres. More extreme changes, of course, should not be precluded from consideration, but the minimal change assumption is used herein as a starting point in considering alternatives.

Step 8: Comparison of Potential Increase and Decrease within each APA area

Table 6 summarizes the results of this analysis. Potential increases or decreases in the number of allowable principal buildings within each individual APA Land Use Area are shown.

As stated previously, one of the Town’s options for reducing lot costs in order to facilitate the goal of providing “workforce” housing is to adjust building densities allowed by local zoning within an APA Land Use Area. *To exercise this option, there must be areas of both increase and decrease within any one APA Land Use Area.* Such is the case for only three APA Land Use Areas, those labeled LIU1, RU1, and RU2. (See Map 9)

Any other adjustments in allowable building density must be accomplished by map amendments to the Adirondack Park Land Use and Development Plan Map. APA Land Use Areas where such amendments might be considered are those where a potential increase is not balanced by a potential decrease, are indicated in the table.

TABLE 6
POTENTIAL INCREASE AND DECREASE IN ALLOWABLE
PRINCIPAL BUILDINGS, BY APA LAND USE AREA

APA Land Use Area	Total Principal Buildings		
	Allowed by Local Zoning	Potential Increase	Potential Decrease
H1	917		-254
H2	198		
LIU1	504	+ 22	-26
LIU2	77		
LIU3	62		
LIU4	291		-85
LIU5	0		
MIU1	133		-74
MIU2	439		-60
MIU3	709		-150
MIU4	1		
RM1	66	+ 40	
RM2	3		
RM3	30	+ 37	
RM4	7		
RM5	4		
RM6	38	+ 15	
RU1	1325	+ 345	-146
RU2	736	+ 234	-233
TOTAL =	5540	+ 693	-1028

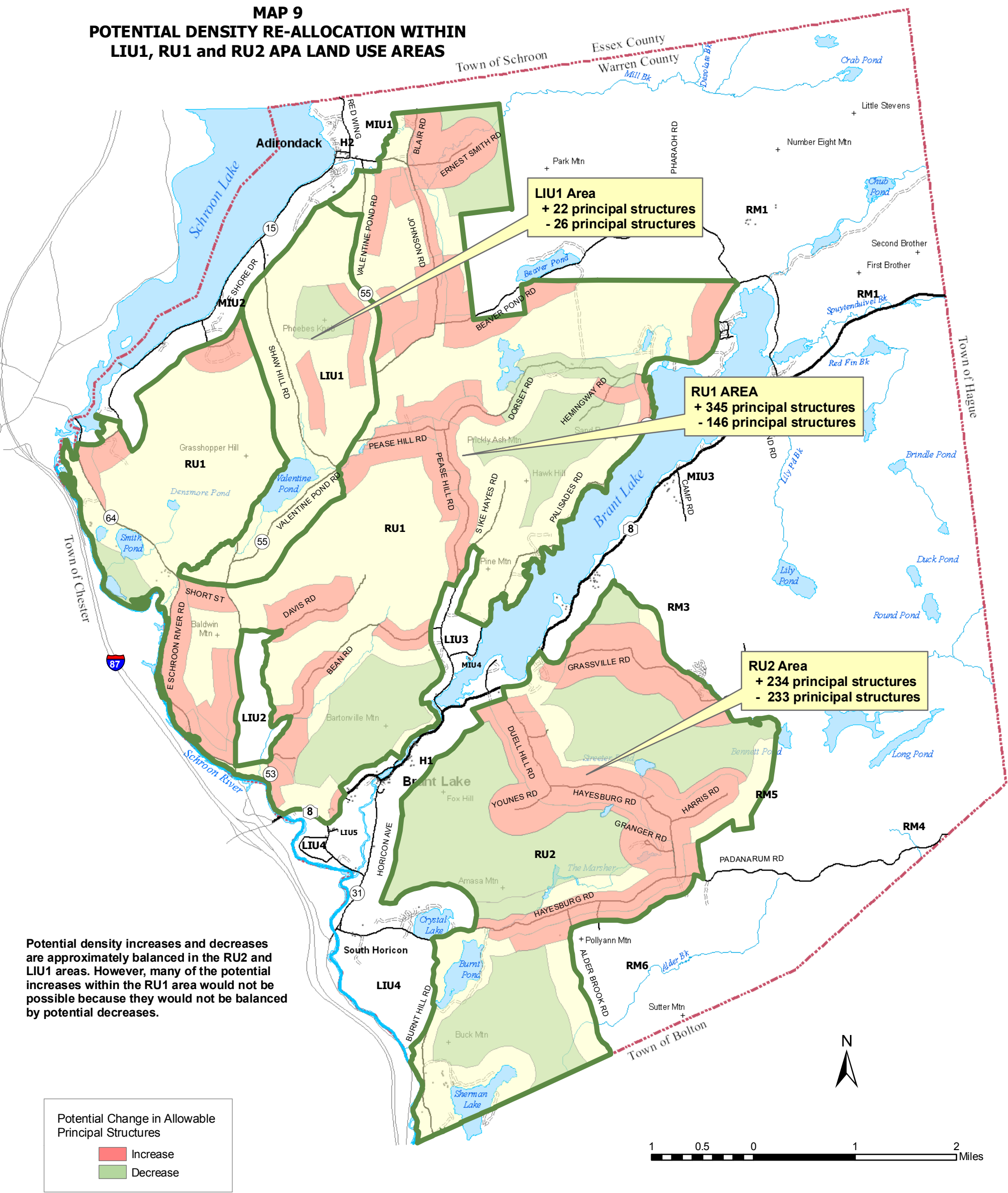
POTENTIAL AREAS FOR DENSITY RE-ALLOCATION

Areas where building densities allowable by local zoning might be adjusted to provide somewhat more affordable building lots in accessible locations are shown on Map 9.

RU1 Area

Within the RU1 Area there is potential for increasing the number of allowable principal buildings by 345 in some sections and decreasing the number of such buildings by 146 in other sections.

MAP 9
POTENTIAL DENSITY RE-ALLOCATION WITHIN
LIU1, RU1 and RU2 APA LAND USE AREAS



Potential density increases and decreases are approximately balanced in the RU2 and LIU1 areas. However, many of the potential increases within the RU1 area would not be possible because they would not be balanced by potential decreases.

Areas where building density might be *increased* include lands near the following roads:

- Southern section of East Schroon River Road (change from 10 acre to 5 acre zoning)
- Short Street (change from 10 acre to 5 acre zoning)
- Davis Road (change from 10 acre to 5 acre zoning)
- Much of Bean Road (change from 10 acre to 5 acre zoning)
- Pease Hill Road (change from 5 acre to 3.2 acre zoning; and from 10 acre to 5 acre zoning)
- Johnson Road (change from 5 acre to 3.2 acre zoning; and from 10 acre to 5 acre zoning)
- Earnest Smith Road (change from 10 acre to 5 acre zoning)
- Blair Road (change from 10 acre to 5 acre zoning)
- North end of Valentine Pond Road (change from 10 acre to 5 acre zoning)
- South end of Valentine Pond Road (change from 5 acre to 3.2 acre zoning; and from 10 acre to 5 acre zoning)
- Northern section of Palisades Road (change from 5 acre to 3.2 acre zoning; and from 10 acre to 5 acre zoning)

Areas of potential *decrease* in allowable building density include:

- Large areas of relatively inaccessible lands with severe physical limitations for development (change from 10 acre to 42.6 acre zoning)
- Lands along Dorset Road (change from 2 acre to 3.2 acre zoning)

RU2 Area

Within the RU2 Area there is potential for increasing the number of allowable principal buildings by 234 in some sections and decreasing the number of such buildings by 233 in other sections.

Areas where building density might be *increased* include lands near the following roads:

- Duell Hill Road (change from 5 acre to 3.2 acre zoning, and from 10 acre to 3.2 acre zoning)
- Hayesburg Road (change from 5 acre to 3.2 acre zoning, and from 10 acre to 3.2 acre zoning)
- Granger Road (change from 10 acre to 5 acre zoning)
- Younes Road (change from 10 acre to 5 acre zoning)
- Harris Road (change from 5 acre to 3.2 acre zoning)
- Grassville Road (change from 10 acre to 5 acre zoning)
- a short section of Padanarum Road (change from 10 acre to 5 acre zoning)

Areas of potential *decrease* in allowable building density include:

- Large areas of relatively inaccessible lands with severe physical limitations for development (change from 10 acre to 42.6 acre zoning)

LIU1 Area

Within the LIU1 Area there is potential for increasing the number of allowable principal buildings by 22 in two sections and decreasing the number of such buildings by 26 in another section.

Areas where building density might be *increased* include lands relatively near the following roads:

- Valentine Pond Road (change from 5 acre to 3.2 acre zoning)
- Shaw Hill Road (change from 5 acre to 3.2 acre zoning)

One area of potential *decrease* in allowable building density exists:

- Interior lands between Valentine Pond Road and Shaw Hill Road (change from 10 acre to 42.6 acre zoning)

Summary

It can be concluded from the above analysis that some adjustments in allowable lot sizes could be made by density adjustment. However, such changes are limited, and most would require that density increases be off-set by decreasing density within large land areas, specifically by changing from 10 acre to 42.6 acre zoning.

POTENTIAL AREAS FOR APA MAP AMENDMENTS

Decrease in Allowable Building Density

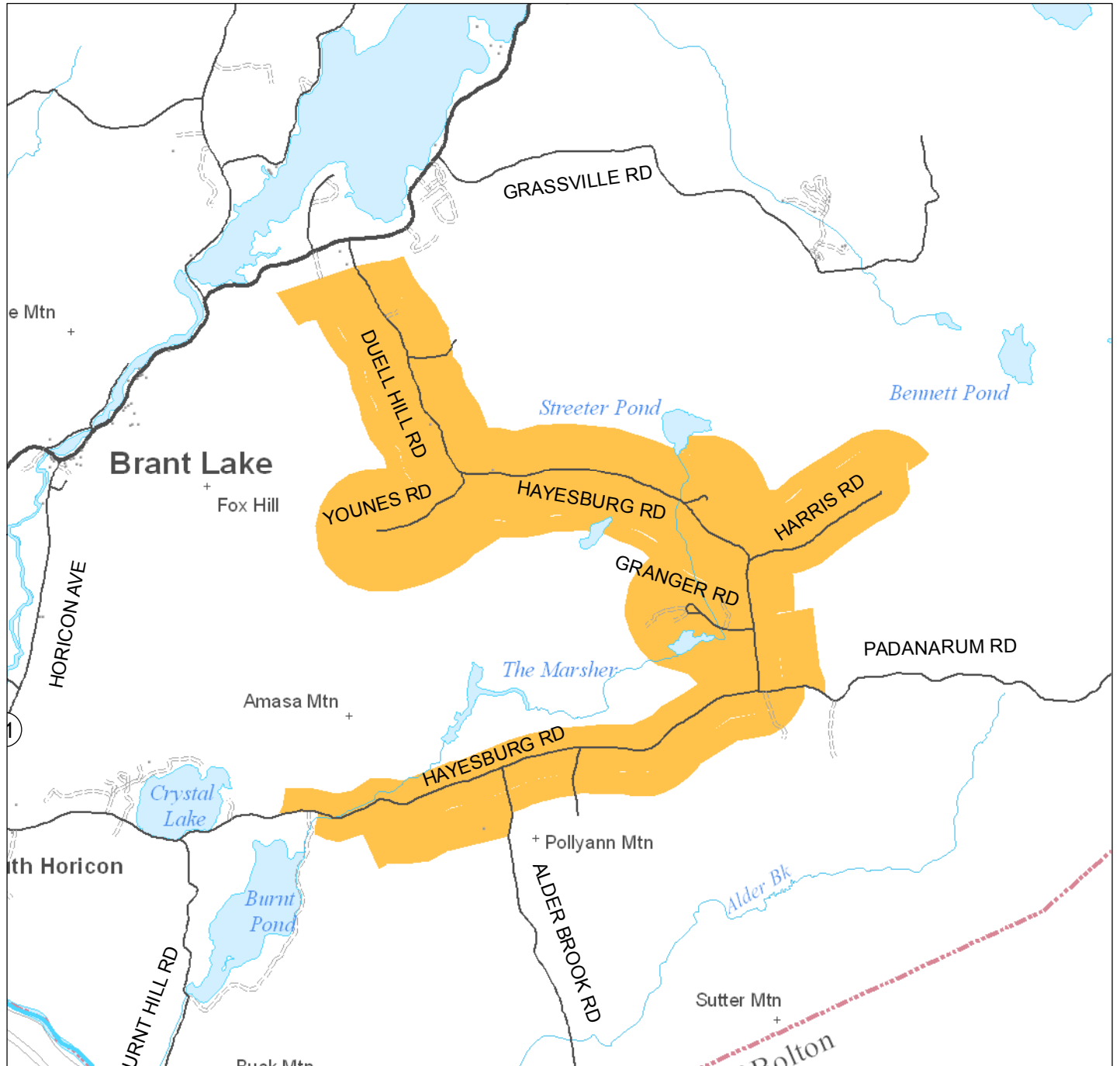
An alternative that would allow substantially more small lot development in selected areas would be to *amend* the Adirondack Park Land Use and Development Plan Map to *increase* allowable density in some areas balanced by a *decrease* in allowable density in other areas. Areas where decreases in density could provide a large number of allowable buildings to balance desired increases are shown on Map 10. They include:

Brant Lake Hamlet. This area is located on the east side of State Route 8, 1/10 of a mile (524 feet) from the highway right-of-way. It is steep, vacant land. Changing this area from its current CR - 20,000 zoning to R2 - 5 acres would result in reducing the total number of allowable principal buildings from 281 to 26, or a net decrease of 254.

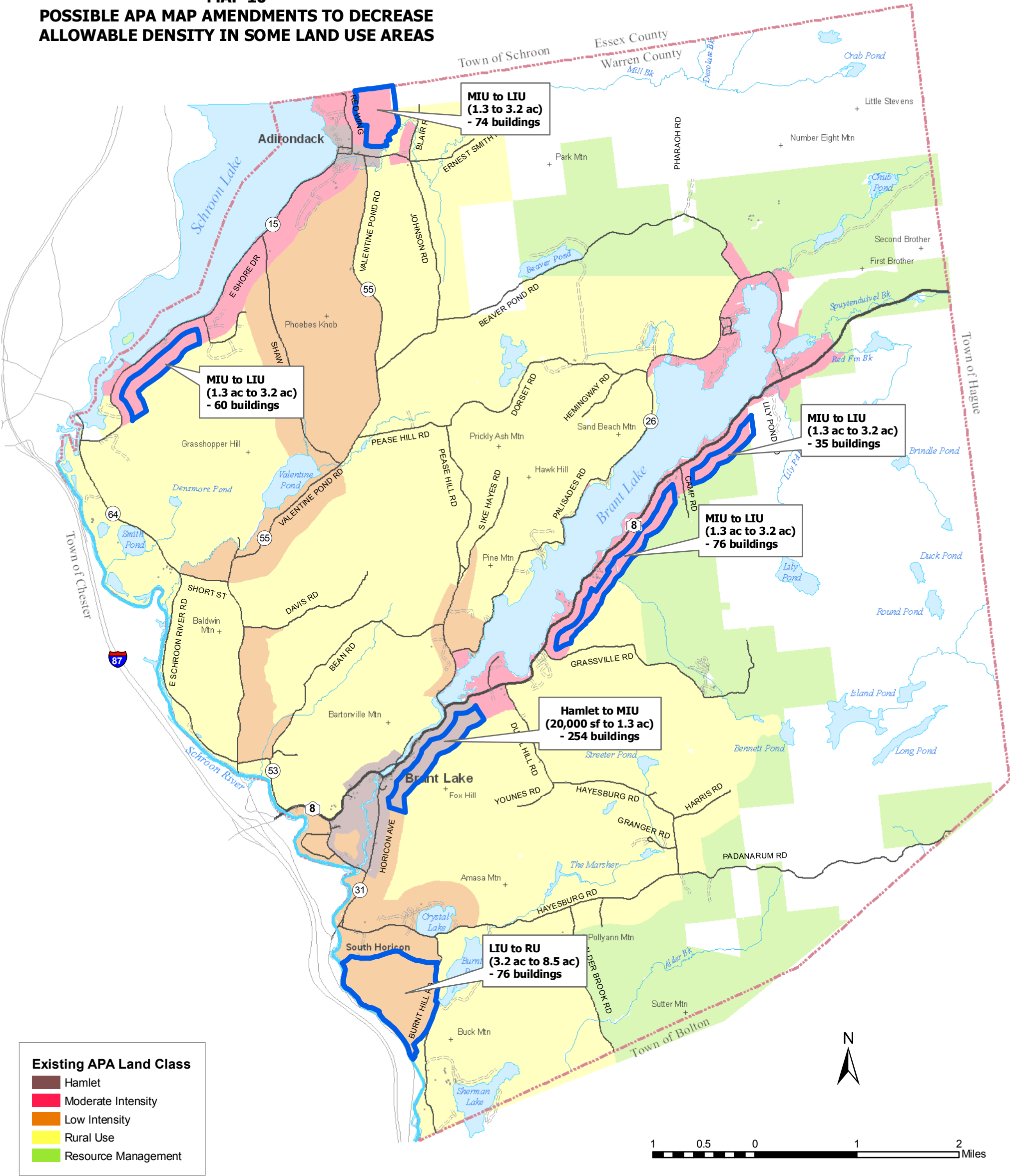
Moderate Intensity Use area on the east shore of Brant Lake Between Grassville Road and Camp Road. This area is located on the east side of State Route 8, 1/10 of a mile (524 feet) from the highway right-of-way. Most is developable land free of severe environmental limitations. Changing this area from its current R1 – 1.3 acre zoning to R1 - 5 acres would result in reducing the total number of allowable principal buildings from 104 to 27, or a net decrease of 76.

Moderate Intensity Use area on the east shore of Brant Lake Between Camp Road and Lily Pond Road. This area is located on the east side of State Route 8, 1/10 of a mile (524 feet)

MAP 11
Duell Hill Road / Hayesburg Road Area



MAP 10
POSSIBLE APA MAP AMENDMENTS TO DECREASE
ALLOWABLE DENSITY IN SOME LAND USE AREAS



from the highway right-of-way. Some of this land is characterized by severe environmental limitations. Changing this area from its current R1 – 1.3 acre zoning to R1 - 5 acres would result in reducing the total number of allowable principal buildings from 48 to 12, or a net decrease of 35.

Moderate Intensity Use area on the east shore of Schroon Lake. This area is located on the east side of County Route 15, 1/10 of a mile (524 feet) from the highway right-of-way. It is steep, vacant, land. Changing this area from its current R1 – 1.3 acre zoning to R1 - 5 acres would result in reducing the total number of allowable principal buildings from 82 to 21, or a net decrease of 60.

Moderate Intensity Use east of Red Wing Road near Adirondack Hamlet. This area is located on the east side of Red Wing Road, 1/10 of a mile (524 feet) from the highway right-of-way. It is steeper, vacant, relatively inaccessible land. Changing this area from its current R1 – 1.3 acre zoning to R1 - 10 acres would result in reducing the total number of allowable principal buildings from 40 to 5, or a net decrease of 34.

Low Intensity Use Area south of South Horicon and east of Burnt Hill Road. This area is located on the west side of Burnt Hill Road, and south of Hayesburg Road ¼ mile from the highway right-of-way. Some of this land is characterized by severe environmental limitations for development, but other portions are suitable for development. Changing this area from its current CR – 3.2 acre and RRD – 3-2 acre zoning to CR - 10 acre and RRD – 10 acre zoning would result in reducing the total number of allowable principal buildings from 112 to 36, or a net decrease of 76.

Should all the above amendments be successful pursued, it would result in a reduction of a total 575 allowable principal buildings.

Increase in Allowable Building Density

There are numerous potential areas where APA map amendments could be pursued that would increase allowable building densities beyond what could be achieved by the previously discussed density re-allocation option. Such areas are shown on Map 10.

However, should the town seek to keep the total number of allowable buildings within its boundaries the same and also provide small building lots for “workforce housing” (for example 1.3 acre lots) then the size of such amendment area(s) for small lots would of necessity be rather small. To illustrate, consider the scenario of changing the town zoning to allow 1.3 acre lots within the Duell Hill Road / Hayesburg Road area. (See Map 11) Most of the land within this area is currently zoned for 5 acre lots, and some is zoned for 10 acre lots. The change to 1.3 acre lots for this area would result in an *increase* of 954 allowable principal buildings. This far exceeds the total *decrease* of 575 allowable principal buildings that could result from pursuing all the previously discussed APA map amendments.

CONCLUSIONS

This analysis suggests that there are essentially three alternatives, or combinations thereof, that the town could pursue in order to provide more affordable (i.e. smaller) building lots.

Alternative 1: Density re-allocation within exiting APA Land Use Areas, increasing density somewhat over rather large areas

This alternative would result in increasing allowable building density significantly in accessible locations near many existing rural roads. Lot sizes would be commonly changed from 10 to 5 acres, or from 5 acres to 3.2 acres. It would need to be coupled with changing larger tracts of steeper inaccessible land to 42.6 acre zoning. It would be limited to the land use areas labeled RU1, RU2, and LIU1 on Map 9.

Alternative 2: Density re-allocation within exiting APA Land Use Areas, increasing density to 1 principal building per 1 acre in small selected areas

This alternative would involve selecting a small land area or areas to create a zone or zones where the average lot size could be about 1 acre (or less). It would need to be coupled with changing larger tracts of steeper inaccessible land to 42.6 acre zoning, and would be limited to the land use areas labeled RU1, RU2, and LIU1.

The maximum size of the land area that could be zoned for 1 acre lots would depend upon the APA Land Use Area and the Town Zoning District in which it is located. As an example, for land located in the RU2 APA Land Use Area (Duell Hill Road \ Hayesburg Road area) and a town zoning 5 acre lot district, the maximum size area that could be re-zoned for 1 acre lots would be about 300 acres. Creation of this 300 acre tract of land for affordable housing lots would require that 3072 acres of interior land be re-zoned from 10 acre to 42.6 acre lots.

Alternative 3: APA Map Amendments

This option, perhaps used in conjunction with density re-allocation, could be used to create somewhat larger zones for small lots 1 acre or less in size. Such zones would *not* be limited to RU1, RU2 or LIU1 areas, but might be located anywhere in Town.

In order to achieve a goal of no net increase in allowable principal buildings within the Town, any *increase* in the number of permitted buildings would need to be balanced by APA Map amendments to *decrease* allowable density in other areas. Six such areas for density reduction have been identified in this analysis (See Map 10) that would result in a net decrease of 575 allowable principal buildings. Therefore, a maximum of about 575 additional lots 1 acre in size could be allowed if said amendments were adopted (and if there were no net increase in the total number of allowable principal buildings within the town). This would translate into a land area or areas of somewhere between about 700 and 1000 total acres, depending upon the initial zoning classification of the area(s) involved.

COMMITTEE RECOMMENDATION

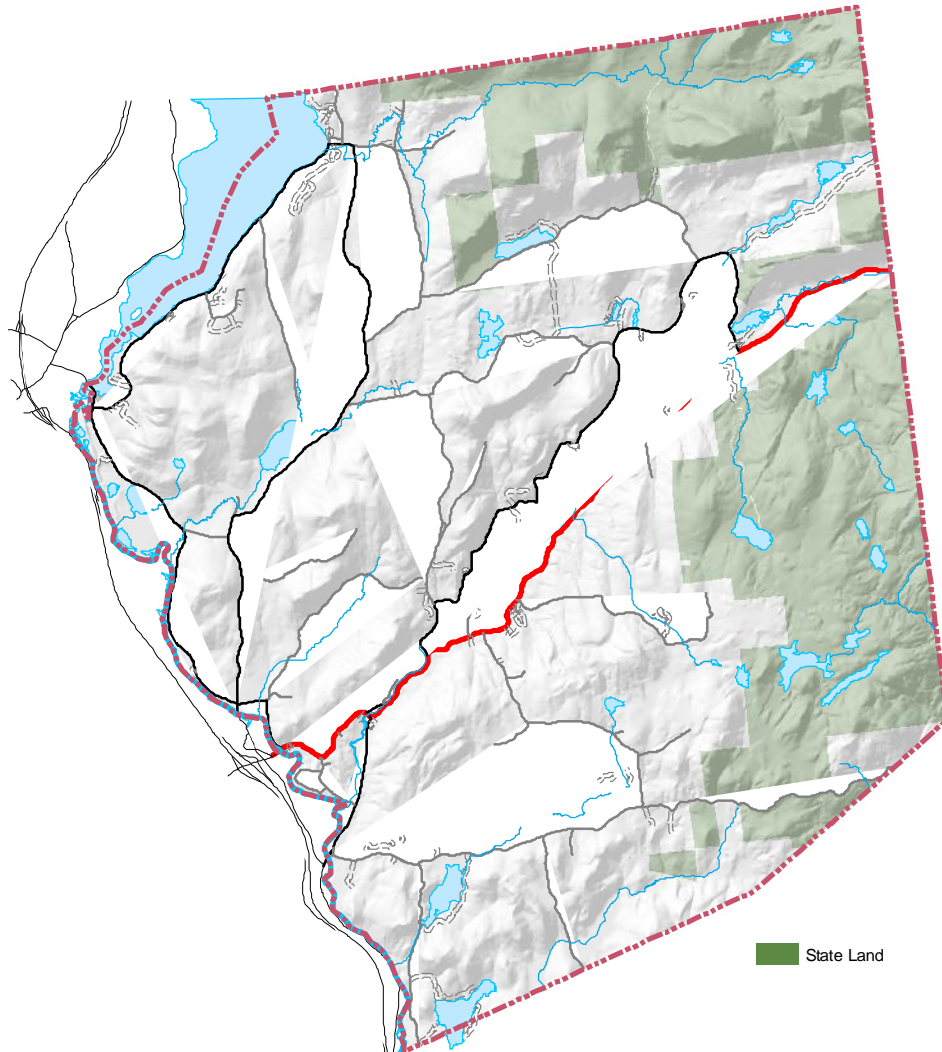
This analysis has been intended to assist the Town of Horicon Comprehensive Plan Steering Committee in formulating the comprehensive land use plan with respect to allowable building intensities. After their review, the committee decided not to pursue any of the alternatives presented at this time, but to leave the existing zoning districts and existing building intensity requirements as they are currently constituted.

Alternative 1, “Density re-allocation within exiting APA Land Use Areas, increasing density somewhat over rather large areas,” was not thought to be an effective means of providing affordable housing lots and would create changes unacceptable to many residents.

Alternative 2, “Density re-allocation within exiting APA Land Use Areas, increasing density to 1 principal building per 1 acre in small selected areas,” was thought to be a good alternative to provide affordable building lots, but it would it is not possible to identify such small selected areas at this time. If a landowner were to come forward with a proposal for a small lot subdivision at some future date, then this alternative could be exercised by “density adjustment” as described herein, and/or by applying for an amendment to the Adirondack Park Land Use and Development Plan map.

TOWN OF HORICON COMPREHENSIVE PLAN

PART 3: THE PLAN



GOALS AND RECOMMENDATIONS

Goals are the foundation of the comprehensive plan as they set the course for the town's future. Recommendations are specific actions that should be taken to achieve the goals. This plan establishes goals and recommendations in six general areas of concern in the Town of Horicon: housing and land use, commerce, environment and natural resources, community services, recreation, and land use regulation update.

In formulating goals and recommendations the Comprehensive Plan Steering Committee relied heavily upon public input in the forms of a mailed questionnaire survey, a focus groups study conducted by students from Colgate University, and public meetings. There were 425 responses to the questionnaire survey that was mailed to both year-round and seasonal town residents. Focus group discussions involved 14 groups of 6 to 10 citizens each, selected to represent a cross-section of the town's population.

The goals and recommendations outlined below are not fixed, but are intended to evolve and change as new conditions arise, additional studies are undertaken, and/or as the result of further discussion. Accordingly, the companion document to this Comprehensive Plan – the “Town of Horicon Community Development Strategic Plan” – expands on the goals and recommendations presented herein.

FUNDAMENTAL GOALS

Four fundamental goals or themes emerged from the survey results, focus group discussions, other public input, and deliberations of the Comprehensive Plan Steering Committee. These goals serve as the general guiding principles from which other more specific goals and recommendations arise, and represent the most important considerations in planning for the town's future. In order of priority they are:

Goal 1: *Preserve the rural small town character.*

Goal 2: *Preserve the natural environment.*

Goal 3: *Create opportunities for lower cost, affordable housing.*

Goal 4: *Create employment opportunities by making the community more conducive to the establishment of businesses, consistent with goals 1 and 2.*

HOUSING AND LAND USE GOALS

Issues

The community widely agrees that it is very important to maintain the small town atmosphere of the town. An economically thriving community is part of the small town environment, as are the availability of local services, employment and affordable housing.

There is a lack of stores and services to serve local community needs. Few local businesses remain in the town and there is broad public support for bringing in some essential establishments, especially a general store. The zoning and land use regulation process as currently constituted could be one obstacle to the development of such businesses. It should be examined and modified where appropriate. Measures that would help attract business and promote tourism in the town, such as providing a new town beach on Brant Lake, should be undertaken.

As in other Adirondack municipalities in the region affordable housing is in short supply and is an issue of increasing concern. There is a need in Horicon for both moderately priced single family home housing and for rental units. The town should modify its current land use regulations, where appropriate, to allow for a variety of housing options, and should explore other methods of providing affordable housing.

The town plan and its land use controls should benefit all residents, and should permit land owners to pursue traditional rural lifestyles and activities without unnecessary regulation. The town should strike an appropriate balance between private property rights and community interests in its pursuit of preserving the rural small town environment that makes it a desirable place to live.

Public Opinion and Survey Results

Questionnaire survey results generally indicated a desire for more local businesses and services in town, especially for general and convenience stores, garden centers/nurseries, grocery stores, and restaurants. A number of other businesses were favored but not as strongly, including such common rural and small town uses as gas stations, auto repair, bed and breakfast establishments, antique stores and crafts and artisan shops. Negative responses on the survey were generated from adult entertainment, car sales, mini-storage facilities and taverns/bars.

Public opinion indicated that commercial development of the Mill Pond area was a fairly important goal. There was disagreement with the idea that the town should allow more types of businesses to be allowed “by right” instead of having to undergo review and approval by the Planning Board as a conditional use.

Affordable housing is generally recognized as a need in the Town of Horicon. Some types of affordable housing are clearly favored over others. Senior citizen housing and accessory apartments were generally desired, but respondents indicated a preference to discourage

clustered development, multi-family dwellings, and mobile homes, and to strongly discourage mobile home parks. The rehabilitation of older homes was generally favored.

Survey respondents were about evenly split on the issue of the desirability of new housing growth in Horicon, with approximately equal numbers in favor of encouraging it, discouraging it, or neutral on the issue. There was a clear preference for single family homes over other housing alternatives, and also a clear preference for housing growth in areas away from lakeshores. A majority of respondents indicated that they would strongly discourage new development near lakeshores.

Private property rights were clearly a very important issue as revealed by the citizen survey. About 60% of all respondents considered them very important and an additional 16% considered them important. Another very highly ranked issue was the maintenance of Horicon's rural small town "atmosphere." These results suggest that landowners strongly desire to be able to use their properties for typical rural uses free of unnecessary regulation.

Specific Goals and Recommendations

Goal: Provide for affordable housing choices and senior citizen housing needs.

Recommendations:

1. Allow smaller more affordable building lots in appropriate areas by allowing transfer of property densities.
2. To create smaller more affordable building lots, encourage, where possible, the trading of permitted building density between two adjacent landowners as permitted by the Adirondack Park Agency Act.
3. Continue to allow manufactured homes and mobile homes in zones where they are currently permitted.
4. Continue to allow mobile home parks in zones where they are currently permitted.
5. Encourage two-family, multi-family and townhouse dwellings.
6. Encourage the construction of housing units in the hamlets built over commercial space.
7. Allow the creation of single small accessory apartment in existing single family homes that would *not* constitute an additional "principal building" similar to the Town of Chesterfield Zoning Law of July 2002.
8. Allow and encourage senior citizen housing developments in appropriate zones.
9. The town should play a pro-active role in applying for grants to obtain affordable housing, senior citizen housing units, and assistance in housing rehabilitation.
10. Investigate the feasibility of establishing a local program for affordable housing that would require sub-dividers to set aside 10 percent of new lots for income-eligible households. Create positive incentives such as density bonuses for affordable housing in appropriate areas.

11. Keep abreast of regional affordable housing initiatives and programs, and promote their use in the Town of Horicon.
12. Encourage Planned Unit Developments (PUDs) to allow a mix of residential housing types clustered and allow more flexibility in the construction process.
13. Work with the Adirondack Community Housing Trust (ACHT) to identify local homes, potential underutilized buildings that could be managed by the ACHT, and undeveloped lands that could be set aside for new affordable housing construction. Educate residents and developers about the Housing Trust and the benefits of donating land for affordable housing development.
14. Promote and support state legislation that would increase affordable housing opportunities within the Adirondack Park, including but not limited to:
 - (1) “Community Housing Density Relief” in the form of a density bonus for construction of low-moderate income housing units intended for local residents.
 - (2) Allowing transfer of development potential from one area to another *anywhere* within a municipality, rather than the existing requirement that such transfer be available only within the same APA land use area.
 - (3) Allowing an “accessory apartment” to be constructed within an existing home such that said apartment would *not* constitute an additional principal structure, subject to conditions to be determined.

Goal: Streamline the zoning and land use permitting process and make it more user friendly.

Recommendations:

1. Reduce paperwork and the time needed for approvals by eliminating non-essential application materials such as professionally prepared drawings and site plans for minor projects. (Create a different set of application requirements for minor and major projects under the Zoning Ordinance.)
2. Eliminate regulations that may be desirable for suburban communities but that are unneeded and inappropriate for a rural Adirondack town, such as requiring curbs on rural roads.
3. Eliminate regulations that are not supported by general public, such as some aesthetic regulations in the more rural areas.
4. Allow more uses by “right” under the Zoning Ordinance instead of as a Conditional Use requiring Planning Board review and approval.
5. Allow some uses by Site Plan Approval rather than as a Conditional Use in order to eliminate the need for a mandatory public hearing for projects of an uncomplicated nature.
6. Do not require zoning conditional use approval or site plan approval by the Planning Board for new buildings of some specified size and/or use.
7. The Zoning/Code Enforcement Office should be service oriented and provide written guidance and verbal advice on the process for those wanting to build. It should provide solutions in addition to enforcement.

8. Consider revising Planning and Zoning Board procedures for reviewing applications so that public hearings are scheduled sooner after the receipt of an application.
9. Publish and make freely available a guidebook to Horicon Zoning similar to the one used by the APA that explains what permits are required, and the time and procedure needed to obtain them.

Goal: Reduce development costs.

Recommendations

1. Encourage two-family and multi-family homes to provide shared infrastructure in order to reduce cost.
2. Permit the use of shared driveways to serve 2 lots.
3. Reduce the minimum road frontage requirement for residential development to 50 feet in most zones, but retain a required minimum lot width equal to the existing road frontage requirement. This would enable the development of “flag lots” and other lots that lack the currently required road frontage.
4. Encourage cluster developments to allow for lower lot prices.

Goal: Modify current zoning requirements to allow for traditional rural activities and lifestyles.

Recommendations

1. Encourage cottage and home businesses, such as home based manufacturing of wood or ceramic products, in appropriate zones.
2. Encourage bed and breakfast establishments, resort hotels, tourist accommodations and other tourism based businesses in appropriate zones.
3. Do not restrict tree cutting in excess of APA requirements, with the possible exception of viewshed regulations. (See Environment and Natural Resources Goals, Preserve Important Open Space Resources, recommendation 3.)
4. Consider allowing forestry and snowmobile rights-of-way by right in appropriate zones.
5. Allow agricultural uses and the keeping of farm animals in appropriate zones.

Goal: Protect the value of existing and future housing.

Recommendations

1. Prohibit land uses that would detract from the value of residential properties in zoning districts intended primarily for residential development.

COMMERCE GOALS

Issues

Major concerns are a lack of local jobs for town residents and the need for more local business development.

Time and cost required for application to the Planning Board for opening a new business is thought to be high and excessive. The permitting process should be streamlined where appropriate, and applicants should be given more assistance. Almost all new commercial uses require conditional use approval by the Planning Board before being issued a permit. An applicant can expect to wait months for approvals. More commercial uses should be “permitted by right” or by Site Plan Approval.

Also, more should be done to promote tourism and to capture tourism generated dollars locally. Tourists use the lakes, trails, recreation areas and open space resources of the town, but spend little money in Horicon due to lack of local business establishments.

Important elements in promoting local business are the revitalization of the Mill Pond area as an attractive community focal point and business center, and the provision of a town beach on Brant Lake.

Public Opinion And Survey Results

Survey results show that residents are very much in favor of improving the town’s economy and providing more local jobs, and consider them important issues to address. Efforts that would contribute to commercial growth and tourism generated business, such as providing a new or improved town beach, beautification, providing recreation opportunities, and maintaining high aesthetic and environmental quality, were also strongly supported.

Specific Goals And Recommendations

Goal: Encourage Business Development

Recommendations

1. Streamline the zoning and land use permitting process and make it more user friendly. (See recommendations for same listed under Housing and Land Use above.)
2. Ease the regulatory burden upon expanding or opening new businesses in the Hamlets.
3. Establish a master plan for development of commercial areas that would facilitate site plan and conditional use approvals.
4. Permit more businesses to be established by right and by site-plan review rather than conditional use in designated zones.

5. The town should play a more active role in obtaining grants and funding for development, and in disseminating information to those interested in establishing a business.
6. Appoint an economic development coordinator who would be the contact for business expansion, retention, and attraction efforts, and would assist businesses in the permit process, and identifying and applying for grants.
7. Develop a Business Assistance Program, possibly including a revolving loan fund that is designed and directed to new and existing businesses either located in or considering a Horicon location.
8. Seek out and encourage prospective business and entrepreneurs, including particularly a General Store near the Mill Pond or Adirondack crafts, outfitters or services.
9. Encourage and cultivate tourism-related businesses by marketing the town and providing assistance to these businesses.
10. Keep the media, the town Newsletter and the town website updated with news, progress and successes of the revitalization efforts, and appoint a public relations person.
11. Support and encourage local events that bring tourists to Horicon.

Goal: Reestablish the Mill Pond area as the focal point and business center of town.

Recommendations

1. Create an improved town beach for the Millpond area. Suggestions include constructing a new beach in front of the old town hall, or by expanding the area in front of the new town hall and moving Route 8 to the other side of Mill Pond. (Such beach might be in addition to a new beach on Brant Lake – see Recreation Goals.)
2. Implement the designs from the Community Development Strategic Plan for the Mill Pond area that encourages business development while preserving aesthetic values.
3. Establish architectural review guidelines for new non-residential development in the Mill Pond area that are in keeping with its historic heritage and Adirondack character.
4. Evaluate alternatives for establishing public-private partnerships to promote commercial development, such as a general store, through the creation of a local development corporation or utilizing the services of the Warren County Economic Development Corporation.

ENVIRONMENT AND NATURAL RESOURCES GOALS

Issues

The town's principal resource is the pristine character of its natural environment. Scenic beauty, tracts of undeveloped open space, lakes, rivers, and forests are what continue to attract residents and make Horicon a desirable place to live, as well as providing the basis for the local tourism industry. Economic growth is vital to Horicon, but should be

environmentally friendly so as to not degrade the resource upon which it depends. As the town grows the natural environment should be protected from land use practices that could erode its quality. The essential open space character should be preserved, and air, water and visual quality maintained.

Public Opinion and Survey Results

Survey results show that preservation of Horicon's natural environment and its rural town atmosphere were rated as the most important among all the issues facing the town. Highest ranked among all town issues were lake water quality; protection of lakes, streams and wetlands; maintaining Horicon's small town atmosphere; conservation of natural resources; protection of scenic views; protection of animal habitat; and preservation of undeveloped land.

Residents were mixed on the question of using town funds to preserve open space, but overall slightly favored the proposition. The preservation of historic sites was regarded as a very important issue.

Specific Goals and Recommendations

Goal: Preserve and protect water resources.

Recommendations

1. Support efforts by the lake associations to control and reduce invasive weed growth in Brant and Schroon Lakes, and take steps to control invasive weed growth in other town waters where there is a problem.
2. Acknowledge and support NYC DEC stormwater runoff standards.

Goal: Preserve Air Quality

Recommendation

1. Acknowledge and support NYS DEC regulations for wood boilers

Goal: Preserve important open space resources

Recommendations

1. Preserve valuable open spaces by encouraging "cluster" subdivision plans that designate areas not to be developed.
2. Encourage open space preservation by informing property owners of options for donating conservation easements to local or regional land trusts.
3. Encourage the use of density transfer among adjacent landowners, as permitted by the Adirondack Park Agency Act, to preserve valuable open spaces.

Goal: Protect visual resources and aesthetics

Recommendations

1. Create a Millpond Area overlay zone in the zoning law that would preserve and enhance the aesthetic values in that area by encouraging the use of appropriate building designs, landscaping, signage, and other elements.
2. Control junk by adopting a junk storage law that would broaden the definition of junk, require that it be kept out of sight, and that would require clean-up of existing junk.
3. Develop for consideration viewshed guidelines (not regulations) for clear cutting and preserving scenic views of forested ridgelines and slopes.
4. Encourage reforestation within the town.
5. Adopt local zoning regulations for telecommunication towers.

Goal: Preserve historic and archeological resources.

Recommendations:

1. Identify historic and archeological resources on the town zoning map.
2. Use site plan and subdivision review to insure that new development on or near a site of historical value or significance does not adversely impact its historical integrity or appearance.
3. Use site plan and subdivision review to protect sites of archeological value, and/or to preserve artifacts and to document findings at the site.
4. Support efforts of the Town of Horicon Historical Society to identify locally significant historic sites and to provide historic signage for them.

PUBLIC SERVICES GOALS

Issues

Most town services are rated as satisfactory by residents, but should be improved as needed. There are concerns with the appearance of business areas, the land use permitting process, and zoning enforcement that should be addressed.

The public service sector should help preserve water quality by installation of recommended storm water runoff and erosion control measures such as sediment collection boxes and other infiltration devices.

There is no need for a town public water or sewer system at the present time. However, as the town continues to grow the need for such systems may arise.

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Public Opinion and Survey Results

Questionnaire survey results revealed a general level of satisfaction with most services, including snow removal, rescue/ambulance service, fire protection, library, cemeteries, recycling program, condition of local roads, the Brant Lake boat launch, police protection, the Adirondack swimming area, access to the state trail system, animal control, town recreation facilities, and the Mill Pond swimming area. However, dissatisfaction was evident in the appearance of the town's business areas, the planning and zoning process, and zoning enforcement. Some respondents indicated they favored the establishment of public water and/or sewer systems.

Specific Goals and Recommendations

Goal: Streamline the zoning and land use permitting process and make it more user friendly.
(See recommendations under Housing and Land Use.)

Goal: Insure an adequate supply of good quality water.

Recommendations

1. As the need arises, establish public water supply systems in appropriate areas.
2. Permit the establishment of private community water systems that service new developments.
3. Insure that any non-residential land use that may pose a risk of groundwater contamination is listed as a conditional use under zoning, requiring Planning Board review and approval.

Goal: Provide for environmentally sound sewage disposal.

Recommendations

1. As the need arises, establish public sewage collection and disposal systems in appropriate areas.
2. Establish mechanisms which would allow the permitting and construction of private community sewage collection and disposal systems that service new development and protect the financial interests of the town.

Goal: Improve energy efficiency in public buildings

Recommendation:

1. Survey existing town owned buildings for energy efficiency and potential retrofit of technologies such as photovoltaic panels for electricity, solar panels for hot water, and heat pumps for space heating and cooling.

Goal: Maintain a safe highway system.

Recommendations:

1. Insure that new development and new land subdivisions are designed with adequate sight distance at entrances to any public highway. This is especially important on winding and twisting roadways.
2. Improve sight distances on public highways in the town.

RECREATION GOALS

Issues

Lack of resident access to Brant Lake is a major concern. This frustration was expressed by an overwhelming number of non-lakefront property owner respondents to the comprehensive plan citizen questionnaire survey, the Watershed Management Survey, and participants in comprehensive plan focus groups.

In addition it is well known that Brant Lake has a major program underway to control invasive species like Eurasian Milfoil and Zebra Mussels.

For non-lake residents beach access at Brant Lake is non-existent at the lake itself, the only town swimming facilities are at the Mill Pond, Schroon River, or in Adirondack hamlet on Schroon Lake. Currently local residents who do not own lake front property only have access to Brant Lake at the boat launch, and those who do not have a boat cannot use the Lake. In addition, access to the boat launch is limited.

The Town of Horicon should provide a municipal beach on Brant Lake for town residents. It should consider acquiring lake front property large enough to provide parking and playground and park facilities.

The current boat launch is a valuable public asset owned by the Town and leased to NYS Department of Environmental Conservation which operates and maintains it. The lease is up for renewal in 2014. Resident access to the lake is limited by the number of legal parking spaces (11). On most days access for town residents is limited by non-resident use of the launch. The town should appoint a committee (of affected residents) to review this issue and make recommendations to the Town Board on ways to maintain this valuable asset to benefit town residents and improve access to the lake.

The town should provide personnel to observe and oversee the daily boat traffic flow at the launches and to help in controlling invasive species from entering the lakes. Further, the town should actively seek federal and state funding to help in controlling invasive species in its lakes.

The upper dam on Brant Lake has been repaired by Warren County eliminating a potential failure of the dam. However the current system used to control the water level in Brant Lake

is antiquated and ineffective. The dramatic swings in lake level damage property cause problems on and off the Lake. This situation should be assessed and an improvement plan developed in concert with improvements to the upper dam.

Regulations controlling excessive speeds of boats and jet skis on all water bodies within the town should be posted and enforced.

Means of using the town's Subdivision Regulations to provide open space recreation areas should be explored. The current regulation requires that 10% of the land in major subdivisions be reserved for recreation area, or that a cash payment may be made in lieu thereof. But the regulation is vague in defining what is to be done with the recreation area. It allows a broad interpretation of what can be done and who can use this space. The regulation could be clarified with specific requirements and provisions. Also, a process for use of the funds in lieu of space could be established. The regulation does not provide guidelines for the amount of these payments and/or what should be done with them. The regulation could be modified to be more specific and ensure consistency and fairness. The Town of Horicon could establish a recreation and open space fund to receive such monies that ensures they are used as intended. Similarly, recreation impact fees could be used in conjunction with the Subdivision Regulations, with a fee charged per each new lot created. This method could also be used in lieu of providing open space recreation area.

Access to state forest preserve lands for town residents should be reviewed and optimized. The town should appoint a committee (of interested residents) to review this issue and make recommendations to the Town Board on ways to utilize these valuable assets to benefit both town residents and visitors. The committee should evaluate the potential to open the road to the Pharaoh Lake Wilderness and to provide a parking facility for town residents. Proposals for other access points should also be evaluated, and created as necessary; to provided improved access to state lands.

The possibility of establishing trail systems or walking paths in areas readily accessible to the public should be explored.

Public Opinion and Survey Results

Responses to the questionnaire survey reveal that residents feel that recreation issues are important and that improvements are needed, although many are satisfied with the current facilities. A majority (65%) thought that community and recreation facilities were important issues. Buying land for conservation, recreation, or a town beach was supported, as were development of a town trail system and providing more access to public lands. All measures to preserve the natural environment and water quality were strongly supported.

Specific Goals and Recommendations

Goal: Provide improved access to Brant Lake for town residents

Recommendations

1. The town should consider acquiring shoreline property on Brant Lake and create a municipal beach, park, and recreation area.
2. Based on the recommendations of a committee appointed by the Town Board, the town should implement actions that will improve resident access to Brant Lake and protect this valuable asset.
3. The town should provide personnel to observe and oversee the daily boat traffic flow at the Brant Lake boat launch and help in controlling invasive species from entering the lake. Further, the town should actively seek Federal, State and private funding to help in controlling invasive species in the lake.

Goal: Repair the Brant Lake upper dam and improve the lake leveling system.

Recommendations

1. Have a professional engineer evaluate the dam and make recommendations on lake leveling costs and benefits.
2. Explore needed improvements to the lake leveling system and undertake them together with dam repair and improvements.

Goal: Control watercraft speeds on all water bodies within the town

Recommendation

Encourage more frequent patrols by law enforcement agencies.

Goal: Provide open space recreation areas by using the town Subdivision Regulations

Recommendations

1. Explore the feasibility of establishing a town “recreation fund” where payments in lieu of providing recreation space within a major subdivision site can be made.
2. Alternatively, explore the feasibility of charging-an impact fee per new lot that is set aside for providing public recreation areas and facilities.

Goal: Provide additional public trails or paths

Recommendations

1. Together with other improvements in the Millpond area, provide a walkway around the pond.
2. Coordinate with the NYS Department of Environmental Conservation to encourage development of additional snowmobile and biking trails.
3. Explore other options for providing walking and bicycling paths in areas accessible to the general public.

LAND USE REGULATION UPDATE GOALS

Issues

The Town of Horicon has an Approved Local Land Use Program under the Adirondack Park Agency Act. The Town of Horicon Zoning and Project Review Law was adopted in the 1970's and last amended in November 2002. Its Subdivision Regulations were adopted in 1963 and were last amended in 2006. The town has grown rapidly since the last comprehensive land use regulation update, and new concerns have arisen that are not currently addressed.

Public Opinion And Survey Results

The survey response and discussion groups indicated that residents generally prefer to maintain or reduce the current level of regulation. At the same time, there are issues many wished to address. When asked "how do you feel about the town's land use and zoning regulations, 66% responded "generally OK," 22% responded "too restrictive," and 13% responded "too lenient." 60% of survey respondents rated their right to build on or develop their land as "very important," and 91% rated it at least fairly important.

53% of respondents thought that lot sizes should remain the same, 39% favored an increase in lot size, and 9% favored a decrease. 51% of respondents wanted to strongly discourage new housing construction along the lakeshores. 70% of respondents wanted new regulations to encourage or strongly encourage economic growth. Public opinion from the questionnaire survey generally indicates that people are satisfied with the current regulation of docks, but tend to favor more restrictive regulations for boat houses.

Specific Goals and Recommendations

Goal: Review and update existing land use regulations

Recommendations

1. Revise local zoning with respect to several issues, including but not limited to:
 - Specific conditional use and site plan review standards
 - List of what requires and what does not require a zoning permit
 - Buffering requirements for businesses in residential zones
 - Junk regulations
 - Uses permitted in each zoning district
 - Lot size and dimension requirements in each zoning district
 - Design review guidelines for the Mill Pond area and the core area of Adirondack hamlet.
 - Procedures for conditional use approval and site plan review
 - Enforcement provisions
2. Add a new Mill Pond Zoning District with appropriate permitted uses and design standards.

3. Add specific zoning standards for:
 - Accessory apartments
 - Adult entertainment
 - Bed and breakfast establishments
 - Fuel distribution businesses
 - Home based businesses, home based manufacturing
 - Individually sited mobile homes
 - Industrial or warehousing use
 - Keeping of farm animals
 - Kennels, animal hospitals
 - Motor vehicle service and repair
 - Retail gasoline outlet
 - Sawmills, Chipping Mills, Pallet Mills
4. Revise the town's Subdivision Regulations to include standards for:
 - Driveway locations (add review of driveway locations by Highway Superintendent and/or Fire Chief)
 - Preservation of natural and cultural features
 - Standards for shared driveways
 - Residential cluster development
5. Eliminate subdivision standards inappropriate for rural towns

LAND USE PLAN

GENERAL CONCEPTS

The land use plan consists of the districts illustrated on the Land Use Plan maps. The plan corresponds to the zoning districts found in the existing Town of Horicon Zoning and Project Review Law as constituted in 2007, with some changes.

First, there is a new Millpond District proposed that will encompass lands surrounding the Millpond and portions of State Route 8 within Brant Lake Hamlet. This area is intended to serve its traditional role as the community center, and will contain a mixture of public uses and businesses. The vision for this district has been developed through a community planning process, and is further described in the “Town of Horicon Community Development Plan” document.

Second, “Design Guidelines Overlay” zones are proposed for the cores of Brant Lake hamlet (coincidental with the proposed Millpond Zoning District) and Adirondack hamlet. Within these zones development requiring Site Plan Approval or Conditional Use Approval by the Planning Board will be encouraged to be in keeping with the “Design Guidelines for Brant Lake and Adirondack Hamlets” of 2008.

Third, the vision for many of the rural residential districts has changed somewhat. This plan differs from the existing Town of Horicon Zoning and Project Review Law in that it envisions a *greater mix of land uses* in rural areas without compromising environmental quality. The general philosophy is to allow more businesses, especially home based enterprises, on rural lots, coupled with adopting *more thorough site plan approval standards* designed to protect neighboring properties from possible adverse impacts that may arise from such uses. It is intended that property owners be permitted to use their land for traditional rural uses such as forestry, agriculture or recreation, as well as to establish small businesses. It is also intended that the local economy be supported by allowing tourism and recreation based enterprises. However, it is anticipated that the majority of land within “residential” districts will remain residential or open space, and therefore the names of the districts are not proposed to be changed from “Residential” to “Mixed Use.” The list of permitted land uses within each zoning district will be revised in order to fulfill this vision.

COMMERCIAL/RESIDENTIAL (CR) DISTRICTS

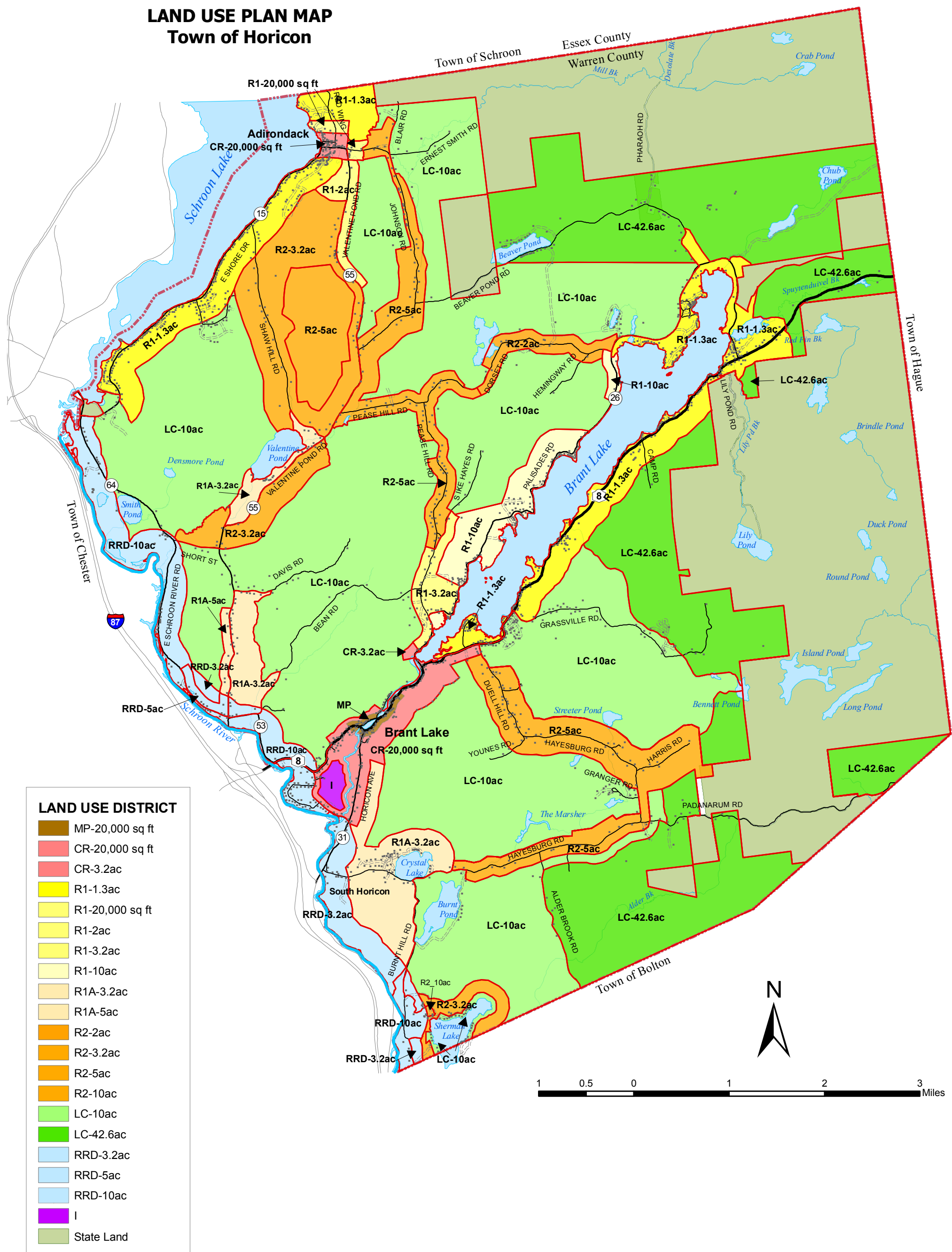
Location. Hamlets of Brant Lake and Adirondack. (These districts generally correspond to the Hamlet category on the Adirondack Park Land Use and Development Plan Map.)

Character Description. These are mixed use rural hamlets consisting primarily of residential structures on relatively small lots, but interspersed with commercial, public and semi-public uses, and include vacant land for expansion. Physical conditions of the land for development vary.

Vision. Mixed use hamlets are intended continue to serve as community focal points and service centers within the Town of Horicon, and to provide for business development as well as affordable housing opportunities. Growth is envisioned to consist of in-fill housing and

LAND USE PLAN MAP

Town of Horicon



commercial structures of design compatible with existing buildings and the town's historical architectural heritage.

Allowable Uses. A wide variety of residential, public, semi-public and commercial uses, but excluding some uses that would be incompatible within mixed use residential neighborhoods.

Intensity Regulations. Lot size per principal building = 20,000 square feet, except for a small zone of 3.2 acres located on the shore of Brant Lake.

MILLPOND (MP) DISTRICT

Location. Lands surrounding the Brant Lake Hamlet Millpond and extending along portions of State Route 8.

Character Description. This is the core of Brant Lake Hamlet, containing the Millpond itself, a town beach, and a mix of land uses including public and semi-public uses, commercial businesses, and residences. Architectural building styles vary from historical to relatively recent.

Vision. The Millpond District is intended to remain as the scenic core and focal point of activity in Brant Lake Hamlet, and to be reinforced in this role by incorporating the improvements envisioned in the Appendix A of the Town of Horicon "Community Development Strategic Plan."

Allowable Uses. A variety of residential, public, semi-public and commercial uses, but excluding those uses that would be inconsistent with the vision for this district.

Intensity Regulations. Lot size per principal building = 20,000 square feet.

RESIDENTIAL 1 (R1) DISTRICTS

R1 - 1.3ac Districts

Location. Shorelines of Brant Lake and Schroon Lake. (These districts generally correspond to the Moderate Intensity Use category on the Adirondack Park Land Use and Development Plan Map.)

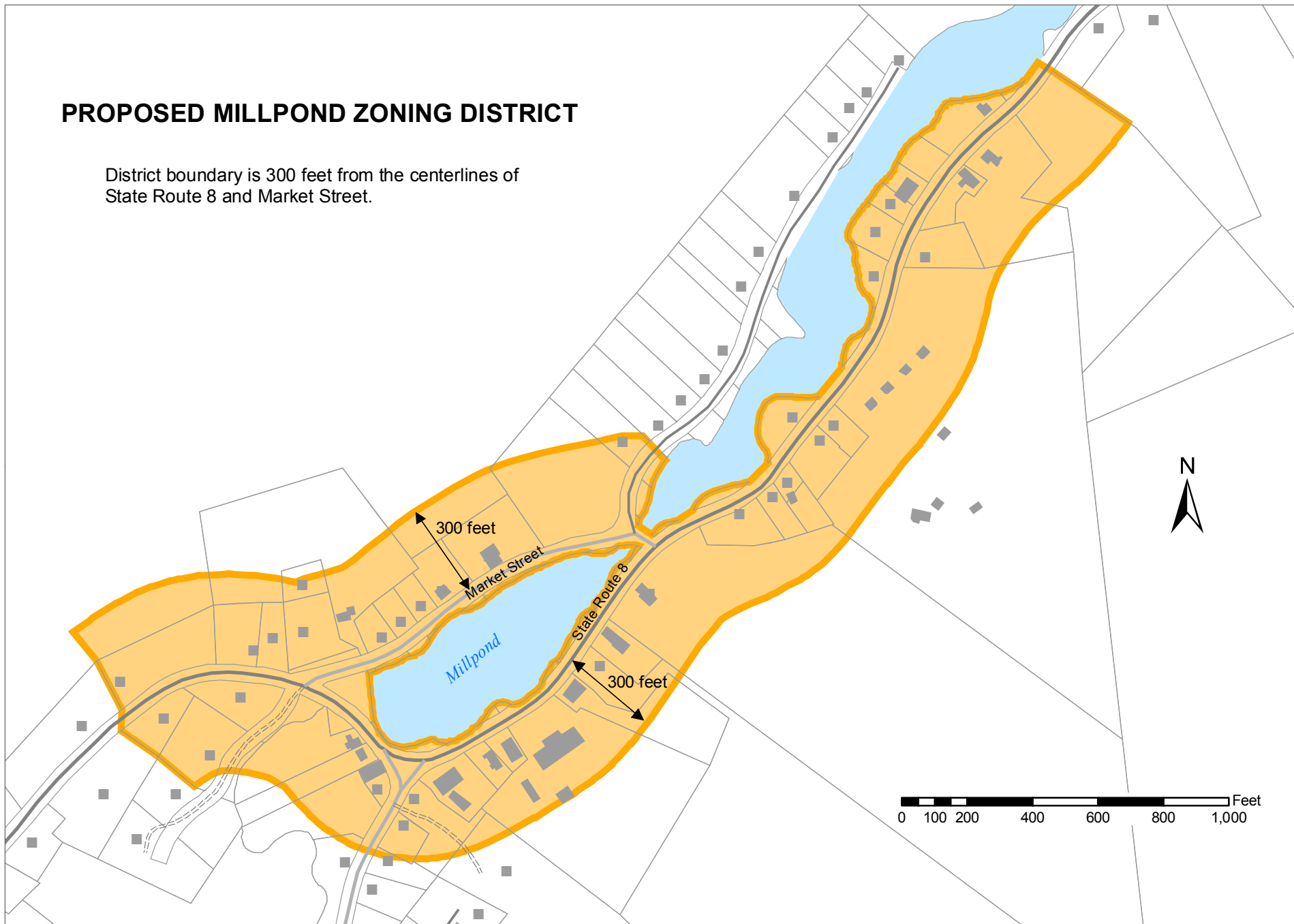
Character Description. These are scenic lakeshore areas characterized by relatively high density year around or seasonal housing, interspersed with occasional seasonal and/or tourism related businesses, and where physical/environmental conditions are generally suitable for such development.

Vision. These districts are predominately residential areas interspersed with tourism and resort establishments, as well as other small businesses that serve the year round and seasonal population. It is intended that these districts: (a) promote and protect the residential character and physical environment of lakeshore areas, (b) prohibit mobile homes and incompatible commercial and industrial uses, (c) provide for tourism and resort oriented businesses consistent with traditional land uses found along the town's lakeshores, and (d) provide for small and/or home based businesses that would support but not detract from the scenic residential environment.

Allowable Uses. Most forms of residential development, excluding mobile homes and mobile home parks. A variety of public and semi-public uses. Home based businesses, small

PROPOSED MILLPOND ZONING DISTRICT

District boundary is 300 feet from the centerlines of State Route 8 and Market Street.



retail stores, tourist accommodations, resorts, and other businesses compatible with the residential character and tourism/resort economy.

Intensity Regulations. Lot size per principal building = 1.3 acres.

R1 – 2ac Districts

R1 – 3.2ac Districts

Locations. Northern portion of Valentine Pond Road, southern portion of Pease Hill Road. (These districts are classified as Low Intensity Use and Rural Use on the Adirondack Park Land Use and Development Plan Map.)

Character Description. These areas are characterized by housing on moderate sized lots interspersed with occasional small and/or home based businesses. They include lands where similar development is appropriate in the future, where soils, slope and other physical conditions are generally suitable for such development.

Vision. These areas are envisioned as rural residential neighborhoods with moderate size lots. It is intended that these districts: (a) promote and protect the rural residential character and physical environment, (b) prohibit mobile homes and incompatible commercial and industrial uses, and (c) allow for small and/or home based businesses that would support but not detract from the rural residential environment.

Allowable Uses. Most forms of residential development, except mobile homes and mobile home parks. A variety of public and semi-public uses. Home based businesses, small retail stores, and tourist accommodations, resorts, and other businesses compatible with the residential character and tourism/resort economy.

Intensity Regulations. Lot size per principal building = 2.0 or 3.2 acres.

R1 - 10ac District

Location. Along portions of Palisades Road along the northwest shore of Brant Lake. (This district is classified as Rural Use on the Adirondack Park Land Use and Development Plan Map.)

Character Description. This is a scenic lakeshore area characterized by year around or seasonal housing on larger lots, interspersed with seasonal and/or tourism related businesses. Steep slope and/or shallow soils limit development density.

Vision. Same as R1-2ac and R1-3ac except on larger lots.

Allowable Uses. Same as R1-2ac and R1-3ac except on larger lots.

Intensity Regulations. Lot size per principal building = 10 acres

RESIDENTIAL 1A DISTRICTS

R1A - 3.2ac Districts

R1A - 5ac Districts

Location. Lands along portions of Valentine Pond Road, and in the South Horicon area. (These districts are classified as Low Intensity Use and Rural Use on the Adirondack Park Land Use and Development Plan Map.)

Character Description. These are areas characterized by housing on moderate sized lots, and include lands where similar development is appropriate in the future where soils, slope and other physical conditions are generally suitable for such development.

Vision. These areas are envisioned as lower density residential neighborhoods that provide affordable rural building lots and which would accommodate both conventional and manufactured home development. They are intended to: (a) promote and protect the rural residential character and physical environment, (b) prohibit incompatible commercial and industrial uses, and (c) allow for small and/or home based businesses that would support but not detract from the rural residential environment.

Allowable Uses. Most forms of residential development, including individually sited mobile homes (but excluding mobile home parks). A variety of public and semi-public uses. Home based businesses, small retail stores, and tourist accommodations, resorts, and other businesses compatible with the residential character and tourism/resort economy.

Intensity Regulations. Lot size per principal building = 3.2 or 5 acres.

RESIDENTIAL 2 DISTRICTS

R2-2 ac Districts

R2-3.2ac Districts

R2-5ac Districts

Locations. Lands along portions of many rural roads, including Valentine Pond Road, Johnson Road, Shaw Hill Road, Dorset Road, Pease Hill Road, Duell Hill Road, Hayesburg Road, and Harris Road; lands surrounding Sherman Lake. (These districts are classified as Low Intensity Use and Rural Use on the Adirondack Park Land Use and Development Plan Map.)

Character Description. These are areas characterized by housing on moderate sized lots, and include lands where similar development is appropriate in the future where soils, slope and other physical conditions are generally suitable for such development.

Vision. These areas are envisioned as lower density residential neighborhoods that provide affordable rural building lots which would accommodate both conventional and manufactured home development as well as a variety of home based and small businesses. They are intended to allow for traditional rural lifestyles while protecting the rural residential environment.

Allowable Uses. Most forms of residential development, including mobile homes and mobile home parks. A variety of public and semi-public uses. Home based businesses, small

retail stores, and tourist accommodations, resorts, and other businesses compatible with the residential character and tourism/resort economy.

Intensity Regulations. Lot size per principal building = 2, 3.2, or 5 acres.

LAND CONSERVATION - 10 ACRE (LC-10ac) DISTRICTS

Locations. Areas that are relatively inaccessible to the public highway system, are located on dead-end or unimproved roads, and/or are relatively remote from population centers. (These districts are classified as Rural Use on the Adirondack Park Land Use and Development Plan Map.)

Character Description. These lands are predominately open space but with scattered rural residential development on larger lots. Higher density development is hindered by lack of good highway access or environmental constraints such as poor soils, steep slopes, or wetlands.

Vision. These areas are envisioned as open space interspersed with sparse, scattered housing on larger lots. The intent is to: (a) promote and protect the open space character of the environment, (b) allow for recreation, agriculture, forestry and other open space uses of land, and (c) to allow for low density rural residential development and home based businesses.

Allowable Uses. Most forms of residential development, including mobile homes and mobile home parks. A variety of public and semi-public uses. Sawmills, wood using businesses, agriculture, riding stables, campgrounds. Home based and other small businesses, tourist accommodations, resorts, and other establishments compatible with the open space character and tourism/resort economy.

Intensity Regulations. Lot size per principal building = 10 acres.

LAND CONSERVATION – 42.6 ACRE (LC-42.6ac) DISTRICTS

Locations. Areas generally inaccessible to the public highway system, relatively remote from population centers, near state lands, and/or environmentally sensitive lands. (These districts are classified as Resource Management on the Adirondack Park Land Use and Development Plan Map.)

Character Description. Open space or sparse development on large lots, where the need to protect, manage and enhance forest, agricultural and open space resources is of paramount importance.

Vision. Open space or sparse development on large lots is envisioned. These districts are intended to: (a) promote and protect the open space character of the environment, (b) allow for recreation, agriculture, forestry and other open space uses of land, and (c) allow for sparse development in keeping with environmental constraints and open space character.

Allowable Uses. Residential development on large lots, public and semi-public uses, sawmills, wood using businesses, agriculture, riding stables, campgrounds, home based businesses, and other uses compatible with the open space character.

Intensity Regulations. Lot size per principal building = 42.6 acres.

RECREATIONAL RIVER (RRD) DISTRICTS

RRD-3.2ac Districts

RRD-5ac Districts

RRD-10ac Districts

Locations. Areas within one-quarter mile of the Schroon River designated as a Recreational River as part of the N.Y.S. Wild, Scenic and Recreational River System. (These districts are classified as Low Intensity Use and Rural Use on the Adirondack Park Land Use and Development Plan Map.)

Character Description. Mixed use rural residential areas and open lands near the Schroon River.

Vision. These areas are envisioned as mixed use rural residential areas and open lands where protection and use of the river and riverfront are a primary concern. It is intended to protect and preserve the environment, and manage land development within the Recreational River corridor as defined by the Adirondack Park Agency consistent with State rules and regulations governing a Recreational River.

Allowable Uses. Most forms of residential development, including individually sited mobile homes, variety of public and semi-public uses, home based businesses, small retail stores, tourist accommodations, resorts, marinas, and other businesses compatible with the character of the district.

Intensity Regulations. Lot size per principal building = 3.2, 5, or 10 acres.

INDUSTRIAL (I) DISTRICT

Location. Town of Horicon landfill property and vicinity.

Character Description. This area includes land suitable for industrial development, much of which is town owned property used as a landfill or gravel pit.

Vision. This area will serve as an industrial and commercial zone especially suited for uses that would be incompatible in other areas of town.

Allowable Uses. Light industry, warehousing, and mining. Junkyard. Motor vehicle service or repair. Other commercial uses.

Intensity Regulations. None.

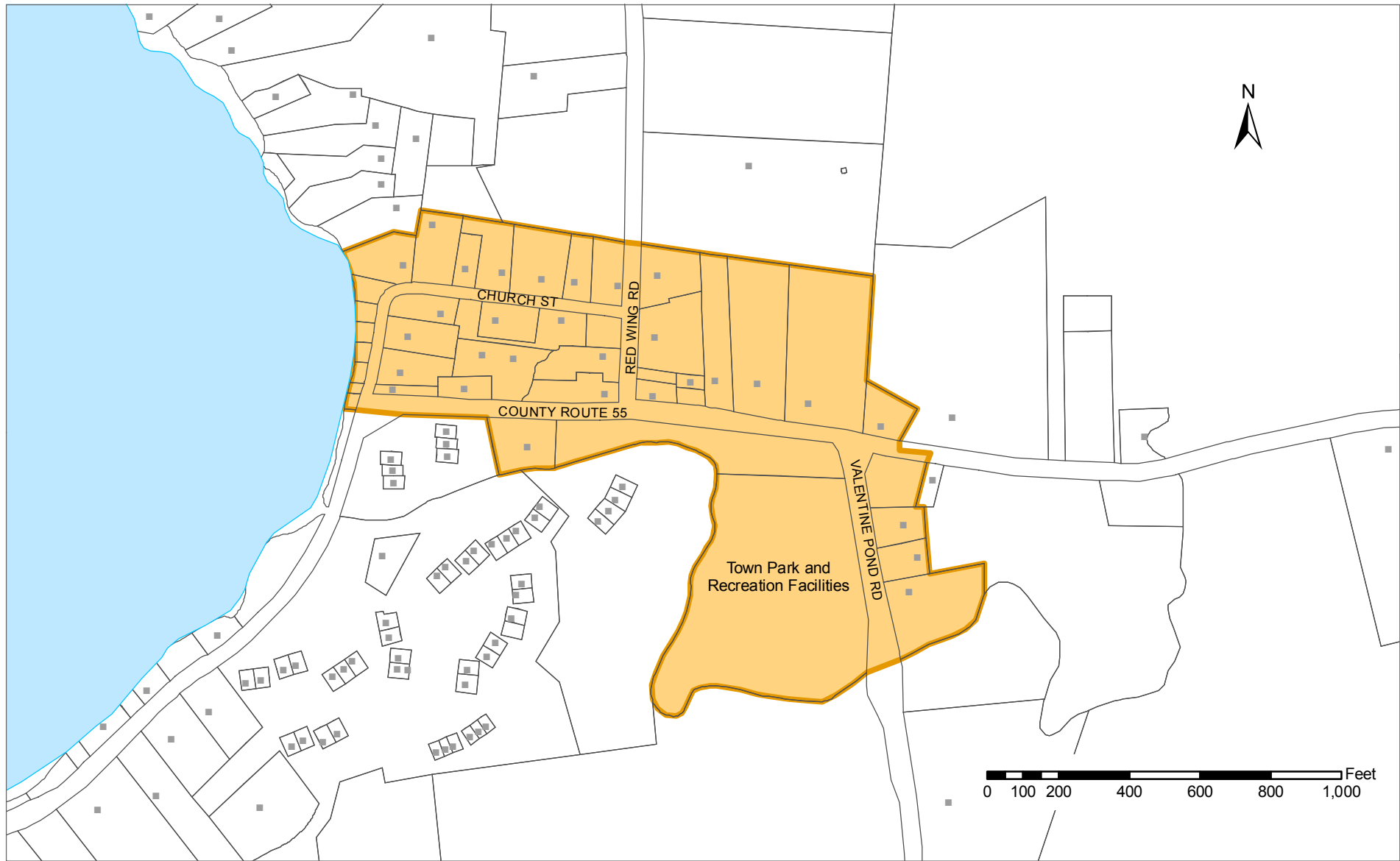
HAMLET DESIGN GUIDELINES OVERLAY ZONES

Location. The core areas of the hamlets of Brant Lake and Adirondack.

Character Description. These are the central areas of Brant Lake and Adirondack Hamlets where commercial uses, public uses, and semi-public uses such as churches, are generally concentrated, and that provide the visual “sense of place” which define a hamlet’s identity. They are the focal points of activity within the community. Architectural building styles vary from historical to relatively recent.

PROPOSED DESIGN REVIEW OVERLAY (DRO) ZONING DISTRICT ADIRONDACK HAMLET AREA

Zone boundaries follow lot lines.



Vision. The core areas of Brant Lake and Adirondack hamlet are envisioned as retaining and the visual features characteristic of their Adirondack historical heritage while providing opportunities for appropriate in-fill development to enhance their role as community centers. New development is intended to be compatible with the “Design Guidelines for Brant Lake and Adirondack Hamlets,” prepared in conjunction with the “Town of Horicon Community Development Strategic Plan” of 2008.

Allowable Uses. (Governed by the underlying zone.)

Intensity Regulations. (Governed by the underlying zone.)