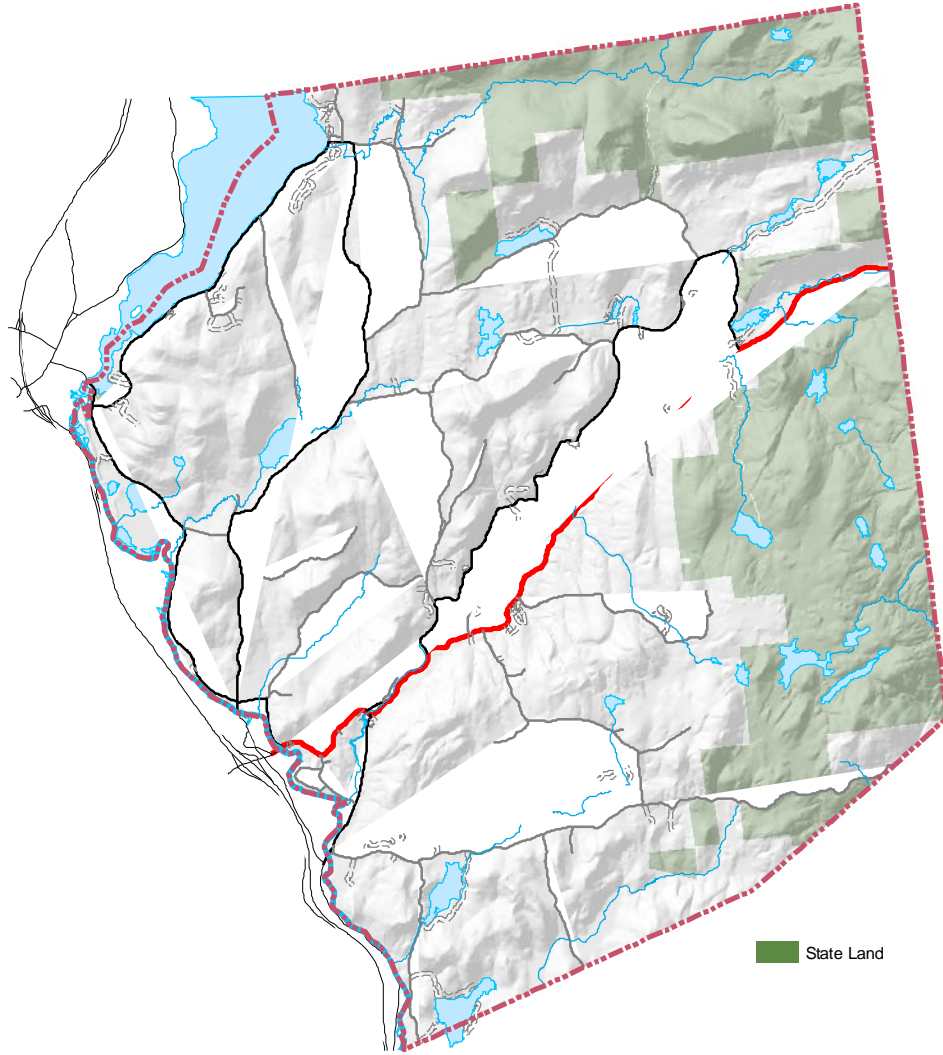


TOWN OF HORICON COMPREHENSIVE PLAN

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.

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.

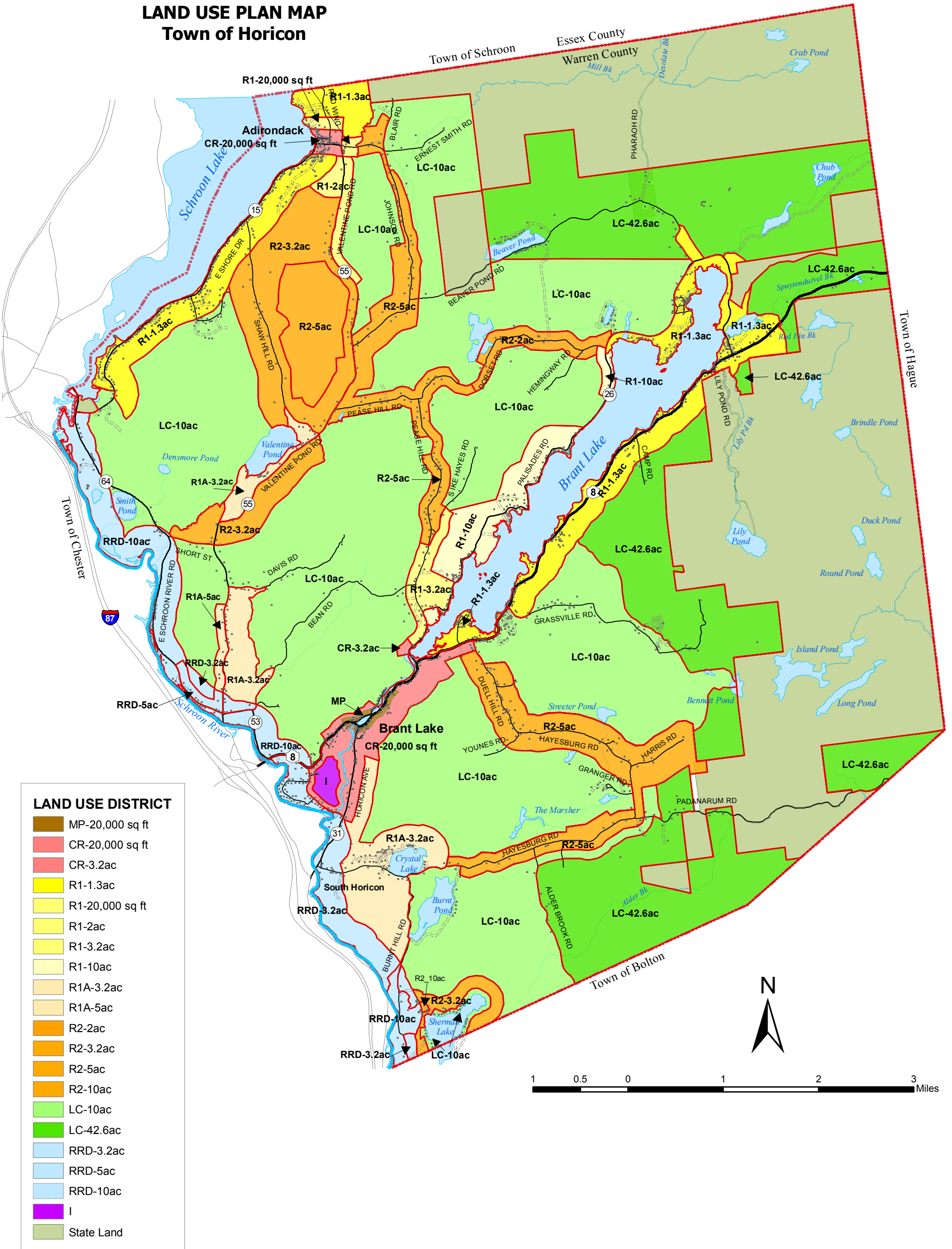
COMMERCIAL/RESIDENTIAL (CR) DISTRICTS

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.

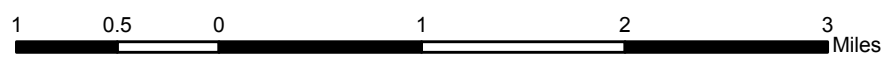
Vision. Mixed use hamlets are intended continue to serve as community focal points and service centers within the Town of Horicon, and to provide for business development as well as affordable housing opportunities. Growth is envisioned to consist of in-fill housing and

LAND USE PLAN MAP Town of Horicon



LAND USE DISTRICT

- MP-20,000 sq ft
- CR-20,000 sq ft
- CR-3.2ac
- R1-1.3ac
- R1-20,000 sq ft
- R1-2ac
- R1-3.2ac
- R1-10ac
- R1A-3.2ac
- R1A-5ac
- R2-2ac
- R2-3.2ac
- R2-5ac
- R2-10ac
- LC-10ac
- LC-42.6ac
- RRD-3.2ac
- RRD-5ac
- RRD-10ac
- I
- State Land



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.)

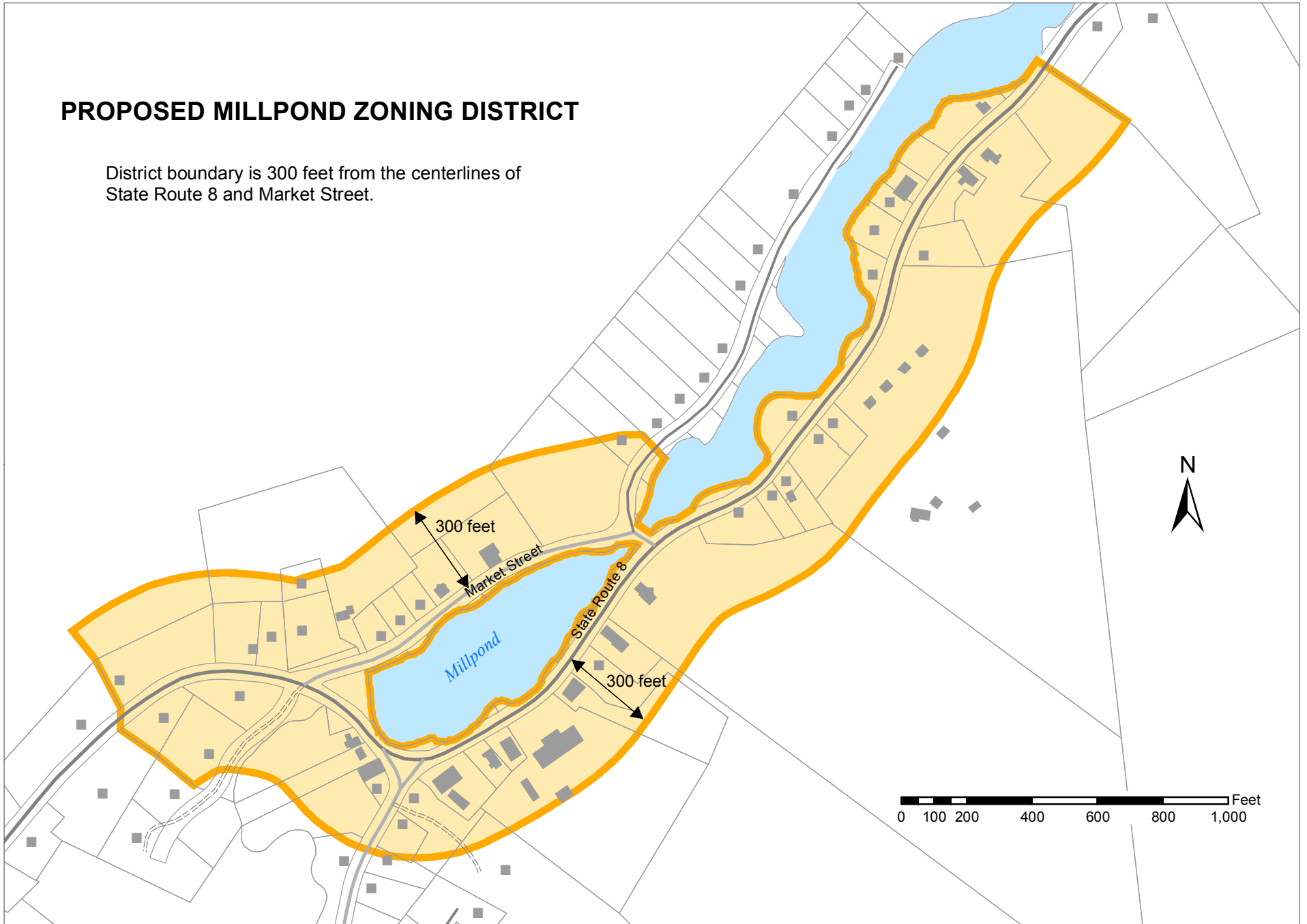
Character Description. These are scenic lakeshore areas characterized by relatively high density year around or seasonal housing, interspersed with occasional seasonal and/or tourism related businesses, and where physical/environmental conditions are generally suitable for such development.

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.

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.)

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

Zone boundaries follow lot lines.

