



HORICON'S

HORIZONS

A Smart Growth Comprehensive Plan for the Town of Horicon

March 2026



**Department
of State**



LAKE CHAMPLAIN-LAKE GEORGE
**REGIONAL
PLANNING**



ACKNOWLEDGEMENTS

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Funding:

This Comprehensive Plan was prepared with funding provided by the New York State Department of State Environmental Protection Fund.



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Executive Summary

Horicon's future depends on balancing the contributions and needs of both seasonal and year-round residents. The Comprehensive Plan embraces this balance, aligning housing, employment, services, and stewardship to ensure Horicon remains vibrant, resilient, and welcoming in every season

In Horicon, like many Adirondack communities, population levels fluctuate with the seasons, creating a rhythm that is both a strength and a challenge. Seasonal and full-time residents may differ in their daily needs and expectations, but all share a deep affection for the Town. The goals and objectives of Horicon's Horizons recognize these differences not as competing interests, but as complementary elements of a resilient and interconnected community.

Seasonal residents play an important role in supporting the Town's financial health. Through property taxes and local spending, they help fund municipal services, infrastructure, and environmental stewardship that benefit the entire community. Full-time residents, in turn, are the steady heartbeat of Horicon. They rely on affordable housing, dependable local employment, and year-round services like schools, emergency response, healthcare, and everyday amenities. These residents staff local businesses, volunteer for fire and rescue services, serve on boards, and maintain civic life during the quiet months.

Balancing the varying needs of the community requires planning and open dialogue. Through extensive public engagement and community discussion, the Town of Horicon Comprehensive Plan has established goals and strategies that respond to the interests, needs, and challenges of both seasonal and year-round community members. Recommendations such as encouraging a mix of housing options help ensure that teachers, tradespeople, service workers, and young families can continue to live in the community they support, and strategies that strengthen year-round employment, protect natural resources, maintain recreational assets, and manage peak-season pressures, helping preserve the qualities that draw people to Horicon in every season.

A successful balance recognizes that seasonal and full-time residents are partners in shaping the Town of Horicon's future. Guided by a shared long-term vision, the Town can address the interests of seasonal residents while ensuring that year-round residents have the housing, jobs, and services they need to thrive. In this way, Horicon becomes not just a place people visit or live, but a community that works for everyone, year-round.

Section 1. Introduction

In 2022, the Town of Horicon secured a grant from the New York State Department of State (NYSDOS) to update its Comprehensive Plan, originally adopted in 2010. This update incorporates Smart Growth Principles into the planning process, reflects extensive community input, and is shaped by the shared priorities of both year-round and seasonal residents, whose combined contributions form the foundation of Horicon’s community life.

Today, Horicon faces several interrelated challenges, including an aging population, limited housing availability and affordability, and gaps in locally available goods and services. At the same time, the Town is well-positioned to build on significant opportunities, including its abundant natural and recreational resources, strong sense of community, and enduring appeal as a place to live, work, and visit. The Comprehensive Plan addresses the challenges and opportunities facing the Town of Horicon, providing a clear framework to guide future decision-making and ensure the Town remains vibrant and resilient throughout every season.

Future Vision

The future vision for the Town of Horicon was developed through a comprehensive, long-range planning process grounded in substantial public outreach and guided by a locally supported Comprehensive Planning Committee (CPC). Representing a broad cross-section of the community, the CPC helped ensure that diverse perspectives and local priorities shaped the planning effort.

This vision presents an aspirational picture of what the Town of Horicon hopes to become over the next 10 years. Rooted in community values and collective input, it reflects both what makes Horicon unique today and the community’s shared ambitions for the future.

The vision statement serves as the foundation of this planning document, informing the goals and objectives that follow. Together, they provide a clear framework to guide decision-making and help the Town move toward a vibrant, resilient, and sustainable future.

Town of Horicon Vision Statement:

The Town of Horicon is a vibrant and welcoming four-season community where all residents contribute to a place where people thrive, and future generations are inspired to put down roots and build their lives. Guided by a shared commitment to our heritage, community ties, opportunities, and sustainability, our town continues to grow while retaining its unique qualities. Our community is dedicated to:

- **Engaging Residents:** Ensure that all residents have a strong voice in decisions shaping the Town's future, while fostering an inclusive community where all members feel valued, supported, and connected.
- **Quality, Affordable Housing:** Expand diverse, attainable housing options for families, individuals, and seniors of all income levels and abilities.
- **Supporting Local Businesses:** Promote entrepreneurship, skilled trades, and local economic growth that sustains year-round employment and strengthens Horicon's unique character.
- **Environmental Stewardship:** Protect natural resources while nurturing a safe, welcoming, and interconnected community.
- **Preserving our Heritage:** Celebrate the Town's history while actively shaping a prosperous future driven by innovation, small business, and resident participation.
- **Attracting Young Families and Retaining Residents:** Enhance quality of life through housing, excellent amenities, supportive services, recreational opportunities, and a strong sense of community.
- **Reliable Infrastructure and Accessible Transportation:** Maintain safe, dependable roads, telecommunications, and transportation networks that link residents to opportunities, services, and one another.

To achieve the community's vision, the following goals were developed around the issues of housing, hamlet centers and community hubs, economic stability, natural resources and recreation, and land use and development. Each area represents a priority for the Town and reflects the values and needs expressed by community members throughout the planning process.

Housing

1. Expand and Diversify Housing Options

- 1.1 Preserve and enhance existing residential neighborhoods by promoting the rehabilitation and maintenance of existing residential structures
- 1.2 Create opportunities for lower-cost, affordable housing
- 1.3 Continue to work collaboratively to balance short-term rental housing stock and the need for affordable year-round housing opportunities
- 1.4 Improve retention of area employees by promoting affordable long-term rentals for the local workforce

Hamlet Centers and Community Hubs

2. Revitalize and Protect Hamlets as Community Hubs

- 2.1 Retain our rural small-town character
- 2.2 Preserve and enhance the distinctive identities of the Hamlets of Adirondack and Brant Lake through a combination of building and streetscape improvements that maintain the rural community character
- 2.3 Improve and enhance community facilities and services
- 2.4 Improve transportation infrastructure to enhance the safety, convenience, and efficiency of drivers, cyclists, and pedestrians
- 2.5 Improve the visual appeal, safety, and walkability of main streets and thoroughfares throughout Horicon

Economic Stability

3. Strengthen and Grow the Local Economy

- 3.1 Strengthen and diversify the economic base of the Hamlets of Adirondack and Brant Lake by encouraging a mix of commercial, civic, and residential uses

- 3.2 Retain existing employment opportunities and attract new businesses
- 3.3 Promote the Town's recreational, cultural, and environmental resources to foster the local economy

4. Support Local Businesses and Entrepreneurs

- 4.1 Support the Town's local and home-based businesses with technical assistance
- 4.2 Promote the establishment of cottage industries that highlight the area's culture, history, and natural resources
- 4.3 Encourage remote working opportunities and digital business growth by closing gaps in broadband and cellular services

Natural Resources and Recreation

5. Protect Natural Resources and Enhance Outdoor Recreational Assets

- 5.1 Coordinate with NYSDEC land managers to better align state management and maintenance practices with local needs
- 5.2 Improve and maintain access to recreational areas
- 5.3 Continue to support water quality improvement efforts including monitoring and prevention of aquatic invasive species and emerging water quality threats
- 5.4 Enhance stormwater and erosion management practices
- 5.5 Improve facilities at town parks to better incorporate ADA/ Universal Accessibility and provide inclusive, family-friendly amenities that serve all residents and users
- 5.6 Develop a septic inspection program that combines incentives and educational initiatives to safeguard community health and safety and protect the Town's waterways

- 5.7 Collaborate with the Lake George Hemlock Coalition and Warren County Soil and Water Conservation District to share information and resources about emerging terrestrial invasive species

6. Promote a Sustainable, Year-Round Recreation Economy

- 6.1 Develop tourism strategies that balance economic growth with quality of life and natural resource stewardship
- 6.2 Manage and enhance public access to waterways, including Brant Lake, Schroon Lake, and the Schroon River, by developing access management plans and improving physical access points
- 6.3 Enhance the visitor and resident experience by improving signage, strengthening town identity, collaborating regionally, and connecting hamlets and neighborhoods to recreation areas with trails and paths
- 6.4 Promote Horicon's diverse recreational opportunities across all seasons
- 6.5 Expand the Town's online, year-round calendar of events and programs to foster community engagement and attract off-peak tourism

Land Use and Development

7. Modernize and Align Zoning and Land Use Regulations

- 7.1 Update zoning and land use policies to reflect Horicon's evolving community needs while preserving its small-town character
- 7.2 Encourage appropriate and sustainable growth through clear, predictable, and streamlined regulations
- 7.3 Promote mixed-use and infill development within the Hamlets of Adirondack and Brant Lake to strengthen their role as vibrant community centers
- 7.4 Protect natural resources and scenic beauty by integrating conservation practices into land use decisions

1.1 Regional Context and Community Background

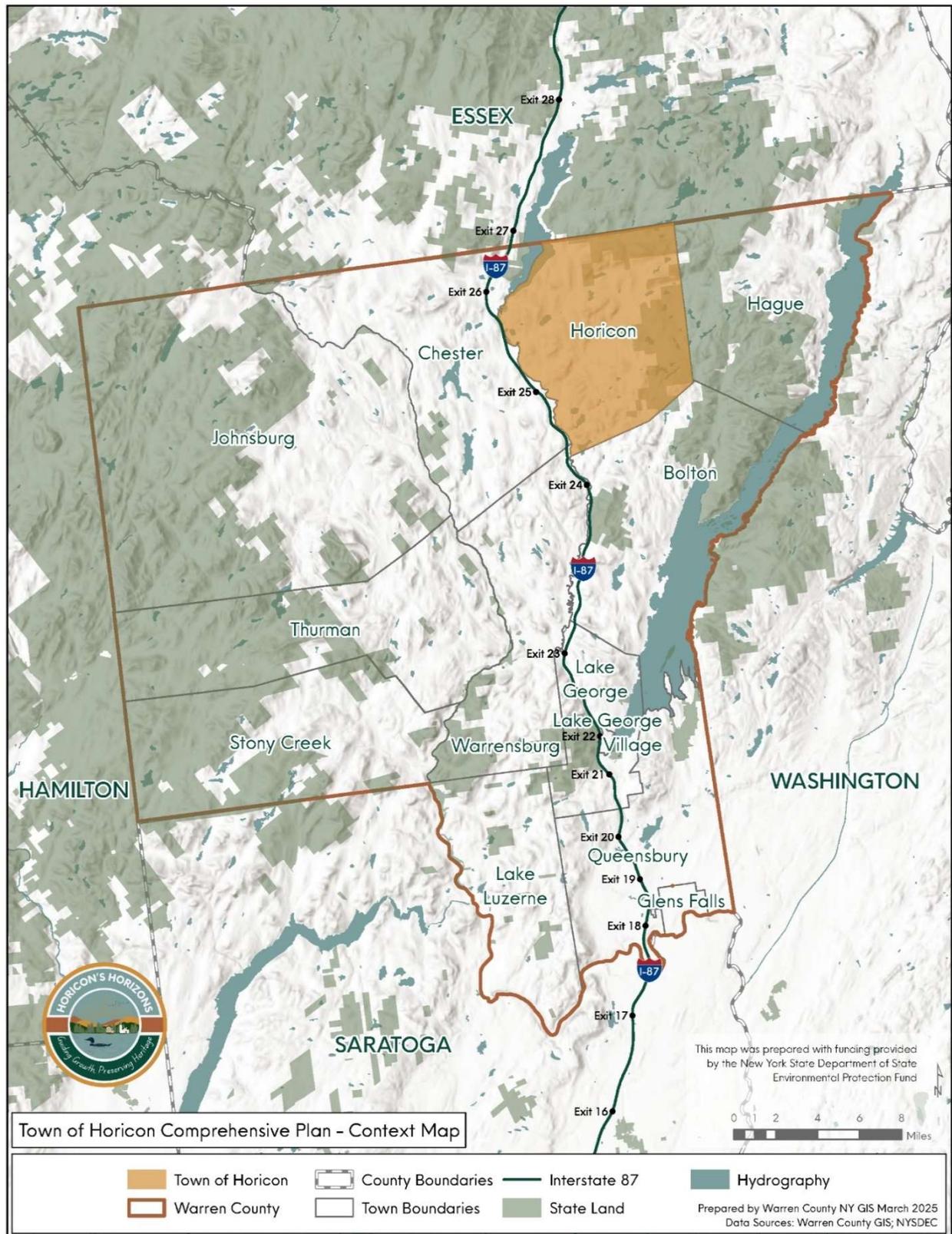
The Town of Horicon is in the northern part of Warren County, New York, within the Adirondack Park and is bordered by the Schroon River to the west, the Town of Hague to the east, and the Town of Schroon in Essex County to the north (**Map 1. Regional Context Map**). Known for its vast forest landscapes and abundant water resources, Horicon offers easy access to premier outdoor recreation areas such as the Pharaoh Lake Wilderness Area and the Lake George Wild Forest. The town boasts scenic water-based recreation on Brant Lake, Schroon Lake, and the Schroon River, and is a short drive from Gore Mountain, a popular year-round recreational hub in neighboring Johnsburg. With convenient access via the I-87 Adirondack Northway, Horicon is a quaint community and a popular destination for visitors and second-home owners.

The Horicon area was first settled in the late 1700s by a single landowner and was officially incorporated as the Town of Bartonville in 1838. Like much of the region, its early hamlets were centered around logging and industries that harnessed the resources of the dense wilderness. Early settlers constructed dams, such as the Mill Pond, built sawmills, and used the Schroon River to transport logs downstream to larger milling operations in Glens Falls.

By the mid- 1800s, several hamlets had emerged across the town, each with its own school. Among the most prominent were Adirondack, Bartonville, South Horicon, and Hayesburg. Both South Horicon and Adirondack had a tannery, with the South Horicon tannery earning distinction as the largest in New York State at the time. Tanning and leathermaking were vital industries, drawing on the area's abundant hemlock trees for their tannin-rich bark. In addition to industry, small-scale subsistence farming contributed to the local economy.

By the early 1900s, tourism had begun to eclipse traditional industries, largely due to improved access facilitated by nearby railroads. This economic shift transformed the community, as hotels and summer camps sprang up around Brant Lake, catering to affluent families from urban areas. Residents found new roles as hunting and fishing guides, and the economy increasingly oriented itself around seasonal visitors. Over time, many of the early hotels and businesses faded, and tourism in Horicon evolved into a model centered on second-home ownership, a pattern that continues to define the area today.

Map 1. Regional Context Map



1.2 The Planning Process

The comprehensive plan process began in the summer of 2024 with the appointment of a Comprehensive Plan Committee (CPC), established by the Town Board to guide the development of the plan. The CPC brought together a diverse group of individuals whose local knowledge, experience, and perspectives helped shape the planning process. Members of the CPC include representatives from the Town Board, Planning and Zoning Boards, Town staff, the Town Historian, local business owners, and residents with recreational and environmental interests.

Throughout the process, the CPC met regularly and worked collaboratively with staff from the Lake Champlain Lake George Regional Planning Board (LCLGRP) and the Warren County Planning Department. From the outset, the CPC prioritized transparency and public involvement, recognizing that the plan's success depends on broad community participation.

To engage residents and gather meaningful input, the CPC conducted a community survey, hosted three community workshops, and offered virtual engagement opportunities alongside a project website to share updates and resources. Feedback collected through these efforts played a central role in shaping the plan's vision, goals, and strategies, ensuring that the Comprehensive Plan truly reflects the community's collective priorities and aspirations.



Photo 1: August 2025 public workshop at Albert E Monroe Park in Adirondack.

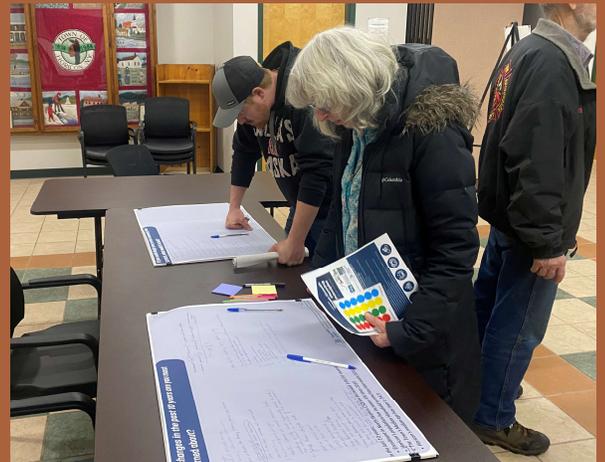


Photo 2: February 2025 public workshop at Horicon Town Hall.



Photo 3: August 2025 public workshop at Albert E Monroe Park in Adirondack.

1.3 Local and Regional Plans

An important component of the Comprehensive Plan’s development was a review of existing local and regional plans and studies. The analysis helps ensure that the strategies and recommendations presented in the Comprehensive Plan are consistent with, and build upon, the goals and objectives identified in prior planning efforts. The planning documents reviewed for this process are summarized in **Table 1** below in chronological order of publication.

Table 1. Review of Local and Regional Plans		
Local Planning Documents		Year
1.	Warren County Outdoor Recreation Economy Research Report	2024
2.	Housing Needs Study and Market Demand Analysis of Warren County	2023
3.	Mill Pond Feasibility Study	2023
4.	Warren County Hazard Mitigation Plan	2023
5.	Town of Horicon First Wilderness Plan	2019
6.	Schroon Lake Watershed Management Plan Addendum	2019
7.	Schroon Lake Watershed Management Plan	2010
8.	Town of Horicon Comprehensive Plan	2010
9.	Town of Horicon Community Development Strategic Plan	2008
10.	Brant Lake Watershed Assessment	2000

The documents reviewed revealed several recurring themes that remain highly relevant to the Town of Horicon today. These include the importance of outdoor recreation and tourism development, housing affordability and diversity, environmental protection and watershed management, community identity and hamlet revitalization, pedestrian improvements and walkability, and strategic planning and interagency coordination. Together, these themes highlight the community’s ongoing commitment to balancing growth, sustainability, and quality of life.

1.4 Community Engagement and Findings

To guide the planning process, the Town of Horicon carried out a broad and ongoing public engagement effort. This included a community survey, three public workshops, a stakeholder roundtable, one-on-one interviews, and a presentation to the Town Board. These activities were designed to identify key issues and opportunities, gather meaningful community input, and build consensus around the priority projects and actions needed to achieve the goals of this plan.

Survey responses showed a nearly even split between seasonal and year-round residents, providing a balanced perspective on community priorities. While each group emphasized different aspects of life in Horicon, there was broad agreement on the Town's most important issues. Both groups highlighted concerns, including the distance to goods and services, broadband and cellular service, impacts on environmental quality, and rising taxes.

Certain issues, such as the aging population and overall affordability, were more frequently noted by year-round residents, reflecting their ongoing, full-time connection to the community. Similarly, seasonal and year-round residents shared many of the same values regarding what they enjoy about Horicon and what they hope to see in the future. Both groups stressed the importance of access to recreation and open space, improvements to parks, trails, and recreational amenities, enhanced broadband and cell service, more community events, and increased shopping and retail options. Overall, seasonal and year-round residents share similar values and are closely aligned in their vision for Horicon's future.

In addition to the community engagement activities held throughout the planning process, the CPC and the Town Board each held formal public hearings in accordance with §272-A of New York State Town Law. The CPC public hearing was held on February 26, 2026, followed by the Town Board's public hearing on March 19, 2026, before adoption of the plan.

The summary of public workshops and the community survey findings can be found in **Appendix A** of this document. A summary of public comments received through the public hearing and comment period can be found in **Appendix D**.



Photo 4: The Town of Horicon Town Hall serves as a space for community events such as Food Truck Fridays. Photo Credit: Advokate

1.5 Highlights from the Town of Horicon Community Profile

A community profile was prepared to provide an updated picture of the Town's current conditions, including demographics, economic trends, housing, land use and zoning, infrastructure and community facilities, transportation, parks and recreation, cultural and historical resources, natural resources, and climate-related impacts. The full Community Profile is included in **Appendix B** of this document.

Demographic Challenges and Opportunities

The Town of Horicon is at a pivotal point in its demographic evolution. Although the overall population has remained stable, it is growing older, highlighting the need for thoughtful strategies to sustain community vitality in the years ahead. Ensuring that older residents have the amenities and services they need, while also attracting and retaining younger households, will be essential to maintaining a balanced, thriving population.

The compact hamlets of Brant Lake and Adirondack provide strong opportunities to apply smart growth principles that support age-inclusive, environmentally responsible, and community-oriented development. Looking forward, the Town can strengthen its future by meeting the needs of its aging population while enhancing amenities and creating conditions that make these hamlets appealing places for younger residents to live, work, and stay.

Expanding housing options that are affordable at a range of income levels, improving local services and amenities, and supporting small businesses can help meet the needs of residents of all ages. At the same time, investing in pedestrian infrastructure will improve mobility and safety for older adults while making Horicon more attractive to younger families seeking an active, connected lifestyle.

Although the Town's demographic shifts present challenges, they also open the door to new possibilities. By supporting aging in place, welcoming new residents, and strengthening its sense of community, Horicon can position itself for a more inclusive, resilient, and prosperous future. The goals and recommendations in this plan are designed to build on these opportunities and guide the Town toward that vision.

U.S. Census data provide an important baseline for understanding demographic trends in the Town of Horicon; however, it does not fully capture the community's significant seasonal population. Because census counts are based on year-round residency, many part-time property owners and seasonal residents who contribute to the Town's economy, character, and tax base are not reflected in official population figures. As a result, census data represents only one piece of a broader planning framework. While these statistics help identify long-term trends, the Town recognizes that planning decisions must also consider seasonal population fluctuations, local knowledge, service demands, and community input to present a more complete picture of Horicon's present conditions and future needs.

Population and People

According to the 2020 U.S. Census, the Town of Horicon had a population of 1,471, making it the fourth smallest town in Warren County, larger than only Hague, Stony Creek, and Thurman. Between 2000 and 2023, Horicon's population remained stable, increasing by just 2% overall. Notably, between the 2010 and 2020 Censuses, Horicon was the only municipality in Warren County outside the urban center to experience population growth, increasing by 6%, while the nearby communities of Chester and Hague saw declines of 8% or more, and the neighboring Town of Schroon in Essex County experienced a 6.8% increase during the same period (**Figure 1**). Overall, Warren County's population grew by 4% between 2000 and 2020.

Horicon's steady population trends, in contrast to regional declines, suggest a strong sense of community stability and local appeal. This modest growth may reflect the town's quality of life, natural amenities, and potential as a desirable location for both year-round and seasonal residents, factors that will continue to influence future housing, infrastructure, and economic development planning.

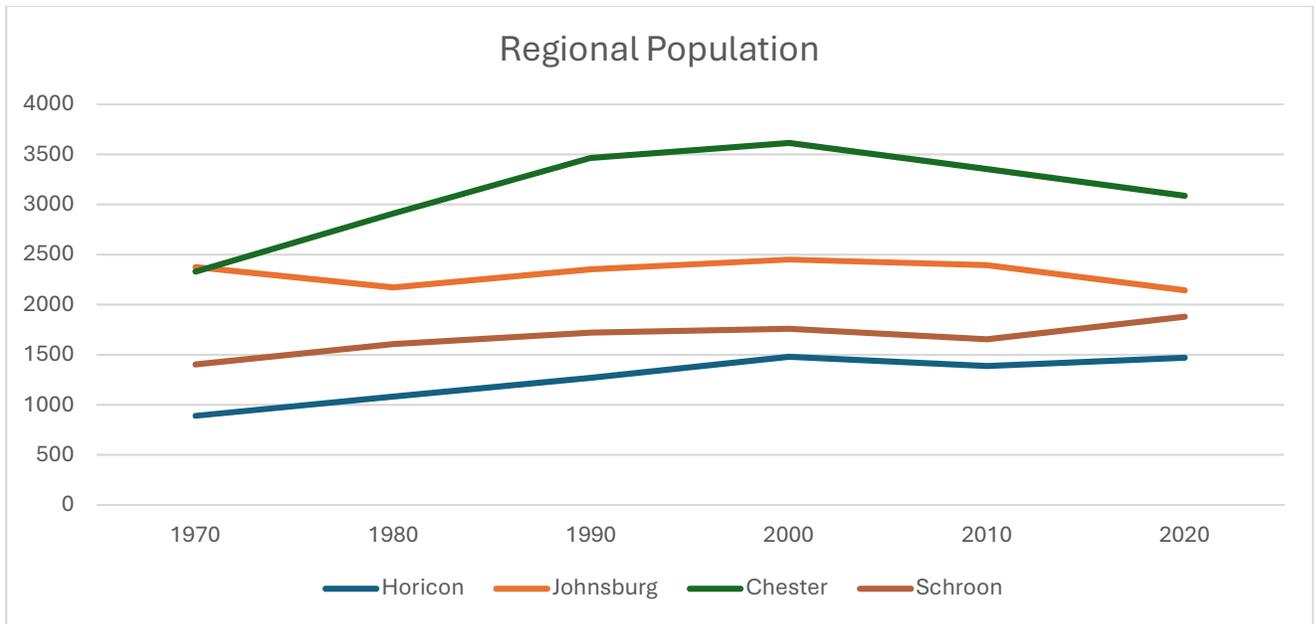


Figure 1: Regional Population Changes 1970-2020. Source: US Census Bureau.

Aging population

In 2020, Warren County ranked as the fifth-oldest county in New York State, with a median age of 47.5. Within the county, the Town of Horicon had one of the oldest populations, with a median age of 56.9, making it the third-oldest municipality in Warren County. Neighboring towns such as Chester (52.4) and Johnsburg (52.0) were slightly younger by comparison.

By 2023, approximately 32.8% of Horicon’s population was age 65 or older, representing a 7.2% increase since 2010. While population aging is a national trend, it is especially pronounced in Warren County and the Town of Horicon. In 2023, Horicon’s median age of 54.9 was nearly 15 years higher than the national median (39.2) and significantly above the state median (40.2) (**Figure 2**).

This demographic pattern underscores the town’s growing population of older adults and highlights a growing challenge to balance the needs of an aging population while creating opportunities that attract and retain young families.

Town of Horicon *Population Change*



Figure 2: Town of Horicon population changes 2010 – 2020—source: U.S. Census and 2023 American Community Survey.

Table 2: Population Change by Age 2000–2020, Source: US Census Bureau					
Age Range	Population by cohort per year			Change 2000-2020	Change in Number
	2000	2010	2020		
Under 5 years	32	58	46	43.8%	14
5 to 14 years	219	107	136	-37.9%	-83
15 to 24 years	138	144	103	-25.4%	-35
25 to 34 years	110	124	125	13.6%	15
35 to 44 years	224	150	126	-43.8%	-98
45 to 54 years	247	213	16	-35.2%	-87
55 to 64 years	227	238	280	23.3%	53
65 to 74 years	164	216	266	62.2%	102
75 to 84 years	98	109	176	79.6%	78
85 years and over	21	30	53	152.4%	32

Table 2 illustrates the changes in Horicon’s population by age group between 2000 and 2020. Horicon’s largest age cohort is between 55 and 64 years old, followed by those ages 65 to 74, reflecting the Town’s aging population. Between 2010 and 2020, Horicon gained approximately 92 residents aged 55 to 74, while the number of younger residents aged 15 to 34 declined by about 40 people. This loss of younger residents is the reverse of the previous decade, in which the population in that age group gained a total of 20 people. However, according to the 2023 American Community Survey (ACS), this age group has again gained population, with a net increase of about 85 residents ages 15 to 34 between 2020 and 2023. This recent growth among younger adults could

signal renewed interest in Horicon as a place to live and work, which may have positive implications for the local labor force, schools, and housing market.

School Enrollment and Educational Attainment

Approximately 9 1% of Horicon residents have completed high school, a figure that is comparable to Warren County's rate of 9 1.9%, and nearly a quarter of Horicon residents hold a bachelor's degree or higher (24.8%).

Public education for residents of Horicon is provided by the North Warren Central School District, which was established in 1973 through the consolidation of the Horicon, Chester, and Pottersville schools. The district faces challenges resulting from demographic indicators like an aging population and declining numbers of young families, which have led to a 24% decrease in enrollment from 2000 to 2024 (Figure 3).



Figure 3: North Warren Central School District Enrollment 2000–2024. Source: New York State Department of Education.

Economic Indicators

Median Household Income

The median household income (MHI) represents the midpoint at which half of all households earn more and half earn less. It is a key indicator of a community’s economic health, often correlating with factors such as home values, educational attainment, and

employment stability. Lower median incomes may signal a greater need for affordable housing and expanded job opportunities.

In 2023, the Town of Horicon had an MHI of \$74,479 (ACS 5-year Estimates 2023), slightly above the Warren County MHI of \$73,802. According to the *Warren County Housing Needs Assessment*, the MHI for seniors in Horicon is higher than the countywide figure. While Horicon’s MHI is below the New York State and U.S. medians, it remains higher than the neighboring communities of Chester and Schroon (Figure 4).

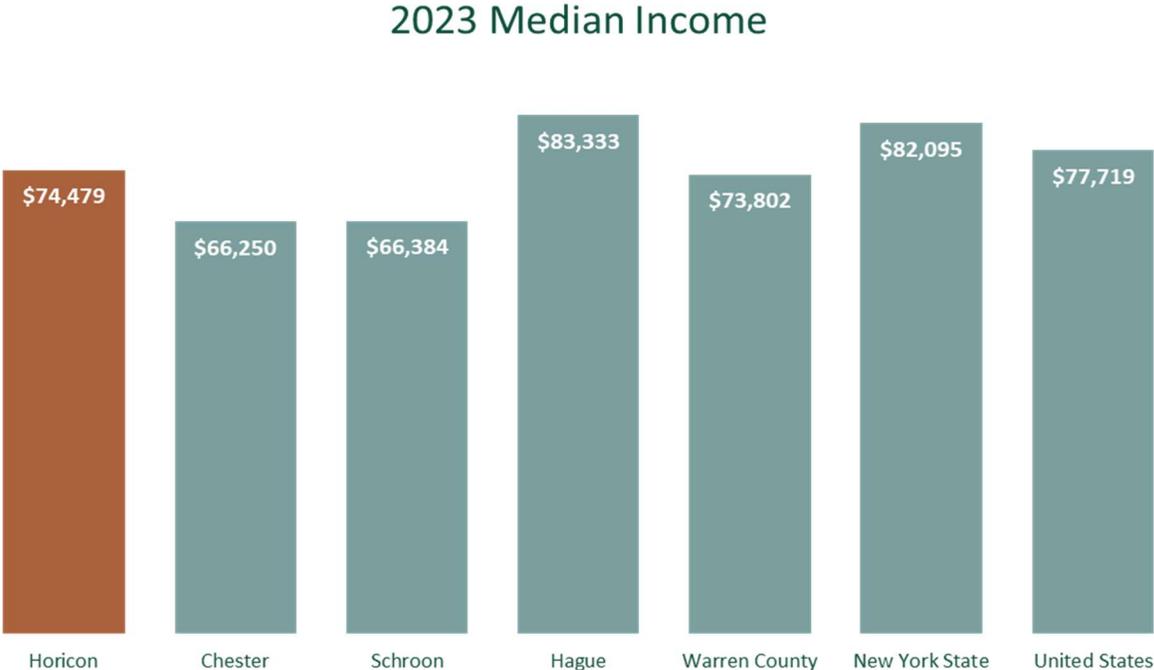


Figure 4: Median Household Income Source: ACS 5 Year Estimates 2023

Poverty

Horicon has a relatively low overall poverty rate of 5.3%, significantly below Warren County’s rate of 9.1%. Poverty rates help illustrate a community’s economic stability, access to jobs and housing opportunities, and need for services. Horicon’s low poverty rate is likely influenced by the high number of retirees in the community and also suggests a generally stable economic environment. However, the picture is more nuanced for younger residents. Among those under age 18, poverty levels are more comparable to the County, with 8% in Horicon and 10% countywide. This indicates that some families with children may face greater financial strain, highlighting the importance of affordable housing, access to childcare, and opportunities for economic mobility, all of which are challenges that have been identified by the community.

Housing Characteristics

Inventory. The Town of Horicon has approximately 1,900 housing units, of which 760 (40%) are occupied year-round and 1,011 (53%) are classified as vacant or seasonal residences. Seasonal housing accounts for a much larger share of Horicon's housing stock than the Warren County average of 15%, though it falls between neighboring towns, Chester at 37% and Hague at 67%. The share of year-round homes has increased modestly over the past decade, rising from about 37% in 2010 to 40% in 2023. Of these year-round units, approximately 86% are owner-occupied, and 14% are renter occupied.

Housing Type. The predominant housing type in Horicon is single-family detached houses (1,702), followed by mobile homes (198). Nearly one-fifth (19%) of the Town's housing stock was built before 1940, with the largest periods of housing growth occurring in the 1960s and 1980s, when roughly 300 new homes were constructed in each decade. More recently, new construction has slowed, with only 103 units built between 2010 and 2023. Local building permit data indicates that from 2019 to 2024, 66 permits were issued for single-family homes and 10 for manufactured homes.

According to the *Warren County Housing Needs Assessment*, home sale prices in Warren County increased by 33% between 2019 and 2022. **During that same period, the Town of Horicon experienced one of the highest growth rates in Warren County, a 55% rise in home sale prices, the second largest overall.**

Affordability. According to the American Community Survey (ACS) 2017–2021, the median household income in the Town of Horicon was approximately \$62,000. The U.S. Department of Housing and Urban Development considers housing affordable when it costs no more than 30 percent of a household's gross income. In Horicon, the average monthly mortgage payment is approximately \$1,292, meaning a household would need to earn about \$51,680 annually for this cost to be considered affordable. Rental housing is somewhat less expensive. Between 2017 and 2021, the median gross rent was approximately \$930 per month, or about \$11,160 annually. To afford this level of rent without being cost-burdened, a household would need to earn at least \$37,200 per year.

Recent market trends indicate increasing pressure on housing availability and affordability. According to Warren County Real Property data, the median home value rose from \$ 186,484 in 20 16 to \$325,000 in 2024. Over the same period, homes have been selling much more quickly, with the average time on the market declining from roughly 10 months in 20 19 to just over one month in 2023.

Housing affordability challenges vary by tenure. Approximately 18 percent of homeowners are mortgage-burdened, spending more than 30 percent of their income on housing costs, while 58 percent of renters are rent-burdened. Housing tenure also reflects a mix of long-term residents and more recent arrivals, with about 8 percent of year-round households moving into their homes since 202 1 and approximately 18 percent residing in Horicon since before 1990. Together, these trends highlight the importance of maintaining and expanding a range of housing options in the Town of Horicon to support residents at different income levels and stages of life.

Short-Term Rentals. Short-term rentals (STRs) support tourism and the local economy in Horicon, while also reducing the availability of homes for year-round residents, placing additional pressure on the local housing market and influencing housing affordability and opportunities for full-time community members. In 2024, the Town of Horicon had 79 registered short-term rental (STR) properties, representing about 5% of the Town’s housing stock. Most of these rentals are concentrated near Brant Lake and Schroon Lake, reflecting the strong demand for lake-oriented recreation and seasonal visitation. About 30% of STRs are locally owned, while the majority are owned by out-of-county owners, indicating that the lakes attract property owners from beyond the immediate community. Most STRs operate within single-family homes (48 units), along with 11 seasonal residences, and 9 multifamily units, illustrating the range of housing used for short-term rental activity.

The Town of Horicon adopted its Short-Term Rental (STR) law in 2025 to balance tourism, recreation, and neighborhood stability. Under the law, any dwelling rented for fewer than 30 days must obtain a Town-issued permit. To manage impacts on housing availability and community character, the total number of STR permits is capped at 135 townwide, with a waiting list maintained once the cap is reached.

Local and Regional Economic Characteristics

Unemployment Rates and Trends

The unemployment rate in Warren County has been low in recent years, reflecting a tight and resilient labor market. In 2024-2025, unemployment hovered between 3.2 and 3.4% (not seasonally adjusted), well below the County's long-term average of roughly 6% and lower than typical U.S. rates. Federal Reserve Economic Data (FRED) reveals a sharp decline from a peak of about 8% in 2020 to approximately 3.5% by 2023-2024, indicating that Warren County has largely recovered from pandemic-related job losses and continues to demonstrate strong economic stability.

Small communities such as Horicon, however, experience additional dynamics that aren't always reflected in countywide averages. Seasonal employment patterns and a mix of full-time and part-time work, especially in the tourism, hospitality, and recreation sectors, can create fluctuations in workforce stability and household income. These conditions shape local planning needs related to workforce development, housing affordability, and economic diversification.

Major Employers and Industries

The top industries for workers in the Town of Horicon are educational services and health care and social assistance (16.8%), followed by retail (14.9%), and public administration (14.8%). Major regional employers include the Town of Horicon and North Warren Central School District. Approximately 65% of workers in Horicon are employed in the private sector, and 27% are in the public sector. Communities with tourism-driven economies tend to have higher rates of private sector employment. The ratio of private to public sector employment in a community helps identify economic strengths, potential vulnerabilities, and opportunities for targeted development. A balance between private and public sector employment can make an economy more resilient. The public sector can act as a stabilizer during economic downturns, while the private sector can drive growth and innovation.

Horicon's largest employers are primarily concentrated on tourism, outdoor recreation, and local services. Summer camps, hospitality and lodging businesses, marinas, and recreation-oriented enterprises make up a significant share of local employment, reflecting the town's strong seasonal economy. The Town of Horicon, along with small

businesses, retail and service establishments, and local construction trades, also provide key year-round employment opportunities. Many residents commute to nearby population centers for work, linking Horicon closely to the broader Warren County labor market.

Land Use and Land Cover

Land use in the Town of Horicon is shaped by multiple layers of regulation, including local ordinances, Adirondack Park Agency (APA) standards, and New York State Department of Environmental Conservation (NYSDEC) Unit Management Plans (UMP). These frameworks overlap across different parts of the town, influencing how land can be developed, conserved, and used for recreation.

Public recreation lands account for more than one-third (37.7%) of Horicon’s total land area, including portions of the Lake George Wild Forest and the Pharaoh Lake Wilderness. Publicly owned forests, open spaces, and parklands make up the town’s largest land-use category. Within the hamlet areas, local parks, ballfields, and other recreation areas contribute an additional 3.9% of land area and are classified as Recreation & Entertainment.

Vacant land is also a major land-use category, representing 29.2% of the town. These areas included forested lots without primary structures, hunting lands, underwater parcels, rural properties, and lands used for public utilities. Residential uses make up nearly 27% of the

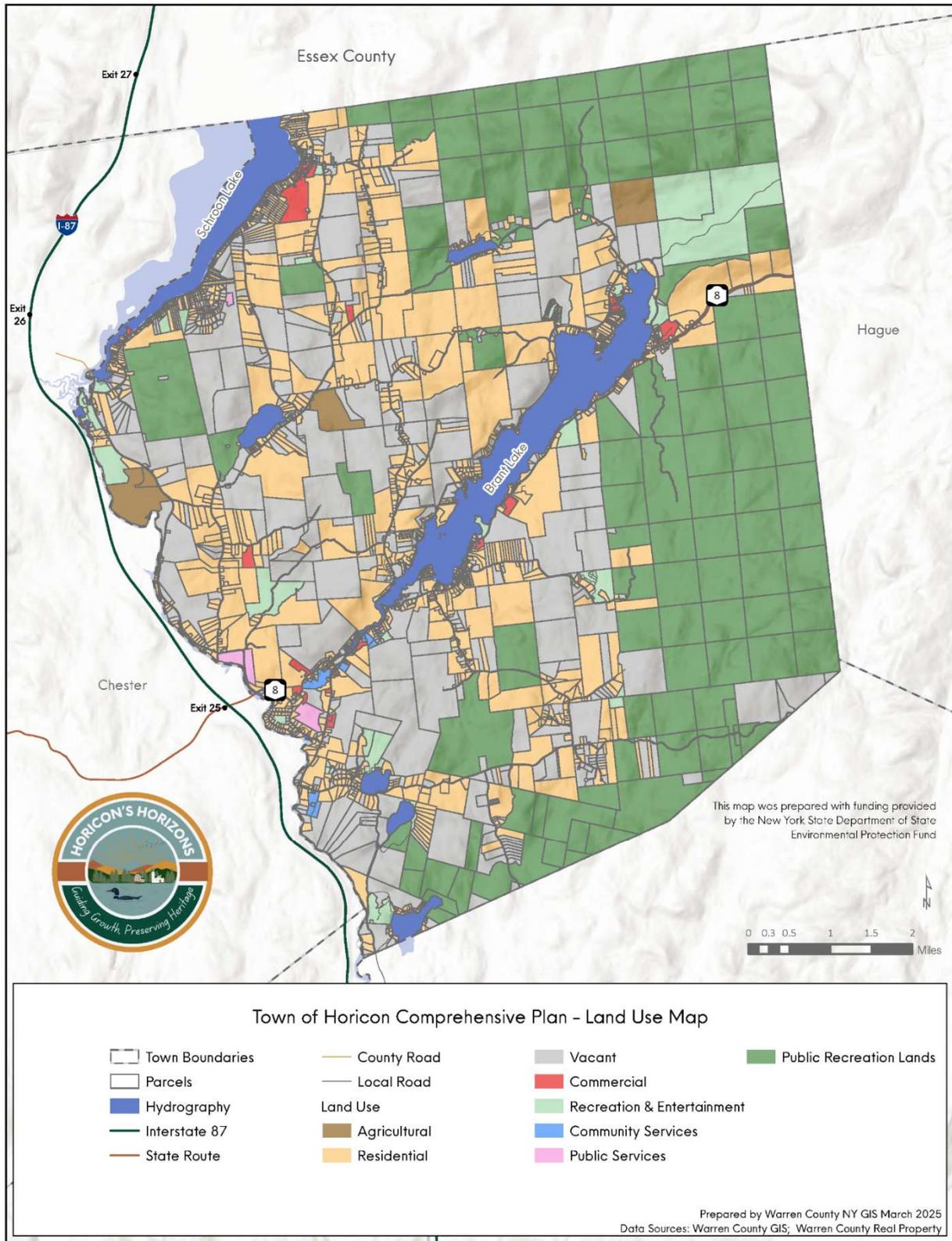


Town's land area (**Map 2. Town of Horicon Land Use Map**).

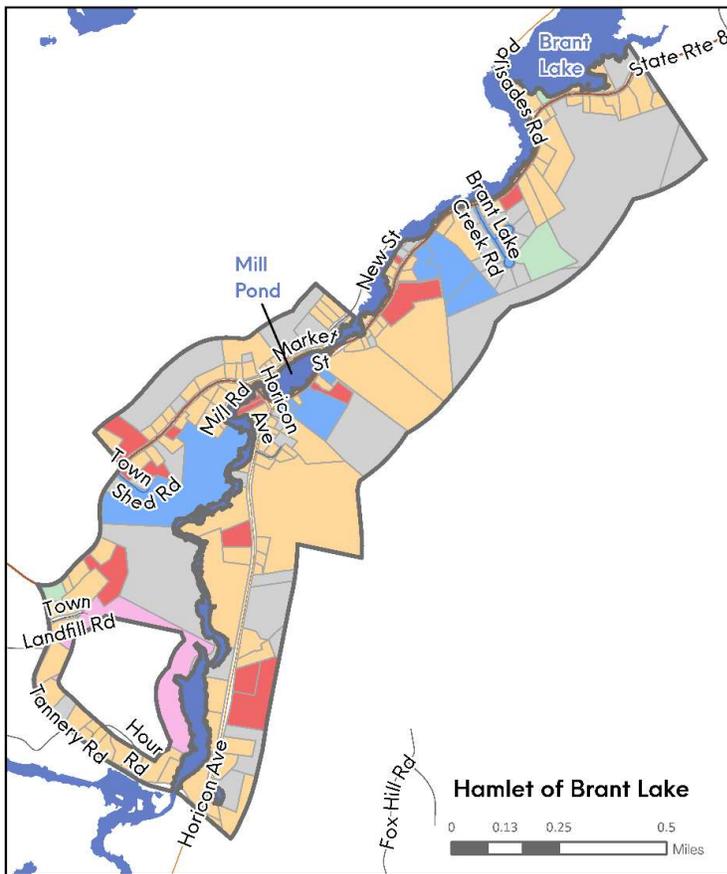
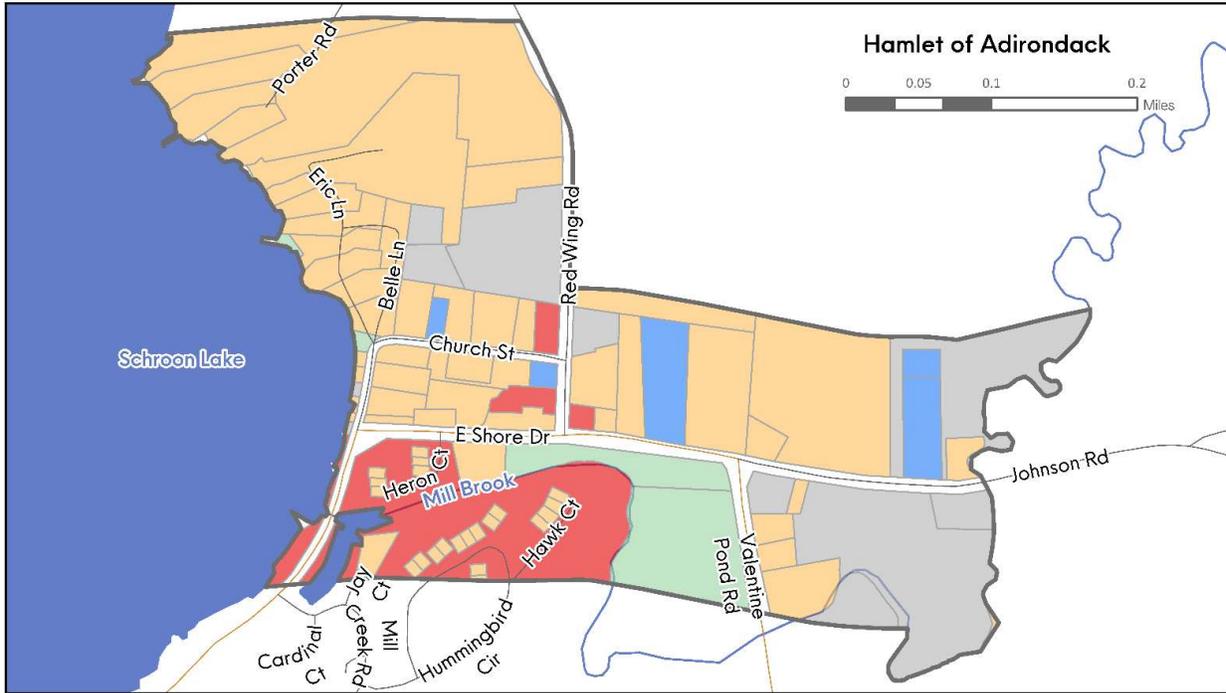
Within the Brant Lake Hamlet, land use is a mix of residential, commercial, and community services with large tracts of vacant land on the perimeter that could provide opportunities for future compatible uses. The Hamlet of Adirondack is primarily residential with pockets of commercial use in the southern portion of the hamlet (**Map 3. Hamlets of Adirondack and Brant Lake Land Use Maps**).

Horicon's land cover is overwhelmingly forested at 91%, far higher than the statewide average of 53%. While there are no large-scale or industrial farming operations, the Town does include several small subsistence farms. State-owned forest lands are managed by NYSDEC under a Unit Management Plan (UMP), which evaluates natural and physical resources, guides public recreation, and ensures that activities are consistent with land classifications and environmental stewardship goals. Horicon contains portions of three NYSDEC land units: the Pharaoh Lake Wilderness Area, the Lake George Wild Forest Area, and the First Brother Primitive Area, each governed by its respective UMP.

Map 2. Land Use Map



Map 3. Hamlets of Adirondack and Brant Lake Land Use Maps



Town of Horicon Comprehensive Plan
Land Use for the Hamlets
in the Town of Horicon



- Hydrography
- Adirondack Park Agency Hamlet Boundaries
- State Route
- County Road
- Local Road
- Land Use
- Residential
- Vacant
- Commercial
- Recreation & Entertainment
- Community Services

This map was prepared with funding provided by the New York State Department of State Environmental Protection Fund



Prepared by Warren County NY GIS March 2025
Data Sources: Warren County GIS; Warren County Real Property

Zoning and Other Local Development Controls

The Town of Horicon is subject to the Adirondack Park Agency (APA) land controls and any locally adopted land-use ordinances. The APA is an independent, executive state agency responsible for developing long-range Park policy in a forum that balances statewide concerns and interests of local governments in the Adirondack Park. It was created by New York State law in 1971. The APA regulates development on private land within the Adirondack Park.

Within the Adirondack Park, the APA administers the Adirondack Park Agency Act, the Adirondack Park Agency Rules and Regulations, the Freshwater Wetlands Act, and the Wild, Scenic, and Recreational Rivers System Act.

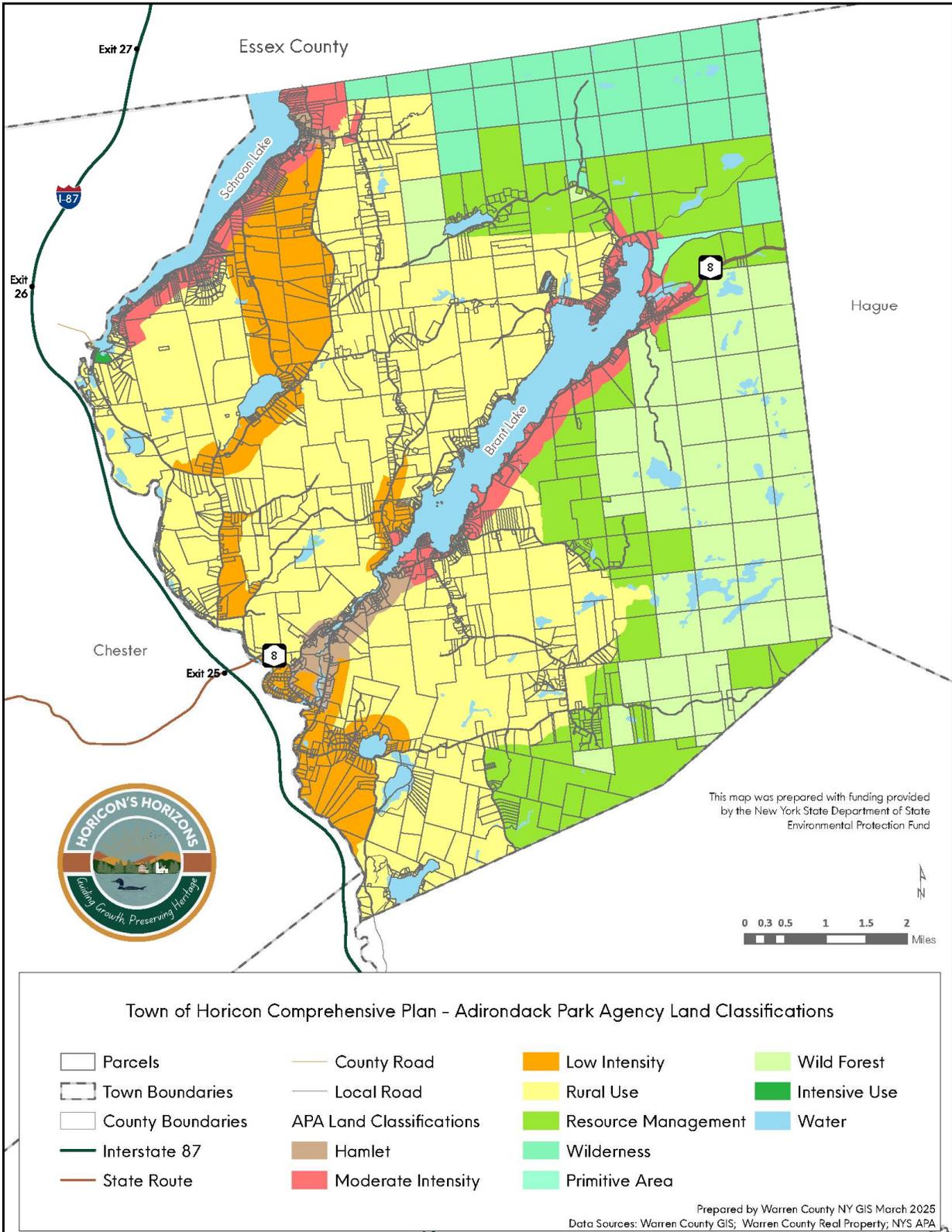
The APA Act §8 10 defines different land uses and development as class A or class B regional projects based on their location, use, intensity, and other characteristics.

Local governments within the Adirondack Park may develop their local land use program, known as an Agency-approved Local Land Use Program (ALLUP), which, if approved by the APA, may transfer some permitting authority from the APA to the local government's jurisdiction. If a municipality has an APA ALLUP, review jurisdiction over Class B regional projects, and variances from shoreline restrictions are transferred to the local governments. Class A regional projects require the APA to apply certain considerations of the standards and requirements of the local land use program in its review.

The Town of Horicon has adopted an ALLUP and has two APA-Designated Hamlet Areas, Brant Lake and Adirondack (**Map 4. APA Land Use Designations Map**). Within the Adirondack Park, designated Hamlet Areas are the growth and service centers where development is encouraged. There are very few development restrictions from the APA within the Hamlet areas.

An ALLUP is a locally developed land use law that aligns with or exceeds the standards set forth by the APA Act. Once approved, an ALLUP enables the municipality to take certain land use responsibility for administering land use and development regulations within its boundaries. This approach allows for more localized decision-making while ensuring alignment with the overarching goals of the APA, balancing local autonomy with regional environmental stewardship.

Map 4. APA Land Use Map



The Horicon Zoning ordinance consists of seven zoning districts and two overlay districts (Table 3). Most of the town’s land area is zoned Land Conservation. Residential districts are located on many of the lakeshores and along roadways throughout the town, and each Hamlet area has an established Commercial Residential District, promoting mixed-use opportunities in these community hubs (Map 5. Town of Horicon Zoning Map, Map 6. Town of Horicon Zoning within the Hamlets of Adirondack and Brant Lake).

Table 3: Town of Horicon Zoning Districts and District Intent	
Zoning District	Purpose and Intent/Vision
Residential 1	The vision for this district is to maintain the scenic residential environment, and promote and protect the residential character and physical environment of lakeshore areas, while providing for tourism and resort-oriented businesses consistent with traditional land uses found along the town’s lakeshores
Residential 1A	This district is envisioned as lower-density residential neighborhoods that provide affordable rural building lots
Residential 2	The district includes the purposes and intent of Residential 1 and Residential 1A, but with rural residential and home-based commercial developments
Commercial/ Residential	Serve as focal points and growth centers for neighborhoods
Land Conservation	There are three main intentions: (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 low density rural residential development and home-based businesses
Recreational River District	This district is envisioned as mixed use rural residential areas that prioritize maintaining open lands, public use of the river, and riverfront
Industrial	Opportunity for development of forest and ag lands, commercial sand and gravel extraction, mineral extraction, public utility expansion, and hunting and fishing specific structures
Adirondack Hamlet Design Review Overlay	Continue to build on community public amenities, such as the Town Park and Recreation Facilities
Millpond Overlay	Preservation of scenic qualities of selected travel corridors

Smart Growth Focus Areas: Hamlets of Adirondack and Brant Lake

The Town of Horicon contains two APA-designated Hamlet Areas, Adirondack and Brant Lake. The Hamlet of Adirondack is in the northern portion of the Town, and the Hamlet of Brant Lake lies near the geographical center of Horicon at the southern end of Brant Lake. Under Adirondack Park land use policies, these hamlet areas are the primary locations targeted for growth and development, based on environmental and infrastructure screening factors unique to the Adirondack Park.

Both hamlets are well-suited to serve as focus areas for Smart Growth strategies. While predominantly residential in character, each has a level of development density that can support enhanced pedestrian and bicycle infrastructure, targeted beautification efforts, and investments that strengthen community life. Currently, sidewalks are limited or absent throughout both hamlets, and designated bicycle facilities are lacking, which can create safety concerns for



Photo 5: The Adirondack General Store in the Hamlet of Adirondack. Photo Credit: Warren County Planning Department.



Photo 6: The Mill Pond in the Hamlet of Brant Lake. Photo Credit: Warren County Planning Department.



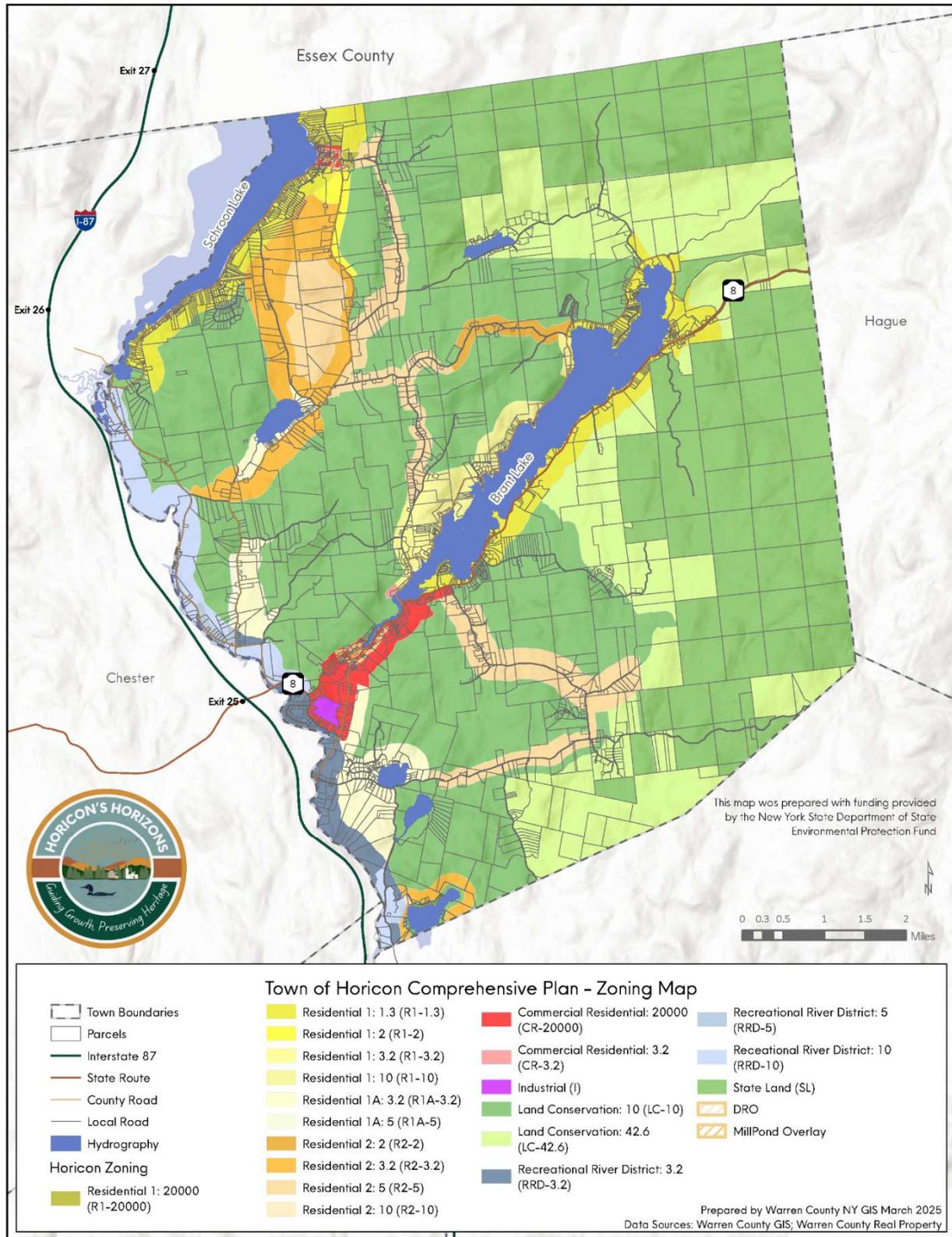
Photo 7: Beach in the Hamlet of Adirondack. Photo Credit: Warren County Planning Department.

pedestrians and cyclists.

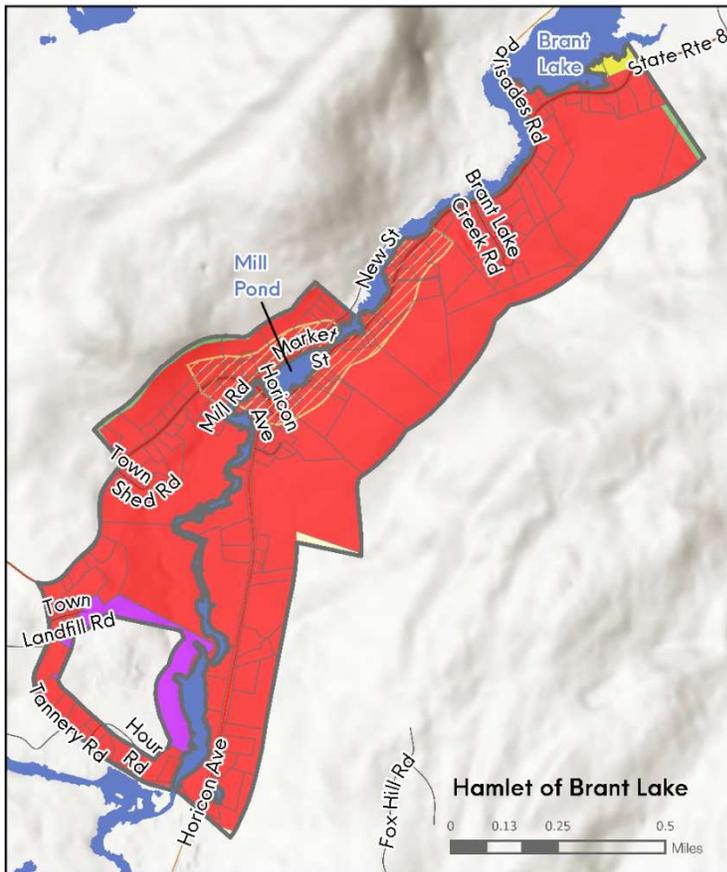
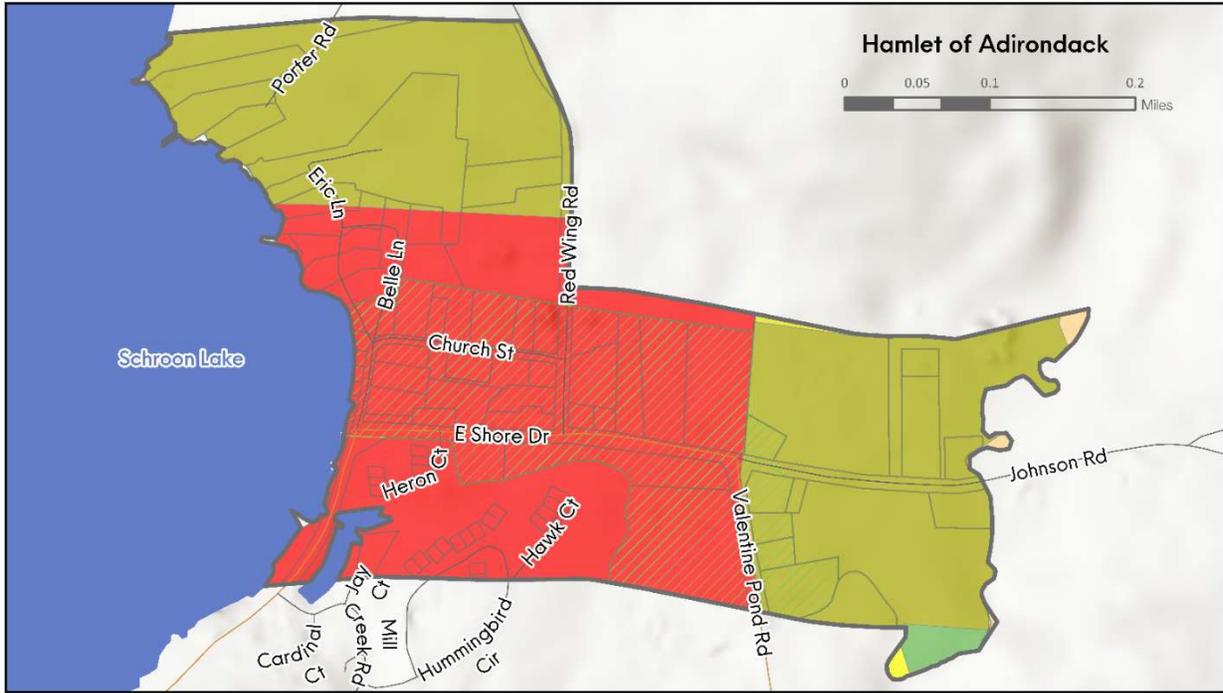
The Hamlet of Brant Lake was first settled in the early nineteenth century and initially developed around agriculture and logging. As the Adirondacks gained popularity in the late 1800s, Brant Lake evolved into a resort destination, with the lake itself serving as the community's defining feature. Historically, the lake supported early commercial activity and continues to attract visitors seeking recreation and scenic beauty. Today, Brant Lake remains a small but active community anchored by a community center, library, post office, parks, and several local businesses that contribute to the local economy while preserving its dual identity as both a place to live and a destination to visit.

The Hamlet of Adirondack, located along the eastern shore of Schroon Lake near Warren County's northern boundary, has its origins in logging, farming, and the nineteenth-century tanning industry. Once home to a hotel, school, and a range of local businesses, the hamlet experienced a gradual decline in population and commercial activity over time. Today, Adirondack is a quiet residential community centered around a post office, town beach, general store, and museum. Land uses are primarily residential, with limited commercial activity and several vacant parcels, presenting both challenges and opportunities for future community-focused investment.

Map 5. Town of Horicon Zoning Map



Map 6. Hamlets of Adirondack and Brant Lake Zoning Map



Town of Horicon Comprehensive Plan Zoning for the Hamlets in the Town of Horicon

- Adirondack Park Agency Hamlet Boundaries
- State Route
- County Road
- Local Road
- Hydrography
- Zoning**
- Residential 1: 20000 (R1-20000)
- Residential 1: 1.3 (R1-1.3)
- Residential 1: 2 (R1-2)
- Residential 2: 5 (R2-5)
- Commercial Residential: 20000 (CR-20000)
- Land Conservation: 10 (LC-10)
- Design Review Overlay (DRO)
- Residential 1A: 3.2 (R1A-3.2)
- Industrial (I)
- Recreational River District: 3.2 (RRD-3.2)
- Recreational River District: 10 (RRD-10)
- Mill Pond Overlay (MPO)

This map was prepared with funding provided by the New York State Department of State Environmental Protection Fund



Prepared by Warren County NY GIS March 2025
Data Sources: Warren County GIS; Warren County Real Property

Historic and Cultural Resources

Horicon holds a deeply rooted and well-preserved history that residents value. It's only the National Register property, the Heintzelman Library, which stands as a landmark on the shores of Mill Pond. Built in 1907 through the philanthropy of Mrs. Emily Heintzelman, who donated books and funding to establish a public library, the building served the community until 2001. It now houses the Town Historian's office and the Adirondack Book Collection.

The Horicon Historical Society operates two museums, the Town of Horicon Museum (Brant Lake Museum) and the Adirondack 1881 Annex, which together showcase the community's cultural heritage and local stories.

Historic and cultural resources are largely concentrated in the hamlets of Brant Lake and Adirondack, where most community services are located. These areas contain a rich collection of scenic and historic sites within close proximity, yet they lack adequate pedestrian infrastructure and designated bicycle routes. Improving walkability through connected walking loops, enhanced signage, and accessibility upgrades would better link these assets and enrich both resident and visitor experiences (**Map 7. Historic and Cultural Resources Map**).

Scenic resources such as Mill Pond, Brant Lake, Schroon Lake, and the surrounding wilderness lands are central to Horicon's identity and



Photo 8: Heintzelman Library, that stands as a landmark on the shores of Mill Pond. Photo Credit: Warren County Planning Department.



Photo 9: Albert E Monroe Park in the hamlet of Adirondack.

economy. Preserving these landscapes while maintaining the town’s small-scale character is a key priority for the community. Horicon’s sense of place is also shaped by its history, museums, and lakeside heritage. Establishing design guidelines for the hamlet areas could help protect and enhance this distinct character, supporting attractive and vibrant centers that reflect Horicon’s historic and visual identity.

Public Spaces, Parks, and Recreational Facilities

The Town of Horicon is defined by its abundant water resources, anchored by its two major lakes, Schroon Lake and Brant Lake, and complemented by several smaller ponds and lakes, including Sherman Lake, Mill Pond, Lily Pond, Island Pond, Valentine Pond, Beaver Pond, and Round Pond. Together, these waters form the backbone of the Town’s scenic character and offer a wide range of recreational opportunities.

Schroon Lake and Brant Lake are central to the Town of Horicon’s economy, supporting property values, tourism, recreation, and municipal revenues. Studies of comparable regional waterbodies, including Lake Champlain, estimate that clean lake ecosystems generate hundreds of millions of dollars annually through tourism spending, waterfront property premiums, and ecosystem services. Research also shows that declining water quality can significantly reduce property values and visitor activity, directly affecting local economies.

Horicon maintains numerous public access points that invite residents and visitors to its lakes and rivers. These include the Town of Horicon Public Beach in Adirondack on Schroon Lake, the Brant Lake Public Beach on the Mill Pond, the Horicon Schroon Lake Boat Launch, Brant Lake Canoe/ Kayak Access, and the Brant Lake Public Boat Launch (**Map 8. Parks and Open Space Map**).

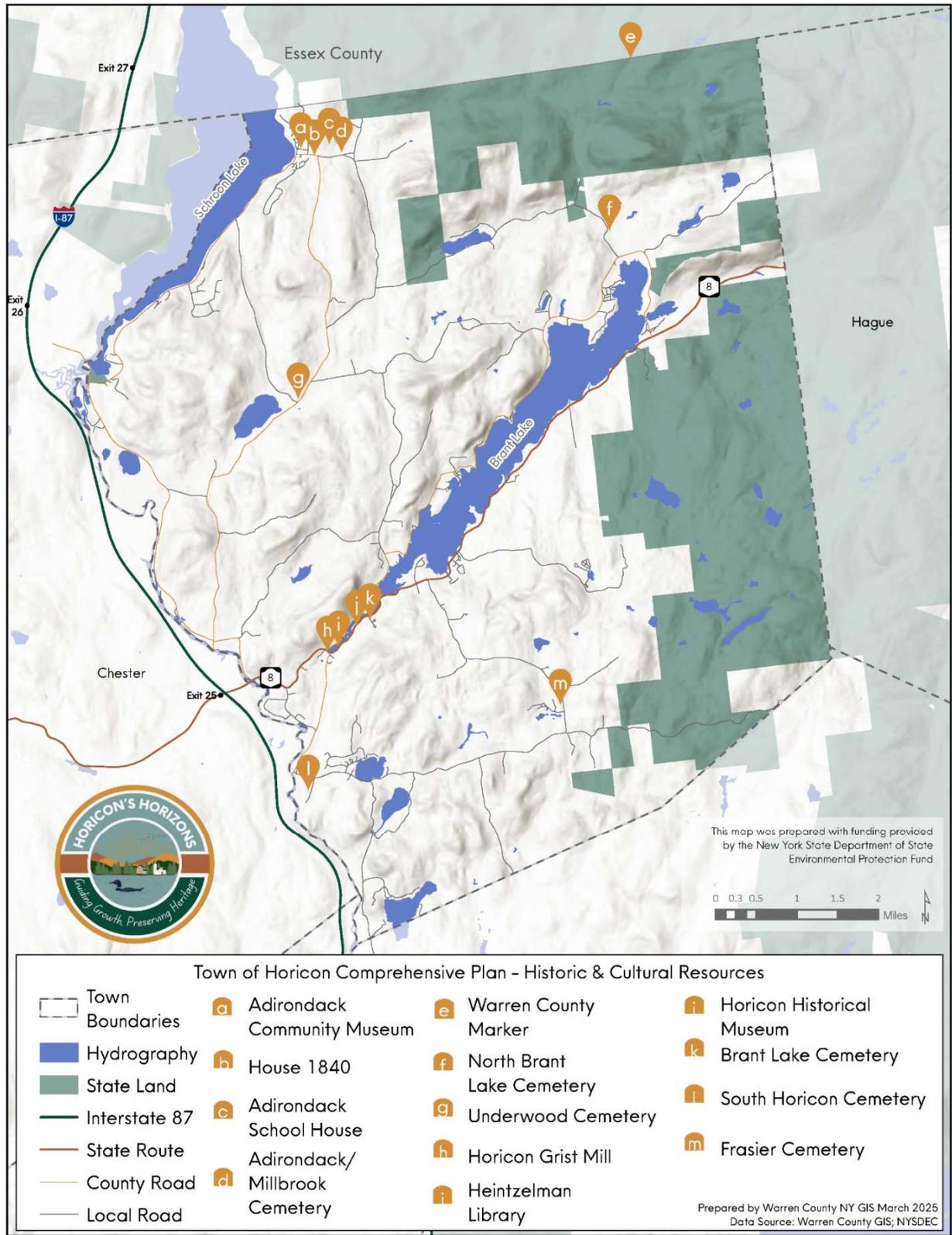
The Schroon Lake Park District (SLPD) is a multi-municipal entity established to protect water quality, manage aquatic invasive species, and support responsible recreation use of Schroon Lake. SLPD is responsible for the maintenance and operation of the Starbuckville Dam, which regulates the lake level of Schroon Lake. The Park District provides a coordinated framework for lake management that extends beyond municipal boundaries and reflects the shared ecological and economic importance of Schroon Lake to the region.

The Schroon River, which forms Horicon’s western boundary, is another cornerstone of the Town’s natural and recreational landscape. Known for its healthy populations of

rainbow, brown, and brook trout, the river supports fishing, paddling, and wildlife observation. Public access points provide convenient entry, and regular fish stocking by Warren County in partnership with NYSDEC enhances its appeal to anglers and outdoor enthusiasts.

At the center of the community is the Horicon Community Center, a gathering place for events, programs, and civic activities. The building houses the Town offices, Horicon Free Library, and the local food pantry. Located in the heart of Brant Lake, the community center plays a vital role in supporting community life and delivering essential services to residents.

Map 7. Historic and Cultural Resources Map



Infrastructure and Community Facilities

The Town does not have a municipal water supply or sewer system; instead, properties rely on individual wells and on-site septic systems or privately operated community systems. While the absence of public water and sewer infrastructure has not hindered development to date, aging or poorly maintained on-site septic systems can pose risks to nearby waterbodies and overall environmental health.

The Town of Horicon has identified broadband and cellular connectivity as a critical issue affecting public safety, workforce development, and economic growth. Gaps in reliable internet and cell service pose challenges for emergency response, remote work, business operations, and access to essential services. There are opportunities for the Town to participate in regional and statewide initiatives working towards broadband improvements and enhancing cellular coverage in rural communities.

Much of the Town of Horicon experiences weak or nonexistent wireless coverage (**Figure 5**). Sizable portions of the Town have been found to have poor or no signal, shown in red, particularly in more rural and forested areas. Areas with fair to good coverage are shown in yellow and green, however, these zones are limited and often concentrated near hamlet centers and major road corridors. This limited connectivity can present challenges for residents, businesses, and visitors, especially in terms of accessing essential communication services, emergency response, and modern digital infrastructure needs.

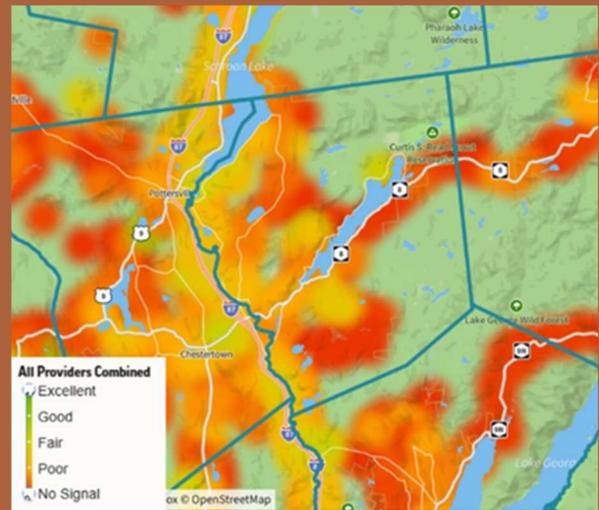


Figure 5: Signal Strength in the Town of Horicon Source: Ookla Speed test Data

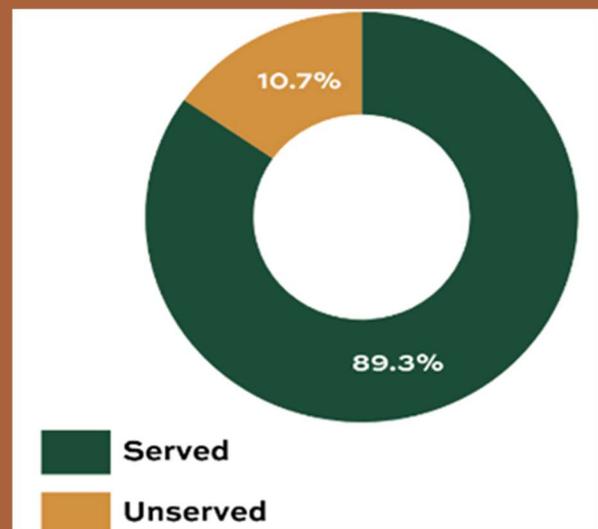


Figure 6: Broadband coverage in the Town of Horicon. Source: NYS Broadband Mapper

The New York State Broadband Map evaluates the availability, reliability, and affordability of high-speed internet across communities statewide. In Horicon, approximately 89% of homes have internet access, while 11% are classified as unserved (**Figure 6**), meaning they lack a fixed wireless or wired connection or have connection speeds below 25 Mbps. Connection and service fees can be a hurdle to future broadband connection. High broadband costs are leaving residents classified as served but not choosing to connect due to unaffordable prices.

Schroon Lake and Brant Lake are influenced by small but critical water-control dams that help regulate lake levels, support recreation, maintain shoreline stability, and contribute to regional water management. The Starbuckville Dam regulates water levels for Schroon Lake and is owned and operated by the Schroon Lake Park District (SLPD), a multi-town special district. The dam is designed to maintain a lake elevation of approximately 806 feet above sea level and helps sustain docks, beaches, and shoreline protection while moderating downstream flooding through controlled water releases and supporting recreational and fisheries resources.

Brant Lake is regulated by smaller control structures that stabilize water levels rather than providing large-scale regulation like on Schroon Lake. The Brant Lake Lower Dam, located at the lake's outlet on a tributary of the Schroon River, is owned by the Town and is intended to maintain consistent lake elevation, support recreational use and shoreline conditions, and manage downstream flows within the Schroon River system.

The economic and ecological stability of Schroon Lake and Brant Lake depends not only on water quality but also on the continued maintenance and coordinated management of this dam infrastructure, which directly influences lake levels, shoreline conditions, and recreational usability.

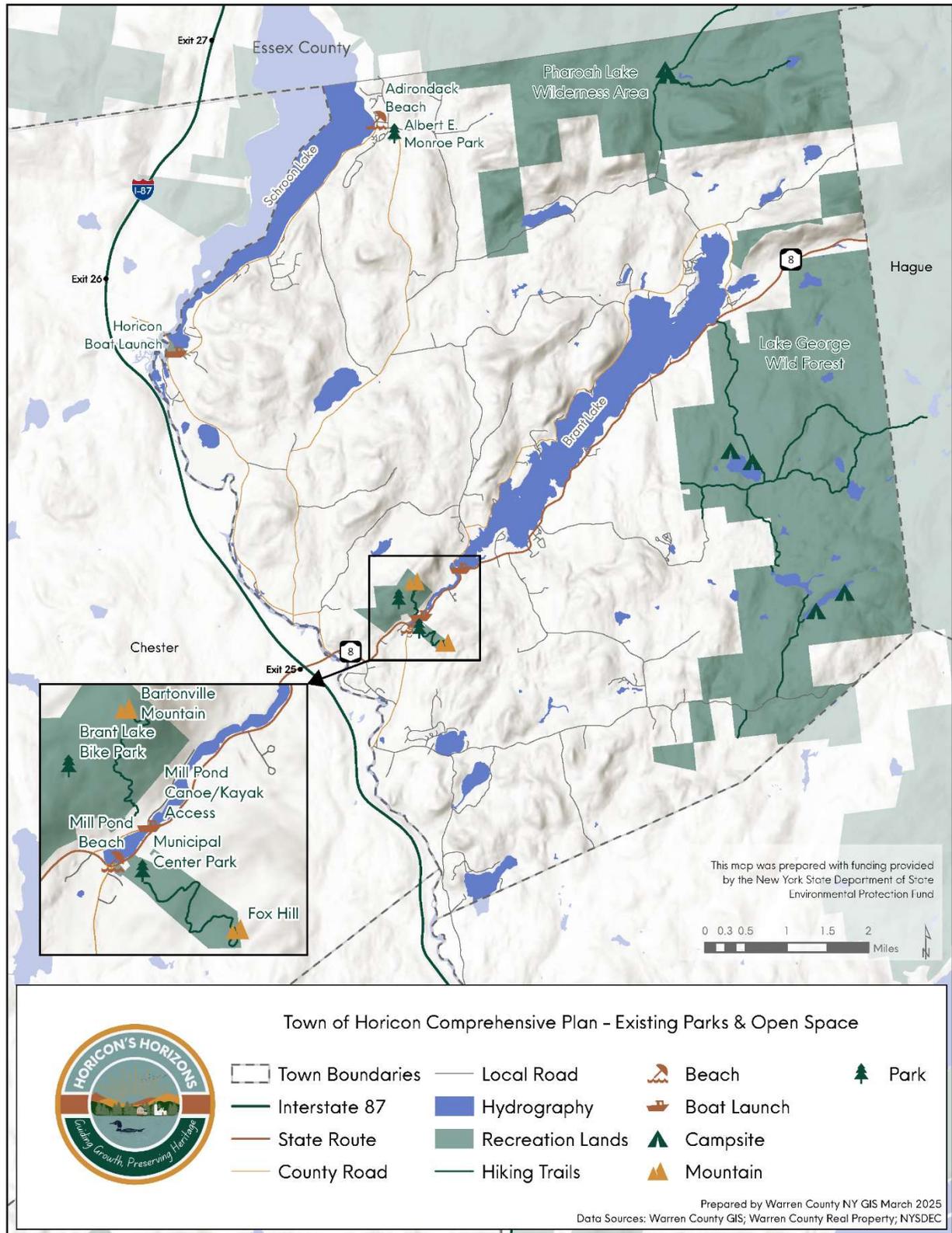
Transportation Systems

The Town of Horicon relies almost entirely on personal vehicles, as no public transportation is available. The community is served by three main corridors, County Route 15, State Route 8, and County Route 26, which connect to Interstate 87 (Adirondack Northway). State Route 8 is the busiest, with an average daily traffic count of 2,030 in 2023. Although electric vehicle use is increasing, Horicon has no public EV charging stations and only one fast charger that is privately owned. Adding a charger in

high-traffic areas would support future demand and enhance tourism initiatives in the region.

Horicon residents commute an average of 23 minutes to work, similar to the county average, which is between 22 to 24 minutes. Approximately 81% of people commute alone, 5% carpool, and 10% work from home. Bicycle and pedestrian mobility are limited due to the lack of sidewalks and the absence of bicycle infrastructure on key routes in the community. The National Walkability Index rates Horicon as “Least Walkable,” largely because most errands require driving, and essential services such as grocery stores, pharmacies, and medical offices are not located nearby.

Map 8. Parks and Open Space Map



Section 2. Vision, Goals, and Objectives

A vision statement is an aspirational, forward-looking description of what the community hopes to achieve in the next five to ten years. The vision statement for the Town of Horicon was developed in collaboration with the CPC and shaped by extensive public input gathered through the community survey, public workshops, and stakeholder interviews. This statement provides the foundation for the plan’s goals and recommendations, guiding future decisions and investments toward the community’s desired future.

Town of Horicon Vision Statement: The Town of Horicon is a vibrant and welcoming four-season community where all residents contribute to a place where people thrive, and future generations are inspired to put down roots and build their lives. Guided by a shared commitment to our heritage, community ties, opportunities, and sustainability, our town continues to grow while retaining its unique qualities. Our community is dedicated to:

- **Engaging Residents:** Ensure that all residents have a strong voice in decisions shaping the Town’s future, while fostering an inclusive community where all members feel valued, supported, and connected.
- **Quality, Affordable Housing:** Expand diverse, attainable housing options for families, individuals, and seniors of all income levels and abilities.
- **Supporting Local Businesses:** Promote entrepreneurship, skilled trades, and local economic growth that sustain year-round employment and strengthen Horicon’s unique character.
- **Environmental Stewardship:** Protect natural resources while nurturing a safe, welcoming, and interconnected community.
- **Preserving our Heritage:** Celebrate the Town’s history while actively shaping a prosperous future driven by innovation, small business, and resident participation.
- **Attracting Young Families and Retaining Residents:** Enhance quality of life through housing, excellent amenities and supportive services, recreational opportunities, and a strong sense of community.
- **Reliable Infrastructure and Accessible Transportation:** Maintain safe, dependable roads, telecommunications, and transportation networks that link residents to opportunities, services, and one another.

Community Goals:

- 1. Expand and Diversity Housing Options
- 2. Revitalize and Protect Hamlets as Community Hubs
- 3. Strengthen and Grow the Local Economy
- 4. Support Local Businesses and Entrepreneurs
- 5. Protect Natural Resources and Enhance Outdoor Recreational Assets
- 6. Promote A Sustainable, Year-Round Recreational Economy
- 7. Modernize and Align Zoning and Land Use Regulations

2.1 Smart Growth Principles

Smart Growth promotes key land use planning principles that foster livable, sustainable, and equitable communities. This plan is funded through the New York State Department of State (NYSDOS) Smart Growth Comprehensive Planning Grant Program, which helps municipalities statewide implement Smart Growth principles within their comprehensive planning efforts.

According to *Hamlets 3*, a report prepared for the Adirondack Community Housing Trust in partnership with Essex County, smart growth in the Adirondack is the opposite of auto-dependent growth and can provide opportunities to stimulate a local economy:

A smart-growth Adirondack hamlet remains compact, walkable, well-defined, and connected to neighboring hamlets. Smart hamlets provide job opportunities and year-round affordable workforce housing for Adirondackers. Smart growth in the Adirondacks steers new development toward existing hamlet infrastructure or facilitates new infrastructure investments.

Smart Growth Principles are woven throughout this plan in ways that are compatible with the community's shared vision and goals and include:



Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods



Enable a diverse mix of housing types, providing opportunity and choice for all



Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtown areas, including areas around public transportation



Provide well-planned, equitable, and accessible public spaces



Encourage compact neighborhood design and concentrated development around existing infrastructure



Preserve open space, agricultural resources, and natural resources



Prioritize transportation options such as walking, cycling, and public transportation



Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions



Build on unique traits to create an attractive and welcoming community with a strong sense of place



Engage in an inclusive, collaborative public planning process that considers the needs and character of the community

2.2 Goals, Objectives, and Strategies

The goals and objectives established through the Comprehensive Plan serve as a roadmap to guide the community toward achieving its shared vision for the future. Each goal is supported by specific, measurable, and attainable objectives that outline actionable steps the Town can monitor and evaluate over the life of the plan. The Implementation Matrix in **Section 4.1** provides additional guidance, tools, and resources to assist in tracking progress and ensuring the successful completion of the goals and objectives outlined in this report.

Horicon’s goals and objectives are organized around the key community issues identified through public outreach and stakeholder engagement and include housing, hamlet centers and community hubs, economic stability, natural resources and recreation, and land use and development. Each area represents a priority for the Town and reflects the values and needs expressed by residents throughout the planning process.



Indicates a priority strategy.

Priority projects were identified through a combination of established Town priorities, alignment with regional planning initiatives, and feedback received through the public engagement process. This approach ensures that recommended actions reflect ongoing local goals and broader regional efforts, while incorporating the perspectives and needs expressed by community members throughout the planning process.

Housing

Relevant Smart Growth Principles:



Mix of Housing
Types



Infill and
Redevelopment



Develop Around
Existing
Infrastructure



Collaborative
Planning

With nearly two-thirds of homes used seasonally, Horicon is facing increasing pressure on the availability of affordable, year-round housing for residents and workers.

Over the past decade, Horicon has seen notable changes in its housing market. A recent Warren County Housing Study identifies key trends, especially a high vacancy rate. The 2020 Census reports that nearly 64% of the town's housing units are categorized as vacant, with about 93% of those units used as seasonal residences. Like many Adirondack communities, Horicon faces ongoing issues with housing affordability, limited long-term rentals, and a shortage of year-round and workforce housing. Much of the housing stock consists of second homes and short-term rentals, which drive up prices and reduce full-time housing availability. Consequently, young families and local workers find it increasingly difficult to afford suitable housing.

Goal 1 aims to expand and diversify Horicon's housing by encouraging renovations and new developments that serve various income levels and household types, including accessory dwelling units (ADUs), duplexes, triplexes, and tiny homes. The focus is on balancing growth with preserving the community's character through infill development and sensitive projects, while managing the impact of short-term rentals to support a stable year-round housing market. Priority should be given to infill development in Brant Lake and Adirondack hamlets.

According to the Adirondack Park Agency (APA), hamlets are meant to serve as the growth and service hubs of the Park, accommodating expansion of housing and commercial activities. Warren County's Thriving Hamlets initiative highlights the potential for infill development on vacant parcels. In Brant Lake, about 94 acres of land, around 19% of the total land area in the hamlet, are available for development. In Adirondack, roughly nine acres, or 11% of the hamlet area, remain developable. Collaborations with local employers, regional agencies, and nonprofits will be vital to achieving these goals. Horicon aims to cultivate a vibrant year-round community and attract new residents and families.

Goal 1: Expand and Diversify Housing Options

Objectives and Strategies:

1.1 Preserve and enhance existing residential neighborhoods by promoting the rehabilitation and maintenance of existing residential structures



S 1.1 Partner with county and regional housing programs to support the rehabilitation of existing homes for workforce housing and year-round residential uses

S 1.2 Establish a town-wide vacant and blighted building inventory to prioritize areas for investment

1.2 Create opportunities for lower-cost, affordable housing

S 1.3 Promote a mix of quality housing options at price ranges that are accessible to all ages, abilities, and incomes

S 1.4 Ensure local zoning and initiatives support the development of senior and accessible housing in centrally located areas with access to services and community activities

S 1.4a Pursue funding for senior housing opportunities in hamlet areas

S 1.5 Identify and map parcels best suited for new and infill development for housing



S 1.6 Review and update Town fees, codes, and procedures to streamline the review and permitting process for residential development.

1.3 Continue to work collaboratively to balance short-term rental housing stock and the need for affordable year-round housing opportunities



S 1.7 Implement a program to mitigate the conversion of year-round housing to short-term rentals

1.4 Improve retention of area employees by promoting affordable long-term rentals for the local workforce

S 1.8 Promote employee-assisted housing partnerships to help local workers live within the community.

Hamlet Centers and Community Hubs

Relevant Smart Growth Principles:



Welcoming
Community
and Strong
Sense of Place



Enhance
Opportunities
for Walking
and Cycling

The Mill Pond area and the Hamlet of Adirondack are Horicon’s community hubs, and targeted investments can make these areas more vibrant, walkable, and welcoming while maintaining small-town character.

The Mill Pond area of Brant Lake and the Hamlet of Adirondack serve as the cultural and social heart of Horicon. Strengthening these centers of activity will reinforce the Town's community identity, enhance quality of life, and expand local economic opportunities. Goal 2 focuses on preserving Horicon's rural, small-town charm while making thoughtful investments in streetscapes, transportation, and community facilities.

By improving walkability, enhancing visual appeal, and adding recreational amenities, the Town can create more vibrant, welcoming hamlet centers that better serve both residents and visitors. These efforts will allow Horicon to evolve and grow while preserving the character and sense of place that define the community.

Goal 2: Revitalize and Protect Hamlets as Community Hubs

Objectives and Strategies:

2.1 Retain our rural small-town character

S2.1 Codify design standards that reflect Horicon's community character while balancing functionality, accessibility, and affordability

S2.2 Develop a Hamlet Masterplan for Adirondack to ensure that any future development aligns with the community's vision

2.2 Preserve and enhance the distinctive identities of the Hamlets of Adirondack and Brant Lake through a combination of building and streetscape improvements that maintain the rural community character

S2.3 Encourage reinvestment in underused or vacant buildings for housing or small businesses, reducing the need for new infrastructure

S2.4 Ensure local land use codes allow for mixed-use and small-scale business development

2.3 Improve and enhance community facilities and services

S2.5 Support community spaces and facilities that enhance civic life and serve all residents

S2.6 Plan and implement improvements to the Brant Lake Fire House

S2.7 Conduct a feasibility study for the acquisition of property for a town beach on Brant Lake

S2.8 Develop a plan for the upgrade of facilities at the public beaches in Adirondack and the Mill Pond, including evaluating ADA accessibility

2.4 Improve transportation infrastructure to enhance the safety, convenience, and efficiency of drivers, cyclists, and pedestrians



S2.9 Implement findings of the Brant Lake Trail Feasibility Study



S2.10 Conduct pedestrian and bicycle safety connectivity studies for the Hamlets of Brant Lake and Adirondack

The Brant Lake Trail Feasibility Study examines potential routes, technical and environmental constraints, property ownership issues, and opportunities to create safe, accessible non-motorized connections between key recreational and community destinations. By identifying challenges, partnerships, and funding strategies, the project lays the groundwork for expanding recreational infrastructure, improving safety, and strengthening Horicon's appeal as an active, nature-based destination.

2.5 Improve the visual appeal, safety, and walkability of main streets and thoroughfares throughout Horicon

S2.11 Develop a Gateway Masterplan for the Hamlets of Brant Lake and Adirondack that includes traffic calming measures that reduce vehicle speed

S2.12 Collaborate with NYSDOT and AGFTC to redesign and configure the intersection of Route 30 and Horicon Ave at the Mill Pond in Brant Lake

S2.13 Implement the Adirondack Hamlet Walkway initiative

S2.14 Identify and inventory vacant or underutilized community spaces

S2.15 Evaluate and implement opportunities to improve pedestrian and bicycle safety and connectivity on main roadways throughout Horicon

The Adirondack Hamlet Walkway Initiative calls for the construction of a pedestrian path between the public parking lot, the town beach, and other key points in the hamlet. This project will improve pedestrian safety and circulation in Adirondack.

Economic Stability

Relevant Smart Growth Principles:



Welcoming
Community and
Strong Sense of
Place



Preserve Open
Space and
Natural
Resources



Mix of Housing
Types

Through investments in local businesses, outdoor tourism, and better broadband and cellular connectivity, Horicon can grow a more resilient year-round economy and attract new residents, workers, and visitors.

A strong and resilient economy is essential to sustain Horicon's year-round population and enhance the quality of life for residents. Building on the Town's recreational, cultural, and environmental assets, Horicon can strengthen and diversify its economic base by supporting existing local businesses, attracting new employers, and expanding its tourism infrastructure, such as trails, support services, and lodging accommodations, to capture a broader visitor market.

Horicon’s strong entrepreneurial spirit and network of home-based businesses represent important economic assets that can be further supported through targeted technical assistance, small-business resources, and improved connectivity. Addressing gaps in broadband and cellular service will not only bolster existing home-based enterprises but also create opportunities for remote work and digital entrepreneurship, attracting new residents and diversifying the local workforce.

Goal 3: Strengthen and Grow the Local Economy

Objectives and Strategies:

3.1 Strengthen and diversify the economic base of the Hamlets of Adirondack and Brant Lake by encouraging a mix of commercial, civic, and residential uses

S3.1 Implement zoning regulations that encourage commercial uses in designated Hamlet areas

3.2 Retain existing employment opportunities and attract new businesses



S3.2 Promote the expansion of essential trades, service providers, and small manufacturers that support residents and regional employers



S3.3 Partner with North Warren CSD and local businesses to develop a local jobs portal and a local career fair to connect employers with young residents

S3.4 Ensure local regulations support business development while maintaining standards that are appropriate to the project scope

3.3 Promote the Town’s recreational, cultural, and environmental resources to foster the local economy



S3.5 Formalize signage and parking for the Brant Lake Challenge



S3.6 Connect recreational assets to Town Centers through signage, trails, sidewalks, and other amenities

Goal 4. Support local businesses and entrepreneurs

Objectives and Strategies:

4.1 Support the Town’s local and home-based businesses with technical assistance

S4.1 Connect local businesses with the U.S Small Business Administration’s Small Business Development Centers (SBDC)

S4.2 Collaborate with the Lake Champlain Lake George Regional Planning Board and Warren and Washington Counties IDA to connect businesses with low-interest loan opportunities

4.2 Promote the establishment of cottage industries that highlight the area’s culture, history, and natural resources

S4.3 Promote local products through a “Made in Horicon” initiative



S4.4 Partner with schools and nonprofits to introduce young residents to local arts, trades, and entrepreneurship pathways



S4.5 Promote the establishment of a makers’ space that provides tools, equipment, and workspace for local artisans and small producers



S4.6 Establish a centralized market hub or marketplace where local products can be showcased and sold

4.3 Encourage remote working opportunities and digital business growth by closing gaps in broadband and cellular services

S4.7 Identify underserved areas and work with service providers to expand service

The Adirondack Community Foundation estimates that there are approximately 1,000 remote workers across the Adirondack Region. To make remote work a vital part of local economies, this number must increase. Investing in the necessary infrastructure to support remote workers creates more job opportunities for residents, allowing young people to stay or return after colleges, while attracting individuals who value quality of life and the unique lifestyle opportunities that Horicon offers, allowing this to live and work locally.

Remote work sectors offer year-round employment and tend to attract younger, highly educated individuals who contribute to the local economy and community vitality.

Natural Resources and Recreation

Relevant Smart Growth Principles:



Accessible
Public Spaces



Preserve Open
Space and
Natural
Resources



Climate
Resilience and
Adaptation

By protecting its lakes and landscapes while expanding recreation and access, Horicon can fuel its outdoor recreation economy, support local businesses, and keep its natural beauty thriving for everyone year-round.

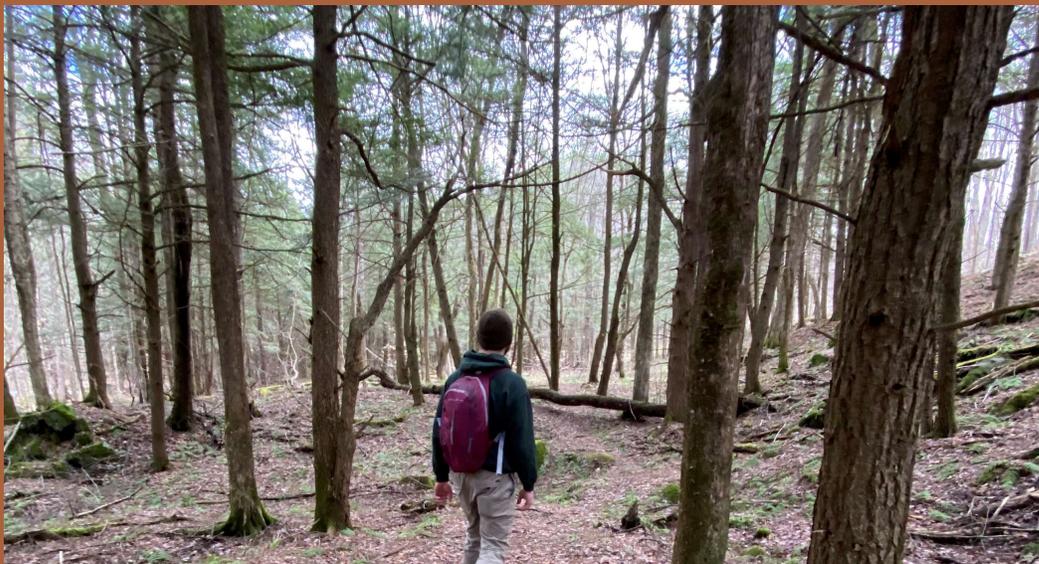


Photo 10: Hiking the Fox Hill trail in the Town of Horicon. Photo Credit: Advokate

Horicon's natural environment and recreational resources are among its greatest strengths and a top reason many residents choose to call the Town home. Protecting these assets while expanding recreational opportunities is essential to Horicon's identity

and long-term economic success. The following goals promote water quality protection, invasive species and stormwater management, and continued investment in recreation facilities. By balancing conservation with accessibility, Horicon can ensure its natural resources remain welcoming and enjoyable for residents and visitors of all ages and abilities. Environmental regulations should support shared community goals while remaining practical for property owners and businesses, with voluntary programs, education, and incentives playing an important role in advancing stewardship.

Tourism and recreation are central to Horicon’s economy, supporting local businesses, year-round employment, and essential community services built around the Town’s natural assets. Eleven private businesses cater directly to outdoor recreation, including marinas, a bike shop, sleepaway camps, and campgrounds. Nearly three-quarters of local jobs are in tourism-oriented economic sectors, with about half in the Accommodation/ Food Service sector (Warren County Outdoor Recreation Economy Research Report, April 2024).

Sustaining this success depends on balancing growth with environmental stewardship, community well-being, and recreation infrastructure that supports local businesses and residents. Expanding recreational and community offerings across all seasons, improving signage and branding, and strengthening regional collaboration will help attract visitors while supporting local businesses and preserving the character valued by residents.

Horicon’s waterways, including Brant Lake, Schroon Lake, and the Schroon River, are especially important natural and recreational assets for both the Town and the region. Thoughtful management of public access, including access planning, consideration of a registration system, and targeted improvements to access points, will help ensure these resources

The **2025 Warren County Outdoor Recreation Economy Strategic Plan** highlights exceptionally high levels of outdoor recreation participation countywide. Survey results show that 93% of resident respondents participate in outdoor recreation activities during the summer, including 96 % of residents age 45 and older. Winter participation also remains strong, with approximately 75 % of residents engaging in outdoor recreation. Respondents further emphasized the importance of outdoor recreation to their daily lives, with more than three-quarters indicating that it is “very important” to their overall quality of life in Warren County.

remain sustainable, safe, and inviting for generations to come.

Goal 5. Protect Natural Resources and Enhance Outdoor Recreational Assets

Objectives and Strategies:

- 5.1 Coordinate with NYSDEC land managers to better align state management and maintenance practices with local needs



S5.1 Work with NYSDEC to implement improvements to the Pharaoh Lake trail and access road

- 5.2 Improve and maintain access to recreational areas, including the Pharaoh Lake Wilderness Area and Lily Pond

S5.2 Conduct and implement the Mill Pond to Starbuckville Dam Feasibility Study

Mill Pond to Starbuckville Dam Trail Feasibility Study. This plan will evaluate the feasibility of a non-motorized hike-bike trail connecting the Brant Lake Bike Park near The Hub to Koch Park at the Starbuckville Dam. The study will assess potential routes, property ownership and access, environmental constraints, and preliminary costs. If feasible, the trail would improve safety, enhance access to scenic and historic sites, strengthen Horicon’s recreational network, and support active transportation for residents and visitors while advancing broader community goals related to health, connectivity, and outdoor recreation.

- 5.3 Continue to support water quality improvement efforts, including monitoring and prevention of aquatic invasive species and emerging water quality threats



S5.3 Work with Warren County Department of Public Works to reduce salt road usage around lakes and waterways



S5.4 Continue to work with lake associations to support the AWI Boat Launch Stewards program



S5.5 Partner with Warren County SWCD to participate in the Countywide Lake Monitoring Program

5.4 Enhance stormwater and erosion management practices

S5.6 Conduct a Green Infrastructure Feasibility Study on Palisades Road, Brant Lake

S5.7 Work with Warren County and lake associations to distribute educational materials to property owners

S5.8 Implement enhanced stormwater education and outreach to property owners and developers based on the LCLGRP's MS4 Lite Campaign

5.5 Improve facilities at town parks to better incorporate ADA/ Universal Accessibility and provide inclusive, family-friendly amenities that serve all residents and visitors

S5.9 Conduct an inventory and assessment of all town parks to identify ADA/ UA gaps and plan for upgrades

S5.10 Plan and develop community playgrounds in the Hamlets of Brant Lake and Adirondack

S5.11 Design new recreational infrastructure with accessibility in mind

5.6 Develop a septic inspection program that combines incentives and educational initiatives to safeguard community health and safety and protect the Town's waterways



S5.12 Develop a septic inspection program for sensitive environmental and prioritized areas

S5.13 Work with Warren County Planning Department to promote the available funding for homeowners for septic system replacement

5.7 Collaborate with the Lake George Hemlock Coalition and Warren County Soil and Water Conservation District to share information and resources about emerging terrestrial invasive species



S5.14 Participate in a "Forest Pest Hunters" program to identify potential areas of hemlock woolly adelgid (HWA) infestations

S5.15 Develop and distribute educational materials about the identification and spread of HWA

Goal 6: Promote A Sustainable, Year-Round Recreation Economy

Objectives and Strategies:

6.1 Develop tourism strategies that balance economic growth with quality of life and natural resource stewardship



S6.1 Develop a Tourism Strategy and Destination Management Plan that supports the priorities of the community

S6.2 Identify and support opportunities for local business growth and expansion that support the recreation and tourism economies in Horicon

6.2 Manage and enhance public access to waterways, including Brant Lake, Schroon Lake, and the Schroon River, by developing access management plans and improving physical access points to improve safety, address congestion, and improve user experience.

S6.3 Prepare an access management plan for the Brant Lake Boat Launch upon the return of ownership and operational responsibility to the Town



S6.4 Work with NYSDEC to update the Horicon Boat Launch UMP to include parking and traffic access controls

S6.5 Evaluate the feasibility of establishing a permit-based system for Town boat launches

S6.6 Improve physical access points to reduce erosion and disperse usage



S6.7 Evaluate the recreational and social carrying capacities of Schroon Lake and Brant Lake

Recreational Carrying Capacity (RCC) is the maximum level of visitor use a natural or developed area can sustain without causing unacceptable damage to the environment, facilities, or the quality of visitor experience, balancing resource protection with user satisfaction through indicators like crowding, impacts, and wait times.

For a lake, RCC considers not just the number of boats but also their type (speed, size), the intensity of shoreline development, and the number of boats that can be on the water before water quality declines or boaters feel too crowded.

6.3 Enhance the visitor and resident experience by improving signage, strengthening town identity, collaborating regionally, and connecting hamlets and neighborhoods to recreation areas with trails and paths.

S6.8 Develop a uniform wayfinding, informational, and interpretive signage plan for the Town



S6.9 Collaborate with the Towns of Johnsburg, Chester, Hague, and Bolton to promote the region with coordinated marketing, tourism initiatives, and consistent signage

6.4 Promote Horicon's diverse recreational opportunities across all seasons



S6.10 Invest in infrastructure that supports off-season recreation and full-time employment, like multi-season trail networks, trailhead amenities and parking, and broadband and digital infrastructure

S6.11 Work with Warren County Planning Department to implement recommendations from the Warren County Outdoor Recreation Economy Strategic Plan (2025)

6.5 Expand the Town's online, year-round calendar of events and programs to foster community engagement and attract off-peak tourism.

S6.12 Work with the North Warren Chamber of Commerce to ensure the community calendar is up to date and promoted to residents and visitors

Land Use and Development

Relevant Smart Growth Principles:



Enable
Mixed-use
Neighborhoods



Mix of Housing
Types



Infill and
Redevelopment



Preserve Open
Space and
Natural
Resources



Welcoming
Community and
Strong Sense of
Place



Collaborative
Planning

Modern land use regulations will enable Horicon to guide growth, protect its rural character, support housing affordability, and balance development with environmental and community priorities.

Horicon's land use regulations are a primary instrument for guiding future growth while protecting the Town's rural character and scenic setting. Updating these regulations will help expand housing affordability, support well-planned and sustainable development, and safeguard the natural resources residents value most. Clear, consistent, and enforceable zoning, subdivision, and site plan standards also provide the Town Board, Planning Board, and Zoning Board of Appeals with a dependable framework for evaluating proposals, ensuring that new development aligns with the community's long-term vision.

Modernized regulations can also advance best practices such as dark-sky-friendly lighting, which balances public safety with the preservation of natural nighttime conditions. Fully shielded fixtures that direct light downward, paired with warm, low-intensity bulbs and limited use through timers or motion sensors, reduce glare and light trespass while improving visibility. By reinforcing consistent enforcement and incorporating contemporary standards like dark-sky lighting, Horicon can more effectively guide growth, reinforce community character, and maintain a healthy balance between economic opportunity, environmental protection, and overall quality of life.

The Land Use goals, objectives, and strategies address identified gaps in Town processes and are intended to guide decision-making and strengthen the Town’s planning and development review processes. Implementation of these recommendations will occur through the adoption and revision of local land use laws, ordinances, and regulations. The adoption, administration, and enforcement of such measures rest with the Town Board in accordance with its authority under New York State law.

Goal 7. Modernize and Align Zoning and Land Use Regulations

Objectives and Strategies:

7.1 Update zoning and land use policies to reflect Horicon’s evolving community needs while preserving its small-town character



S7.1 Update the Town of Horicon Zoning Code

S7.2 Ensure land use and building regulations support a range of housing options to serve all ages, incomes, and abilities

S7.3 Foster community participation in land use planning to ensure regulations align with the vision for the future

S7.4 Identify areas in the APA Moderate Intensity and Low Intensity Land Use Areas that are eligible for the APA Community Housing Density Bonus Program for up to 120% AMI income-restricted housing to increase the stock of workforce housing in Horicon

The Adirondack Park Agency (APA) Community Housing Density Relief Program (APA Act §802 (17-a) helps create more affordable housing opportunities within the Adirondack Park. The program allows more homes to be built on certain properties than would normally be permitted when those homes are set aside for local residents with moderate incomes. To qualify, the housing must be used only as year-round residences, remain affordable over time, and be no larger than 1,500 square feet (not including garages). Eligible projects must be located near existing communities, either within three miles of a hamlet or within one mile of a post office. Households living in these homes must earn no more than 120% of the county’s median income (approximately \$94,000 in Warren County, based on ACS 2019-2023 data).

The program allows units classified as “community housing” to receive up to a four times density bonus on land classified as Low Intensity or Moderate Intensity.

7.2 Encourage appropriate and sustainable growth through clear, predictable, and streamlined regulations

S7.5 Establish a code compliance strategy that is enforceable, efficient, and equitable



S7.6 Simplify local permitting for residential construction that is allowed “by right” in the Town zoning code

7.3 Promote mixed-use and infill development within the Hamlets of Adirondack and Brant Lake to strengthen their role as vibrant community centers

S7.7 Identify and inventory buildings and locations suitable for mixed-use development

S7.8 Conduct a build-out analysis for Brant Lake and Adirondack to identify where new development could occur

7.4 Protect natural resources and scenic beauty by integrating conservation practices into land use decisions



S7.9 Promote ridgeline development standards that safeguard environmentally sensitive areas while minimizing visual and broader community impacts

S7.10 Strengthen tree preservation standards to minimize unnecessary tree removal and protect natural and scenic resources



S7.11 Develop guidance for, and encourage dark sky-compliant lighting on new construction

S7.12 Develop site plan review guidance for alternative energy facilities, like small-scale solar arrays and battery storage

For municipalities, implementing **Dark Sky Strategies** involves adopting measures to reduce light pollution, protect the natural night environment, and promote sustainability while ensuring safety and security.



Figure 6: Dark Sky Compliant Lighting. Source: Summit County Sheriff.

Regulations may include promoting shielded fixtures that direct light downward, encouraging the use of motion-sensitive or timed lights that reduce unnecessary lighting during off-peak hours, and replacing traditional streetlights with energy-efficient LEDs that are dimmable and have less scatter. lighting during off-peak hours, and replacing traditional streetlights with energy-efficient LEDs that are dimmable and have less scatter.

Dark sky-compliant lighting reduces glare, light trespass, and unnecessary sky glow by directing light downward and using appropriate intensity and color temperature. These practices improve nighttime visibility for pedestrians and drivers, enhance rural character, protect wildlife habitats, and conserve energy. Encouraging shielded fixtures and thoughtful lighting design allows the Town to balance safety needs with the preservation of Horicon’s natural nighttime environment.

Section 3. Future Land Use

The Comprehensive Plan provides guidance for future land use and development and can inform updates to the zoning code, land use ordinances, or even APA land use classifications. On December 4, 2025, the CPC hosted a public workshop to review existing land uses in and around the hamlet areas, with the findings illustrated in the maps that follow. These Future Land Use maps serve as a tool for the Town when evaluating new development proposals and updating zoning or land use ordinances, helping ensure that allowed uses align with the community’s vision. Where discrepancies arise, the maps highlight opportunities to review and refine the zoning ordinance to better reflect the desired land uses.

The following sections include brief descriptions of the areas reviewed during the workshop, along with the recorded notes from the workshop.

Brant Lake

In the Hamlet of Brant Lake, participants of the workshop focused on the need for additional housing options to support residents, seasonal workers, and year-round activity. Attendees identified the Mill Pond area and parcels along Route 8 as priority locations for new residential and multifamily housing. Conversations also included the former landfill site, with participants expressing interest in exploring reuse or redevelopment options for the large, underutilized space within the hamlet.

Adirondack

In the hamlet of Adirondack, workshop participants emphasized strengthening the existing hamlet center. Attendees identified the area surrounding the Adirondack General Store as a location for future investment of small-scale, mixed-use development that could include ground-floor commercial or community uses with residential units above.

Section 4. Implementation Strategy

To successfully implement the strategies in this plan, the Town Board should establish a standing Comprehensive Plan Implementation Committee to review the recommendations, collaborate with local partners to secure funding, and take concrete steps toward action. The committee, in coordination with the Town Board, should also conduct annual plan reviews to adjust strategies

A standing **Comprehensive Plan Implementation Committee (CPIC)** should be established following the adoption of the Comprehensive Plan to facilitate its recommendations.

in response to evolving opportunities and priorities. While the actions outlined in this plan address the Town’s identified issues and goals, additional planning will be needed to define next steps and identify appropriate funding sources.

Securing funding is a critical component of implementation. Federal, state, and local grants are regularly available, most programs require a local match, which can be provided by the applicant in cash or through in-kind contributions such as staff time, volunteer labor, or donated materials and equipment. Because many grants are reimbursable, upfront funding is often necessary. The implementation committee can work with the Town Board to ensure the town budget includes dedicated resources for matching grants, helping to advance the community’s goals efficiently and sustainably.

The following implementation matrix outlines the strategies the Town of Horicon will pursue to achieve the visions and goals developed in this plan. In addition to the recommended action, the matrix identifies partners for implementation and sources for funding or technical assistance. Funding and technical assistance sources are described in **Section 4.2** of this document.

Funding conditions are not static. They shift in response to policy priorities, economic cycles, and emerging needs, and what is unavailable today may be well within reach tomorrow. With time, new funding programs may be created, existing programs may expand, and eligibility criteria may change. Staying attentive and adaptable allows the community to respond to these shifts, pursue newly available resources, and align projects with evolving funding opportunities over time.

A Living Document. A comprehensive plan is a living document that evolves to reflect the changing needs, priorities, and goals of a community. While it provides a long-term vision for growth and development, the plan must be reviewed annually to ensure its policies and recommendations remain relevant and effective. Regular reviews allow for adjustments based on new data, emerging trends, and unforeseen challenges. Additionally, a more thorough plan update should be conducted by the Town every 5 to 10 years to incorporate significant changes in demographics, infrastructure, economic conditions, and community aspirations. This iterative process ensures that the comprehensive plan remains a useful and adaptable tool for guiding sustainable development and decision making.

4.1 Implementation Matrix

The Implementation Matrix serves as a critical tool for the Town of Horicon to realize the community’s vision and goals established during this planning process. While certain strategies will require direct leadership from the Town Board, other actions can be initiated by various agencies, non-profit organizations, or community groups, with the Town Board providing support and coordination.

The following chart outlines potential implementation partners, funding sources, and technical resources, along with the anticipated timeline for implementation. Strategies are categorized under their corresponding goal and priority strategies are noted throughout the implementation matrix. Priority strategies represent key initiatives identified through the planning process, community input, and prior efforts as critical projects that address pressing needs and enhance overall community well-being.

Implementation Matrix

The implementation matrix is a tool that can be used by the Town of Horicon to achieve the goals and strategies identified in this planning process.

Housing					
Recommended Action		Partners for implementation	Potential Funding Sources/Technical Resources	Timeframe to Initiate	
Goal 1: Expand and Diversify Housing Options					
1.1	Preserve and enhance existing rural neighborhoods by promoting the rehabilitation and maintenance of existing residential structures				
S 1.1	PRIORITY: Partner with county and regional housing programs to support the rehabilitation of existing homes for workforce housing and year-round residential uses		Warren County, Adirondack Roots, NCRDC	NYSHCR	Short Term (1-3 years), ongoing
S 1.2	Establish a town-wide vacant and blighted building inventory to prioritize areas for investment		Warren County Planning, LCLGRP, Town Building and Codes Dept.	NYSHCR	Short Term (1-3 years)

1.2	Create opportunities for lower-cost, affordable housing			
S 1.3	Promote a mix of quality housing options at price ranges that are accessible to all ages, abilities, and incomes	Horicon Planning Dept., LCLGRP, ACHT, Warren County Office for the Aging	NYSHCR, CDBG, NYSDOS, Adirondack Roots	Short Term (1-3 years), ongoing
S 1.4	Ensure local zoning and initiatives support the development of senior and accessible housing in centrally located areas with access to services and community activities	Warren County, LCLGRP, NYSDOS	NYSDOS, AARP	Short Term (1-3 years)
S 1.4a	Pursue funding for senior housing opportunities in hamlet areas	Warren County Office for the Aging, Adirondack Roots, NRDC	NYSHCR, AARP	Medium Term (3-5 years)
S 1.5	Identify and map parcels best suited for new and infill development for housing	Warren County Planning Dept, LCLGRP	NYSDOS, ACF	Short Term (1-3 years)
S 1.6	PRIORITY: Review and update Town fees, codes, and procedures to streamline the review and permitting process for residential development	Warren County, LCLGRP, NYSDOS	NYSDOS, Center for Community Progress	Short Term (1-3 years)

1.3	Continue to work collaboratively to balance short-term rental housing stock and the need for affordable year-round housing opportunities			
S 1.7	PRIORITY: Implement a program to mitigate the conversion of housing to short-term rentals	Adirondack Action, Adirondack Roots, HHHN	NYSDOS	Medium Term (3-5 years), ongoing
1.4	Improve retention of area employees by promoting affordable rentals for the local workforce			
S 1.8	Promote employee-assisted housing partnerships to help local workers live within the community	Area employers, Warren County	NBRC, HHHN, Area employers	Long Term (5+ years)

Hamlet Centers and Community Hubs

	Recommended Action	Partners for implementation	Potential Funding Sources/Technical Resources	Timeframe to Initiate
Goal 2: Revitalize and Protect Hamlets as Community Hubs				
2.1	Retain our rural small-town character			
S2.1	Codify design standards that reflect Horicon's community character while balancing functionality, accessibility, and affordability	LCLGRP, Warren County Planning Dept.	NYSDOS, NYSDEC ACSG	Short Term (1-3 years)

S2.2	Develop a Hamlet Masterplan for Adirondack to ensure that any future development aligns with the community's vision	LCLGRP, Warren County Planning Dept.	NYSDOS, NYSDEC ACSG, P4PS	Medium Term (3-5 years)
2.2	Preserve and enhance the distinctive identities of the Hamlets of Adirondack and Brant Lake through a combination of building and streetscape improvements that maintain the rural community character			
S2.3	Encourage reinvestment in underused or vacant buildings for housing or small businesses, reducing the need for new infrastructure	Warren County Planning, LCLGRP, Town Building and Codes Dept.	NCRDC, NYSED, NBRC, NYSHCR	Long Term (5+ years)
S2.4	Ensure local land use codes allow for mixed-use and small-scale business development	Warren County Planning Dept., APA, LCLGRP	NYSDOS, NYSDEC ACSG	Short Term (1-3 years)
2.3	Improve and enhance community facilities and services			
S2.5	Support community spaces and facilities that enhance civic life and serve all residents	Warren County, Community Organizations	CDBG, USDA RD	Medium Term (3-5 years)
S2.6	Plan and implement improvements to the Brant Lake Fire House	Warren County Emergency Services, Horicon Fire Department	NYSHCR, CDBG, USDA RD, NYSDHSES, FEMA	Long Term (5+ years)

S2.7	Conduct a feasibility study for the acquisition of property for a town beach on Brant Lake	Town, APA, NYSDEC, Warren County Planning	DASNY NYSWIMS, OPRHP, NYSDOS LWRP	Long Term (5+ years)
S2.8	Develop a plan for the upgrade of facilities at the public beaches in Adirondack and the Mill Pond, including evaluating ADA Accessibility	Town DPW, Lake Association	NYSDEC ACSG, NYSDOS, DASNY NYSWIMS, OPRHP	Medium Term (3-5 years)
2.4	Improve transportation infrastructure to enhance the safety, convenience, and efficiency of drivers, cyclists, and pedestrians			
S2.9	PRIORITY: Implement the findings of the Brant Lake Trail Feasibility Study	AGFTC, LCLGRP, Warren County Planning Dept., Town DPW	FHWA TAP, NYSDOS, OPRHP, T-Mobile, P4PS	Long Term (5+ years)
S2.10	PRIORITY: Conduct pedestrian and bicycle safety and connectivity studies for the Hamlets of Brant Lake and Adirondack	AGFTC, LCLGRP, Warren County Planning Dept., ACA	FHWA TAP, NYSDEC ACSG, NYSDOT	Medium Term (3-5 years)
2.5	Improve the visual appeal, safety, and walkability of main streets and throughfares in and around the hamlets			

S2.11	Develop a Gateway Masterplan for the Hamlets of Brant Lake and Adirondack that includes traffic calming measures that reduce vehicle speed	LCLGRP, Warren County Planning Dept., AGFTC	FHWA TAP, NYSDOS, NYSDEC ACSI	Medium Term (3-5 years)
S2.12	Collaborate with NYSDOT and AGFTC to redesign and reconfigure the intersection of NYS Route 8 and Horicon Ave at the Mill Pond	NYSDOT, AGFTC, Warren County DPW	FHWA TAP, FHWA TIP, NYSDOT	Long Term (5+ years)
S2.13	Implement the Adirondack Hamlet Walkway initiative	Warren County Planning Dept, Town DPW, AGFTC	NYSDEC ACSI, FHWA TAP, T-Mobile, ACF	Long Term (5+ years)
S2.14	Identify and inventory vacant or underutilized community spaces	Warren County Planning Dept, LCLGRP, Town Building and Codes Dept.	NYSDOS	Short Term (1-3 years)
S2.15	Evaluate and implement opportunities to improve pedestrian and bicycle safety and connectivity on main roadways throughout Horicon	AGFTC, Warren County Planning Dept, LCLGRP, NYSDOT	NYSDOT, NYSDOS, FHWA TAP	Medium Term (3-5 years)

Economic Stability				
Recommended Action		Partners for implementation	Potential Funding Sources/Technical Resources	Timeframe to Initiate
Goal 3: Strengthen and Grow the Local Economy				
3.1	Strengthen and diversify the economic base of the Hamlets of Adirondack and Brant Lake by encouraging a mix of commercial, civic, and residential uses			
S3.1	Implement zoning regulations that encourage commercial uses in designated Hamlet areas	WC Planning Dept., LCLGRP	NYSDEC ACSG, ACF	Short Term (1-3 years)
3.2	Retain existing employment opportunities and attract new businesses			
S3.2	PRIORITY: Promote the expansion of essential trades, service providers, and small manufacturers that support residents and regional employers	BOCES, North Warren CSD, NWCC, WC Workforce Development	WWIDA, USDA RBDG, SBA, WC Workforce Development	Long Term (5+ years)
S3.3	PRIORITY: Partner with North Warren CSD and local businesses to	NWCC, Warren County Workforce Development, North Warren CSD	NBRC, WC Workforce Development	Medium Term (3-5 years)

	develop a local jobs portal and a local career fair to connect employers with young residents			
S3.4	Ensure local regulations support business development while maintaining standards that are appropriate to the project scope	WC Planning Dept., NYSDOS	NYSDOS	Short Term (1-3 years)
3.3	Promote the Town's recreational, cultural, and environmental resources to foster the local economy			
S3.5	PRIORITY: Formalize signage and parking for the Brant Lake Challenge	WC Planning Dept., NWCC	NBRC, NYSDEC ACSG, NYSDOT TAP, OPRHP, ACF	Short Term (1-3 years)
S3.6	PRIORITY: Connect recreational assets to Town Centers through signage, trails, sidewalks, and other amenities	WCDPW, Town DPW, NYSDOT, AGFTC	FHWA Recreational Trails Program, NYSDEC ACSG, OPRHP	Medium Term (3-5 years)

Goal 4: Support local businesses and entrepreneurs

4.1	Support the Town's local and home-based businesses with technical assistance			
S4.1	Connect local businesses with the U.S. Small Business Administration's Small Business Development Centers (SBDC)	NWCC, WCEDC, ARCC	ARCC, SBA, LCLGRP, NWCC, ANCA	Short Term (1-3 years), ongoing
S4.2	Collaborate with LCLGRP and WWIDA to connect businesses with low-interest loan opportunities	LCLGRP, WWIDA, NWCC	ARCC, LCLGRP Small Business RLF	Short Term (1-3 years)
4.2	Promote the establishment of cottage industries that highlight the area's culture, history, and natural resources			
S4.3	Promote local products through a "Made in Horicon" initiative	NWCC, ARCC	NYSESD, NYSAGM, ANCA	Short Term (1-3 years)
S4.4	PRIORITY: Partner with schools and nonprofits to introduce young	WC Workforce Development, North Warren CSD, SUNY ADK	ACF, NYSDOS, LARAC, NBRC, ESD	Medium Term (3-5 years)

	residents to local arts, trades, and entrepreneurship pathways			
S4.5	PRIORITY: Promote the establishment of a makers' space that provides tools, equipment, and workspace for local artisans and small producers	Horicon Library, NWCC, ANCA	NYSAGM, ACF, LARAC, ESD	Long Term (5+ years)
S4.6	PRIORITY: Establish a centralized hub or marketplace where locally made products can be showcased and sold	Horicon Library, NWCC, ANCA	NYSAGM, ACF, LARAC, ESD	Long Term (5+ years)
4.3	Encourage remote working opportunities and digital business growth by closing gaps in broadband and cellular service			
S4.7	Identify underserved areas and work with service providers to expand service	LCLGRP, WCEDC	NYSConnectALL, NBRC	Medium Term (3-5 years)

Natural Resources and Recreation				
Recommended Action		Partners for implementation	Potential Funding Sources/ Technical Resources	Timeframe to Initiate
Goal 5: Protect Natural Resources and Enhance Outdoor Recreational Assets				
5.1	Coordinate with NYSDEC land managers to better align state management and maintenance practices with local needs			
S5.1	PRIORITY: Work with NYSDEC to implement improvements to the Pharaoh Lake trail and access road	NYSDEC Region 5, APA	NYSDEC	Short Term (1-3 years)
5.2	Improve and maintain access to recreational areas, including the Pharaoh Lake Wilderness Area and Lily Pond			
S5.2	Conduct and implement the Mill Pond to Starbuckville Dam Feasibility Study	NYSDEC, APA	NYSDOS LWRP, OPRHP	Long Term (5+ years)
5.3	Continue to support water quality improvement efforts, including monitoring and prevention of aquatic invasive species and emerging water quality threats			
S5.3	PRIORITY: Work with Warren County DPW to reduce road salt usage around lakes and waterways	Town DPW, WCDPW	NYSDEC WQIP, ADK Action	Medium Term (3-5 years)

	S5.4	PRIORITY: Continue to work with lake associations to support the AWI Boat Launch Stewards program	Town, Lake Associations, AWI	AWI, NYSDEC	Short Term (1-3 years)
	S5.5	PRIORITY: Partner with Warren County SWCD to participate in the Countywide Lake Monitoring Program	WCSWCD, Lake Association	WCSWCD, Lake Associations	Medium Term (3-5 years)
5.4	Enhance stormwater and erosion management practices				
	S5.6	Conduct a Green Infrastructure Feasibility Study on Palisades Road, Brant Lake	WCDPW, LCLGRP, NYSDOT	NYSDEC WQIP	Short Term (1-3 years)
	S5.7	Collaborate with Warren County and lake associations to distribute educational materials to property owners	WCSWCD, Lake Associations, LCLGRP	No funding needed	Short Term (1-3 years)
	S5.8	Implement and enhance stormwater education and outreach to property owners and developers based on LCLGRP's MS4 Lite Campaign	LCLGRP, Town Building and Codes Dept.	No funding needed	Short Term (1-3 years)
5.5	Improve facilities at town parks to better incorporate ADA/ Universal Accessibility and provide inclusive, family-friendly amenities that serve all residents and visitors				
	S5.9	Conduct an inventory and assessment of all town parks to identify ADA/ UA gaps and plan for upgrades	LCLGRP, WC Planning Dept.	NYSDOS, AARP	Short Term (1-3 years)
	S5.10	Plan and develop community playgrounds in Hamlets of Brant Lake and Adirondack	WC Planning Dept., AARP	CDBG, NYSDOS, NYPLAYS	Short Term (1-3 years)

	S5.11	Design new recreational infrastructure with accessibility in mind	WC Planning Dept., LCLGRP	NYSDOS, OPRHP	Ongoing
5.6	Develop a septic inspection program that combines incentives and educational initiatives to safeguard community health and safety and protect the Town's waterways				
	S5.12	PRIORITY: Develop septic inspection program for sensitive environmental and prioritized areas	WC Planning Dept., LGPC, NYSDOS	NYSDOS	Short Term (1-3 years)
	S5.13	Work with Warren County Planning Department to promote the available funding for homeowners for septic system replacement	WC Planning Dept., LCLGRP, Lake Association	No funding needed	Short Term (1-3 years)
5.7	Collaborate with the Lake George Hemlock Coalition and Warren County Soil and Water Conservation District to share information and resources about emerging terrestrial invasive species				
	S5.14	PRIORITY: Participate in a "Forest Pest Hunters" program to identify potential areas of HWA	APPIP, LGA, LGLC, WCSWCD, Lake Association	NYSDEC, APPIP	Short Term (1-3 years)
	S5.15	Develop and distribute educational materials to landowners about the identification and spread of HWA	APPIP, LGA, LGHC, Lake Associations	NYSDEC, NYSP2I	Short Term (1-3 years)
Goal 6: Promote a Sustainable, Year-Round Recreation Economy					
6.1	Develop tourism strategies that balance economic growth with quality of life and natural resource stewardship				

S6.1	PRIORITY: Develop a Tourism Strategy and Destination Management Plan that supports the priorities of the community	Warren County Tourism Dept, NWCC, LCLGRP	ESD, ANCA, WC Occupancy Tax	Medium Term (3-5 years)
S6.2	Identify and support opportunities for local business growth and expansion that support the recreation and tourism economies of Horicon	LCLGRP, WC Tourism Dept, NWCC	ESD, CDBG Microenterprise, NBRC	Medium Term (3-5 years), ongoing
6.2	Manage and enhance public access to waterways, including Brant Lake, Schroon Lake, and Schroon River, by developing access management plans and improving physical access points			
S6.3	Prepare an access management plan for the Brant Lake Boat Launch upon the return of ownership and operational responsibility to the Town	BLA, Town DPW, WC Planning, APA, NYSDEC, Community	NYSDOS LWRP, OPRHP	Long Term (5+ years)
S6.4	PRIORITY: Work with the NYSDEC to update the Horicon Boat Launch UMP to include parking and traffic access controls	NYSDEC, APA	NYSDEC	Medium Term (3-5 years)
S6.5	Evaluate the feasibility of establishing a permit-based system for Town boat launches	NYSDEC, APA, Lake Association	Town Budget	Long Term (5+ years)
S6.6	Improve physical access points to reduce erosion and disperse usage	WC DPW, Town DPW, WCSWCD	NYSDEC WQIP, WCSWCD	Medium Term (3-5 years)

	S6.7	PRIORITY: Evaluate the recreational and social carrying capacities of Schroon Lake and Brant Lake	NYSDEC, AWI, Lake Association, APA, NYSWRI	NYSDEC, Lake Associations, NYSWRI	Medium Term (3-5 years)
6.3	Enhance the visitor and resident experience through improving signage, a strong town identity, and regional collaboration, and connecting hamlets and residential areas to recreational facilities with trails and paths				
	S6.8	Develop a uniform wayfinding, informational, and interpretive signage plan for the Town	Town DPW, NWCC	Adirondack Foundation, T-Mobile, NYSDEC, NYSDOS	Short Term (1-3 years)
	S6.9	PRIORITY: Collaborate with the Towns of Johnsbury, Chester, Hague, and Bolton to promote the region with coordinated marketing, tourism initiatives, and consistent signage	NWCC, Towns, WC Tourism Dept.	WC Occupancy Tax, NYSESD, ACF	Short Term (1-3 years), ongoing
6.4	Promote Horicon's diverse recreational opportunities across all seasons				
	S6.10	PRIORITY: Invest in infrastructure that supports off-season recreation and full-time employment, like multi-season trail networks, trailhead amenities and parking, and broadband and digital infrastructure	Town DPW, LCLGRP, WWIDA, ECEDC, ANCA	NBRC, NYSESD	Long Term (5+ years), ongoing
	S6.11	Work with Warren County Planning Department to implement recommendations from the Warren	WC Planning Dept.		Long Term (5+ years)

		County Outdoor Recreation Economy Strategic Plan (2025)			
6.5		Expand the Town's online, year-round calendar of events and programs to foster community engagement and attract off-peak tourism			
	S6.11	Work with the North Warren Chamber of Commerce to ensure the community calendar is up to date and promoted to residents and visitors	NWCC	No funding needed	Short Term (1-3 years), ongoing

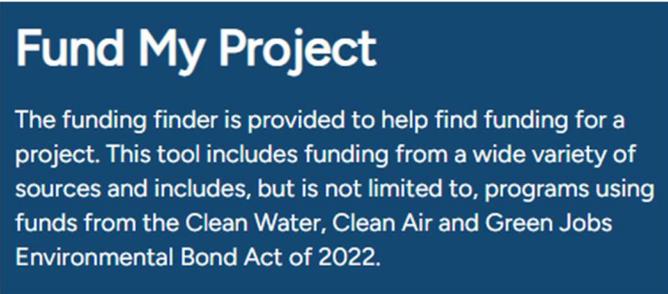
Land Use and Development					
Recommended Action		Partners for implementation	Potential Funding Sources/Technical Resources	Timeframe to Initiate	
Goal 7. Modernize and Align Zoning and Land Use Regulations					
7.1	Update zoning and land use policies to reflect Horicon's evolving community needs while preserving its small-town character				
	S7.1	PRIORITY: Update the town zoning code	LCLGRP, WC Planning Dept., APA	NYS DOS, NYS DEC ACSG	Short Term (1-3 years)

	S7.2	Ensure land use and building regulations support a range of housing options to serve all ages, incomes, and abilities	WC Planning Dept., LCLGRP, APA	NYSDOS, NYSDEC ACSG	Short Term (1-3 years), ongoing
	S7.3	Foster community participation in land use planning to ensure regulations align with the vision for the future	WC Planning Dept., LCLGRP, APA	NYSDEC ACSG, NYSDOS	Short Term (1-3 years), ongoing
	S7.4	Identify areas in the APA Moderate Intensity and Low Intensity Land Use Areas that are eligible for the APA Community Housing Density Bonus Program for up to 120% AMI income-restricted housing to increase the stock of workforce housing in Horicon	WC Planning Dept., APA	NYSDEC ACSG, NYSDOS	Medium Term (3-5 years)
7.2	Encourage appropriate and sustainable growth through clear, predictable, and streamlined regulations				
	S7.5	Establish a code compliance strategy that is enforceable, efficient, and equitable	Center for Community Progress, LCLGRP, WC Planning Dept.	NYSDOS, NYSDEC ACSG	Medium Term (3-5 years), ongoing
	S7.6	PRIORITY: Simplify local permitting for residential construction that is allowed “by right” in the Town zoning code	WC Planning Dept., LCLGRP, APA	NYSDOS, NYSDEC ACSG	Short Term (1-3 years)
7.3	Promote mixed-use and infill development within the Hamlets of Adirondack and Brant Lake to strengthen their role as vibrant community centers				

S7.7	Identify buildings and locations suitable for mixed-use development	WC Planning Dept., LCLGRP, APA	NYSDOS, NYSDEC ACSG	Medium Term (3-5 years), ongoing
S7.8	Conduct a build-out analysis from Brant Lake and Adirondack to identify where new development could occur	WC Planning Dept., LCLGRP	NYSDEC ACSG, ACF	Medium Term (3-5 years)
7.4	Protect natural resources and scenic beauty by integrating conservation practices into land use decisions			
S7.9	PRIORITY: Promote ridgeline development standards that safeguard environmentally sensitive areas while minimizing visual and broader community impacts	WC Planning Dept., APA	NYSDOS, NYSDEC ACSG	Short Term (1-3 years)
S7.10	Strengthen tree preservation standards to minimize unnecessary tree removal and protect natural and scenic resources	WC Planning Dept., APA	NYSDEC	Short Term (1-3 years)
S7.11	PRIORITY: Develop guidance for, and encourage dark sky-compliant lighting on new construction	WC Planning Dept., APA	NYSDOS, NYSDEC ACSG	Short Term (1-3 years)
S7.12	Develop site plan review guidance for alternative energy facilities, like small-scale solar arrays and battery storage	WC Planning Dept., APA	NYSDOS, NYSDEC ACSG	Short Term (1-3 years)

4.2 Funding and Technical Assistance Resources

The plan identifies a range of funding sources and opportunities available at both the State and Federal levels, along with organizations offering technical assistance and business support. While not exhaustive, this list highlights key resources that can support implementation efforts.

A blue rectangular graphic with white text. The title 'Fund My Project' is in a large, bold font. Below it, a smaller font describes the funding finder tool.

Fund My Project

The funding finder is provided to help find funding for a project. This tool includes funding from a wide variety of sources and includes, but is not limited to, programs using funds from the Clean Water, Clean Air and Green Jobs Environmental Bond Act of 2022.

New York State has created a Funding Finder resource that allows grant seekers to filter through grants based on categories specific to a project. The result of the search within the tool will provide a link directly to the funding information that is best suited to the information provided for your project. Visit the Funding Finder tool at <https://environmentalbondact.ny.gov/pages/funding-opportunities>.

State Funding Opportunities

Dormitory Authority of New York State (DASNY)

- [DASNY](#) finances, designs, and builds health and education infrastructure that is the foundation of inclusive, sustainable communities.
- [NYSWIMS](#) provides funding for projects that build out municipal pools in high needs areas, connect New Yorkers to the State’s rivers and lakes, deploy pools in urban environments, in enhance parks and pools.
- [NY PLAYS](#) supports the design, construction, and renovation of public playgrounds in New York State. NY PLAYS helps communities expand access to safe, welcoming outdoor spaces that promote physical activity, emotional well-being, and in-person social connection for children and families.

Empire State Development (ESD)

- [ESD](#) invests strategically in infrastructure, innovation, place-making, revitalization, and workforce development with a focus on sustainability and historically disadvantaged populations across the state.

New York State Homes and Community Renewal (NYSHCR)

- NYSHCR oversees housing and community development programs aimed at creating and preserving affordable housing. It also enhances communities by providing grants and loans to municipalities and non-profits, supporting local infrastructure improvements, economic development, and housing initiatives in underserved areas.

New York State Division of Homeland Security and Emergency Services (DHSES)

- Recruitment and Retention Grant Program: Provides funding to support county and local fire and EMS agencies in their efforts to recruit new and retain existing fire and EMS volunteers.
- Volunteer Fire Infrastructure & Response Equipment (V-FIRE) Grant Program: Provides funding to support volunteer fire departments to upgrade and improve their facilities and response capabilities.

New York State Department of Environmental Conservation (NYSDEC)

- Adirondack Park Community Smart Growth Program: Supports projects that foster sustainable development, environmental protection, and community livability. The program supports the planning and implementation of key projects identified as priorities in plans. The program offers grant funding for counties, towns and villages that need financial or technical assistance to plan and grow successfully in the Adirondack Park.
- Climate Smart Communities Grant Program (CSC): The CSC Grant program was established in 2016 to provide 50/50 matching grants to municipalities for various climate change mitigation, adaptation, and planning and assessment projects.

New York State Department of State (NYSDOS)

- Brownfield Opportunity Area (BOA) Program: Provides communities with grant funding and technical assistance to develop area-wide plans to effectively redevelop brownfields and other vacant and abandoned sites, transforming them into catalytic properties that facilitate community investment and improvement.
- Local Waterfront Revitalization Program (LWRP) implementation: Funding for the implementation of projects identified in an LWRP is available through this program with funding from the NYS Environmental Protection Fund (EPF).

- [Smart Growth Community Planning and Zoning Program](#): The Smart Growth Planning and Zoning Program provides grants to communities to create and update municipal comprehensive plans and zoning ordinances to incorporate smart growth and clean energy elements.

New York State Department of Transportation (NYSDOT)

- [Transportation Alternatives Program \(TAP\)](#): TAP provides funding for on-road and off-road facilities for pedestrians, bicyclists, and other non-motorized forms of transportation; infrastructure projects that will provide safe routes for non-drivers, including children, older adults, and individuals with disabilities.

New York State Department of Education (NYSED)

- [State Aid for Library Construction](#): Covers approved costs for the acquisition, construction, renovation, or rehabilitation of public libraries as well as broadband infrastructure projects.

New York State Energy Research and Development Authority (NYSERDA)

- [Clean Energy Communities \(CEC\)](#): Grants are available for communities for the implementation of high-impact actions related to the CEC program.

New York State Office of Parks, Recreation, and Historic Preservation (OPRHP)

- [Recreational Trails Program \(RTP\)](#): Provides funds to develop and maintain recreational trails and trail-related facilities.
- [Parks Grant Program](#): The Parks program supports acquiring, developing, and planning parks and recreational facilities. It focuses on preserving, rehabilitating, or restoring lands, waters, and structures for recreation or conservation, as well as structural assessments and project planning.

Federal Funding Opportunities

Adirondack/Glens Falls Transportation Council (AGFTC)

- [Engineering Assistance Program](#): Provides access to transportation planning and engineering consultants for eligible municipal transportation projects including safety evaluations and pedestrian infrastructure.
- [Make the Connection Program](#): This program helps municipal project sponsors fund enhancements to the region's bicycle and pedestrian network, such as new

sidewalks, multi-use trails, safety upgrades for pedestrians and cyclists, trail improvements, and ADA compliance projects.

Community Development Block Grant (CDBG)

- [CDBG](#) provides annual funding to states, cities, and counties to create vibrant communities by offering decent housing, a suitable living environment, and expanded economic opportunities. These grants support various local projects, including infrastructure, public facilities, housing rehabilitation, economic development, and public services. In New York State, HCR administers CDBG programs.

Federal Emergency Management Agency (FEMA)

- [Assistance to Firefighters Grants Program](#): Provides funds for critically needed resources to equip and train emergency personnel, enhance efficiencies, and support community resilience.

Northern Borders Regional Commission (NBRC)

- [Catalyst Program](#): This program makes available funding for infrastructure and non-infrastructure projects that stimulate growth and inspire partnerships for rural economic vitality in the northern border region.
- [Workforce Opportunities for Rural Communities \(WORC\)](#): This program provides grant funds to support workforce development activities that prepare workers for good jobs in high-demand occupations in rural communities.

Small Business Administration (SBA)

- [SBA](#) is an independent agency of the federal government created to support small businesses and entrepreneurs. The SBA aims to strengthen the economy by enabling the establishment of small businesses and providing recovery assistance.

United States Department of Agriculture (USDA)

- [Community Facilities Direct Loan & Grant Program](#): Provides affordable funding to develop essential community facilities in rural areas.
- [Rural Development Business Programs](#): Business programs provide financial backing and technical assistance to stimulate business creation and growth. The programs work through partnerships with public and private community-based

organizations and financial institutions to provide financial assistance, business development, and technical assistance to rural businesses.

United States Department of Economic Development (USEDA)

- Public Works Program: This program invests in communities to revitalize, expand, and upgrade their physical infrastructure to attract new industry; encourage business expansion, diversify local economies, and generate job growth. The program invests in technology-based infrastructure as well as traditional public works projects such as water and sewer improvements, industrial parks, and brownfield redevelopment.

United States Department of Transportation (USDOT) Federal Highway Administration (FHWA)

- Transportation Alternatives Program (TAP) (administered by NYSDOT) provides funding for active transportation-related projects and programs that support the advancement of healthy lifestyles.
- Transportation Enhancement Activities: Federal Highway Administration monies for smaller-scale transportation projects such as pedestrian and bicycle facilities, overlooks and viewing areas; community improvements such as historic preservation and vegetation management; environmental mitigation related to stormwater and habitat connectivity; recreational trails; safe routes to school projects; and vulnerable road user safety assessments.
- Transportation Improvement Program (TIP) (administered by A/GFTC) is a short-term funding program that identifies which transportation projects will receive federal transportation dollars over the next several years. It shows how available funds are allocated to specific, ready-to-advance projects and serves as the required link between long-range transportation plans and actual project funding and construction.

Private Funding Opportunities

AARP

- The AARP [Community Challenge](#) grant program is part of the nationwide AARP Livable Communities initiative that helps communities become great places to live for residents of all ages.

Adirondack Community Foundation (ACF)

- The Adirondack Community Foundation is a 501(c)(3) nonprofit organization dedicated to building strong communities across the Adirondacks. ACF provides a variety of funding opportunities through the [Generous Act Fund](#).
- [Community Fund for the Gore Mountain Region \(CFGMR\)](#): The CFGMR offers grants to nonprofit organizations in the Towns of Chester, Horicon, Johnsbury, Minerva, and Schroon to support community beautification, historic preservation, culture and the arts, education, recreation, and programs for youth, seniors, and veterans.

Institute of Museum and Library Services (IMLS)

- [Inspire! Grants for Small Museums](#) are designed to reduce the application burden on small museums and help them address priorities identified in their strategic plans. Recipients focus on lifelong learning experiences, institutional capacity building, and collections stewardship and access.

Lower Adirondack Arts Council (LARAC)

- [Community Art Grants](#) provide support for art and cultural projects to non-profit organizations, groups, collectives, and artists through three categories: Project Support, Individual Artist, and Art Education. Community Art Grants are available in Warren and Washington Counties.

Project for Public Spaces (P4PS)

- [Community Placemaking Grants](#) provide direct funding, technical assistance, and capacity building facilitated by P4PS. This program funds US-based nonprofits and government agencies to work with local stakeholders to transform public spaces or create new ones.

T-Mobile Hometown Grants

- [Hometown Grants](#) support shovel-ready projects that enhance community spaces and foster local connections. Examples include repurposing historic buildings into gathering spaces, upgrading parks or trails, and implementing technology projects for public libraries.

Warren-Washington Counties IDA (WWIDA)

- The [WWIDA](#) provides incentive-based assistance programs to encourage and help businesses start, expand, or move into the two-county region.

Sources for Technical Assistance

Adirondack Architectural Heritage (AARCH)

- [AARCH](#) is a nonprofit historic preservation organization for the Adirondack Region, with a mission to promote better public understanding, appreciation, and stewardship of the region's unique and diverse architectural heritage <https://aarch.org/>.

Adirondack Park Agency (APA)

- The [APA](#) offers technical assistance to municipalities and landowners in the Adirondack Park in a variety of areas, including economic development, land use and zoning, and solar development.

Adirondack Roots

- Formally known as the Housing Assistance Program of Essex County (HAPEC), Adirondack Roots is a nonprofit community development and affordable housing organization. [Adirondack Roots](#) works in partnership with the Adirondack Community Housing Trust to provide housing across the Adirondack region that will remain affordable in perpetuity <https://adirondackroots.org/>.

Acronyms Used

A/GFTC	Adirondack Glens Falls Transportation Council
AARP	Formerly the American Association of Retired Persons
ACA	Adirondack Cycling Advocates
ACF	Adirondack Community Foundation
ACS	American Communities Survey
ACSG	Adirondack Communities Smart Growth Grant Program (NYSDEC)
ADA	Americans with Disability Act
ADUs	Accessory Dwelling Unit
ALLUP	Agency-Approved Local Land Use Program
AMI	Area Median Income
ANCA	Adirondack North County Association
APA	Adirondack Park Agency
APIPP	Adirondack Park Invasive Plan Program
ARCC	Adirondack Regional Chamber of Commerce
AWI	Adirondack Watershed Institute
BLA	Brant Lake Association
BOA	Brownfield Opportunity Area
BOCES	Boards of Cooperative Educational Services
CDBG	Community Development Block Grant
CEC	Clean Energy Communities
CPC	Comprehensive Plan Committee
CSC	Climate Smart Communities
CSD	Central School District
DASNY	Dormitory Authority of New York State
DPW	Department of Public Works
ESD	Empire State Development
FEMA	Federal Emergency Management Agency
FRED	Federal Reserve Economic Data
GDP	Gross Domestic Product
HHHN	Hudson Headwaters Health Network
LARAC	Lower Adirondack Arts Council
LCLGRP	Lake Champlain – Lake George Regional Planning Board
LGA	Lake George Association
LGPC	Lake George Park Commission
LWRP	Local Waterfront Revitalization Program
MHI	Median Household Income
NBRC	Northern Border Regional Commission
NCRDC	North Country Rural Development Corporation

NWCC	North Warren Chamber of Commerce
NYSAGM	New York State Agriculture and Markets
NYSCA	New York State Council on the Arts
NYSDEC	New York State Department of Environmental Conservation
NYSDHSES	New York State Division of Homeland Security and Emergency Services
NYSDOS	New York State Department of State
NYSDOT	New York State Department of Transportation
NYSERDA	New York State Energy Research and Development Authority
NYSHCR	New York State Homes and Community Renewal
NYSOPRHP	New York State Office of Parks, Recreation and Historic Preservation
NYSP2I	New York State Pollution Prevention Institute
NYSWIMS	New York Statewide Investment in More Swimming
NYSWRI	New York State Water Resources Institute at Cornell University
P4PS	Planning for Places
RLF	Rotating Loan Fund
SBA	Small Business Administration
SBDC	Small Business Development Center
SBTA	Small Business Technical Assistance
SLPD	Schroon Lake Park District
STRs	Short Term Rentals
SUNY ADK	State University of New York - Adirondack
UA	Universal Accessibility
UMP	Unit Management Plan
USDA RD	United States Department of Agriculture Rural Development
WC	Warren County
WCDPW	Warren County Department of Public Works
WCEDC	Warren County Economic Development Corporation
WCSWCD	Warren County Soil and Water Conservation District
WWIDA	Warren-Washington Industrial Development Agency
WQIP	Water Quality Improvement Program

Appendices

Appendix A: Public Workshop Summaries and Community Survey Findings

Appendix B: Community Profile

Appendix C: Public Hearing Comment Summary

Appendix A

Public Workshop Summaries and Community Survey Findings

Horicon's Horizons Comprehensive Plan

Public Workshop #1
Date: February 27, 2025
– Horicon Town Hall
Purpose: Open House
& Visioning Workshop



Workshop Summary:

- 42 attendees, including community members, Town Board members, and representatives from the Comprehensive Plan Committee.
- Horicon is known for its **tight-knit community, natural beauty, outdoor recreation, and peaceful rural setting**
- Respondents would like to **preserve the community’s rural nature** while making it more **family-friendly** and **affordable**.
 - **Balance tourism with local needs**, focusing on **outdoor recreation** and the town’s **rural beauty**
- There is a significant need for **improved housing options for locals**, especially young families
- Many Horicon residents have family connections within the community
- **Limited job opportunities, lack of affordable housing, and limited public amenities** are barriers to living in Horicon
 - Limited services, such as childcare or convenient access to healthcare are problems that young families and older residents have
- **Bike and pedestrian safety, short term rentals, and overdevelopment** have been recent concerns for residents

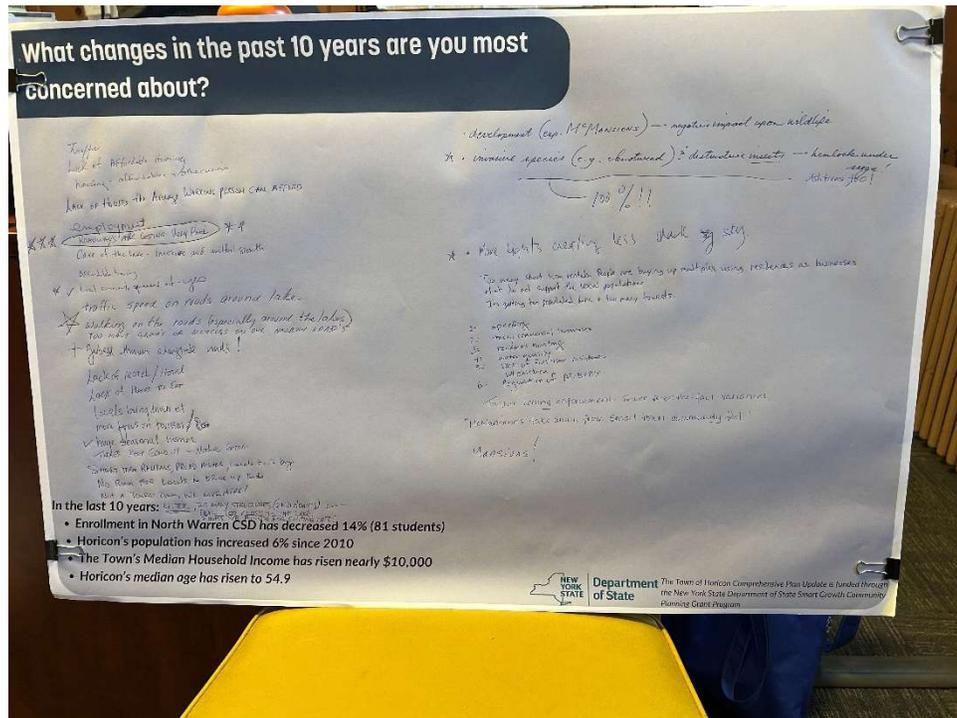
Board Responses

What is Horicon known for?

- | | |
|-------------------|----------------------|
| • Community | • Vacationland |
| • Hospitable | • Nature |
| • Community | • Tourists |
| • Fun on the lake | • Outdoor activities |
| • Peace & quiet | • Rural beauty |

What do you WANT Horicon to be known for?

- Friendly
- History
- Affordable Housing and more young families
- Historical past with museums- in both Brant Lake and Adirondack
- Outdoor tourism
- Rural beauty and nature
- Quality of life
- Happy
- Family Oriented
- Young families able to stay
- Both museum locations should be continued – Village and Adirondack location
- Nature and some tourism
- Outdoor recreation



If you could design your perfect community from scratch, what would it include?

- Keeping the Boat Launch public for the locals (x3)
- Having a 'town center' feel
- Mix of young working families & vacation/second home owners
- A friendly walking village (x2)
- Housing that is affordable for young couples (x2)
- Opportunities for people to be a community
- More jobs (x2)
- Better town beach
- Architectural restrictions on new buildings especially around Mill Pond (x2)
- More childcare
- More housing for locals
- More housing
- A town park on the Lake itself (x2)
- Stop the favoritism within the town
- Playgrounds for children (x3)
- Parking at boat launches for locals
- Affordable taxes
- Bike and pedestrian lane around lake to attract the right persons
- We need another Daby's
- Farmstands and people selling things/services
- Park for recreation, parking availability for events
- Lake more accessible for all
- Keeping history alive in both Brant Lake and Adirondack
- Beach on Brant Lake for locals (x3)
- Small stores (x4)
- Something to attract young families
- Affordable taxes, good school system
- Improve beach area with restrooms, community center (x2)
- Small local campground/campgrounds that focus on uniting families and sharing people the benefits of living rural
- Community garden (x2)

List 3 words that describe what Horicon should look like in 10 years:

- Friendly, Rural, Beautiful
- Vibrant, alive, active
- More local kids in school
- Safely walking roads (x3)
- Walking/biking paths (x3)
- Destination for outdoor recreation (x3)
- Cycling, hiking, outdoor recreational destination
- Bike friendly roads
- Clean, vibrant, small town feel
- Technology savvy government
- Schroon Lake focus/watershed plan
- Zoning enforcement
- Clean (e.g. Route 8), Unimpaired (Lake Waters), Integrated
- Clean, rural, peaceful
- Friendly and clean

Why do you live in Horicon?

- I was born here
- Family live here
- Hiking
- Peaceful (x2)
- Born here, family foundation here
- I chose to retire here because of the beauty and peacefulness
- Great place to raise our kids: great school, outdoor opportunities for recreational and otherwise, wholesome community environment
- Family (x2)
- Outdoor activities (x2)
- Biking
- Not a large population (x2)
- Natural Beauty
- Lakes & community
- I grew up here
- Family's property (x2)
- Lake
- Skiing
- Fishing and lakes
- Quiet
- Quiet and peaceful, safe
- I have privacy

Why wouldn't someone want to live in Horicon?

- Limited in restaurants, jobs (x2)
- The price of a house and lack of housing
- Proximity to shopping
- Poor healthcare
- Phone/internet is bad (x2)
- Lack of work
- Housing (x2)
- It's a bed community
- Limited work opportunities – especially year-round
- Poor wages, no place to live
- Beautiful
- Lack of men
- Traveling and work
- Too rural
- Housing for local young couples
- Long commute for many amenities but many of us who live here like that!
- Lack of jobs

What changes in the past 10 years are you most concerned about?

- Traffic
- Lack of houses the average working person can afford
- Care of the lake and milfoil growth
- Traffic speed on roads around the lake
- Garbage thrown alongside roads
- Locals being driven out
- Taxes keep going up + nothing extra
- Not a tourist town, we live here!
- Invasive species (eg knotweed) & destructive insects (hemlock woolly adelgid, ash trees too!) – “100%”, 1 star
- Its getting too populated here + too many tourists
- Reckless boating
- Regulation of Airbnbs
- Mansions!
- Lack of affordable housing
- Employment
- Affordable housing
- Walking on the roads (especially around the lakes) – 1 star
- Lack of motels/hotels
- More focus on tourism
- Short term rentals, priced higher, locals cant buy
- Litter, too many structures (2nd homes) built too close to the lake, fines s/b higher for cutting trees – 1 star
- More lights creating less dark sky – 1 star
- Speeding
- Water quality
- Tougher zoning enforcement. Fewer after the fact variances
- Housing – affordable or otherwise
- Roadways are getting very poor – 5 stars
- Local community squeezed out – “yes”, 2 stars
- Too many groups of bicycles on our narrow roads
- Lack of places to eat
- Huge seasonal homes – 1 star
- No room for locals to bring up kids
- Development (esp. McMansions), negative impact on wildlife
- Too many short term rentals. People are buying up multiples, using residences as businesses that do not support the local population
- Tacky commercial businesses
- Lack of full time residents w/ children
- “McMansions” take away from the small town community feel!

Help choose a title for the Comprehensive Plan!

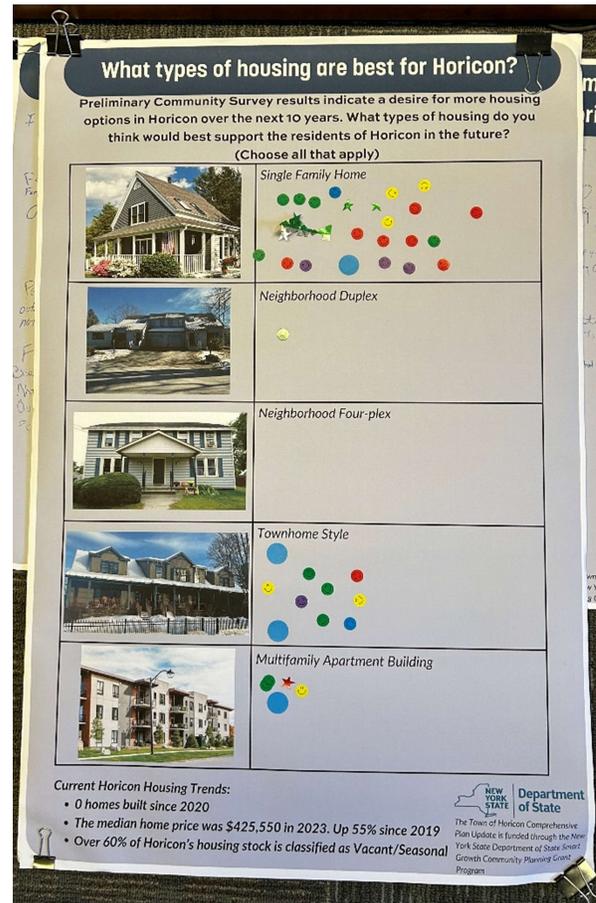
- Horicon's horizons: Guiding Growth, Preserving Heritage – 8
- Planning for Tomorrow: Horicon's Comprehensive Vision – 4
- Shaping Horicon: A plan for the Future - 1
- Name it yourself!
 - Horicon Comprehensive Plan – 1
 - Horicon Rules

What types of housing are best for Horicon?

- Single Family Homes – 24
- Neighborhood Duplex – 1
- Neighborhood Four-plex -0
- Townhome Style – 10
- Multifamily Apartment building -4

Miscellaneous Notes

- Development is okay if it is kept concentrated in certain areas (Brant Lake & Adirondack hamlets)
- Zoning changes are needed to ensure agricultural activities don't adversely affect residents
- Regulation changes are needed to allow/better accommodate for small businesses (ie farmstands, home businesses)
- Revitalize vacant/abandoned properties
- What are the barriers to staying in the community, post HS?
- Need: Better access to childcare for our young families
- Large need for Affordable and available housing
- Need to protect Horicon's important natural resources/aesthetics
- Preserve and enhance Horicon's small-town quality of life
- Help young families stay here/move here
- **Areas for growth**
 - Improved transportation services
 - Creation of community spaces or events, in addition to Food Truck Fridays
 - Desire for a restaurant in Town



Public Workshop #2
Date: August 27, 2025 – Albert Monroe Park (Adirondack Park) Pavilion
Purpose: Goals and Strategies



Workshop Summary:

- Attendance -31
- Common themes include;
 - Importance of environmental protection
 - Need to further define zoning and follow up with enforcement measures
 - Desire to maintain the character of the Hamlet areas
 - Adjectives used to describe the community character include friendly, peaceful, and small-town.
 - Noted need for improvements in bike and pedestrian safety
 - Keep up with housing demands primarily through the rehabilitation and continued maintenance of existing residential homes
 - Objectives related to tourism may need reworking

Board Summaries

Vision Statement: The Town of Horicon is a vibrant and welcoming community where residents thrive, and future generations are inspired to put down roots and build their lives. Guided by a shared commitment to our heritage, community ties, opportunities, and sustainability, our town continues to grow while retaining its unique qualities. Our community is dedicated to:			
	Green	Red	Comments
Engaging Residents: Working with community members to ensure they feel appreciated, supported, and motivated to stay connected to our town.	11		
Quality, Affordable Housing: Increasing housing options that meet the needs of families, individuals of all ages, and seniors across various income levels.	12		
Supporting Local Businesses: Fostering entrepreneurship and local economic growth that embodies Horicon’s unique character.	12		

Environmental Stewardship: Protecting our environmental assets while nurturing a safe, welcoming, and interconnected community.	21		
Preserving our Heritage: Celebrating our past while actively shaping a prosperous future.	15	1	<ul style="list-style-type: none"> • Link the Concept and definition of “prosperity” with a healthy environment • How to protect our community? Address enforcement – issues of existing + new laws. There is none
Attracting Young Families and Retaining Residents: Enhancing quality of life through excellent amenities, recreational opportunities, and a strong sense of community.	10	1	<ul style="list-style-type: none"> • Happy to travel to “amenities” & don’t need them next door – great community + rec opportunities
Accessible Transportation: Ensuring safe, dependable, and accessible transportation options that link residents to opportunities, services, and one another.	5		

Goal 1: Expand and Diversify Housing Options

Goal/ Objective	Green	Red	Comments
Goal 1: Expand and Diversify Housing Options	4	6	
1.1: Preserve and enhance existing rural neighborhoods by promoting the rehabilitation and maintenance of existing residential structures	15		
1.2: Promote a mix of quality housing options at price ranges that are accessible to all ages and incomes	5		
1.3: Create opportunities for lower-cost, affordable housing	5		
1.4: Continue to work collaboratively in order to balance short-term rental housing stock	5		
1.5: Identify locations suitable for new and infill development for housing	3	7	<ul style="list-style-type: none"> • Define infill • Concentrate new housing in a few areas, leaving open space
1.6: Improve retention of area employees by promoting affordable rentals for the local workforce	5		

Project Ideas & Comments	
<ul style="list-style-type: none"> • Limit & enforce clear cutting of trees • High fines for violators • Stop hillside cuts! 25 acres is way too much 	<ul style="list-style-type: none"> • Limit huge houses with expansive lawns i.e reduce suburbanization – retain the forested nature of the area • Increase revenues by raising fees, for example a 3,000 ft² house would have fees of \$280 where in other towns \$30it

Goal 2: Revitalize and Protect Hamlets as Community Hubs

Goal/ Objective	Green	Red	Comments
Goal 2: Revitalize and Protect Hamlets as Community Hubs	5		<ul style="list-style-type: none"> • Objectives are too vague – could mean so many things
2.1: Preserve the rural small-town character	15		
2.2: Build community image and identity. Preserve and enhance the distinctive identities of the Hamlets of Adirondack and Brant Lake through a combination of building and streetscape improvements	6	2	<ul style="list-style-type: none"> • Define streetscape improvements
2.3: Improve and enhance community facilities and services	3		
2.4: Improve and enhance the transportation infrastructure for the safety, convenience, and efficiency of drivers, cyclists, and pedestrians	8		<ul style="list-style-type: none"> • Just get rid of the trucks routing to VT
2.5: Improve the visual appeal and walkability of main streets and thoroughfares around the hamlets	7	2	<ul style="list-style-type: none"> • Put powerlines underground in the Brant Lake Hamlet
Project Ideas & Comments			
<ul style="list-style-type: none"> • Water/Sewer system needed • Reduce light pollution • Draft legislation to address light pollution + enforce it 			<ul style="list-style-type: none"> • Improve/ create better bikeways – need safety for riding • Reduce the number of variances approved from 100% to 25%

Goal 3: Strengthen and Grow the Local Economy

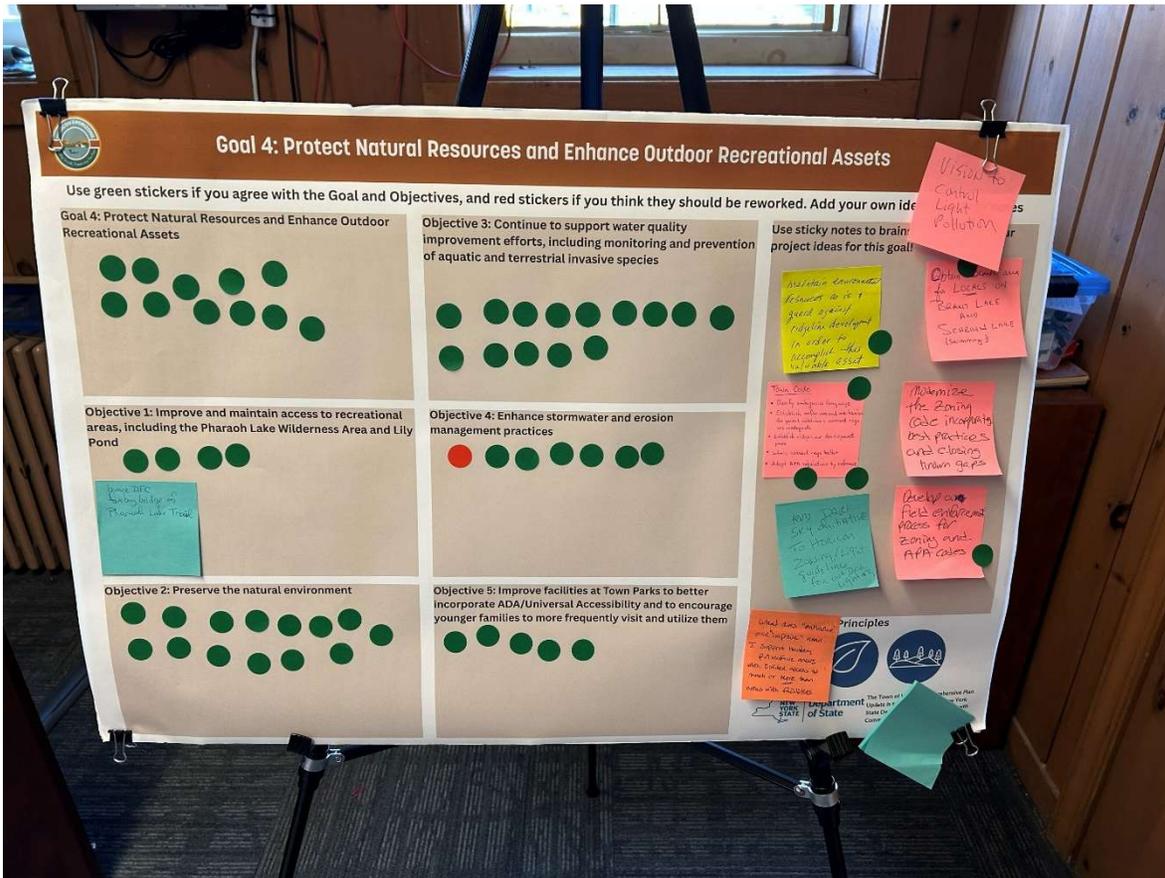
Goal/ Objective	Green	Red	Comments
Goal 3: Strengthen and Grow the Local Economy	4		<ul style="list-style-type: none"> • Strengthening local economy emphasizing sustainable (green) business that provide and grow livelihoods and protect the integrity of the

			park which is the base of the economy
3.1: Strengthen and diversify the economic base of the Hamlets of Adirondack and Brant Lake. Encourage a mix of commercial, civic, and residential buildings within the two hamlets to provide a variety of necessary goods, services, and attractions for year-round and seasonal residents and tourists. Retain existing employment opportunities and attract new businesses	10		
3.2: Promote the Town’s recreational, cultural, and environmental resources to cultivate the tourism industry	6	1	<ul style="list-style-type: none"> • Maybe but also deserves quiet waters and a peaceful way of life – Close the boat launch • This requires regulation, education & enforcement
3.3: Create employment opportunities by making the community more conducive to the establishment of businesses in designated areas	4	2	
3.4: Encourage remote working opportunities by determining gaps in broadband and cellular services and implementing solutions to address those gaps	11	1	
Project Ideas & Comments			
<ul style="list-style-type: none"> • Automate & modernize Horicon government operations 		<ul style="list-style-type: none"> • Pass local laws to allow residents who are not “electors” be employees and volunteers 	

Goal 4. Protect Natural Resources and Enhance Outdoor Recreational Assets

Goal/ Objective	Green	Red	Comments
Goal 4. Protect Natural Resources and Enhance Outdoor Recreational Assets	11		
4.1: Improve and maintain access to recreational areas, including the Pharaoh Lake Wilderness Area and Lily Pond	4		<ul style="list-style-type: none"> • Have DEC fix bridge on Pharaoh Lake Trail
4.2: Preserve the natural environment	14		
4.3: Continue to support water quality improvement efforts, including monitoring and prevention of aquatic and terrestrial invasive species	14		
4.4: Enhance stormwater and erosion management practices	6	1	

4.5: Improve facilities at Town Parks to better incorporate ADA/Universal Accessibility and to encourage younger families to more frequently visit and utilize them	5		
Project Ideas & Comments			
<ul style="list-style-type: none"> • Vision to control light pollution • Maintain environmental resources as is & guard against ridgeline development in order to preserve this valuable asset • Add dark skies directive to Horicon zoning/light guidelines for outdoor lighting • Town Code: Clarify ambiguous language, establish enforcement mechanisms for permit violations- current regs are inadequate, establish ridgeline development zones, enforce current regs better, adopt APA regulations by reference 	<ul style="list-style-type: none"> • Obtain Beach area for locals on Brant Lake and Schroon Lake (Swimming) • Modernize zoning code incorporating best practices and closing known gaps • Develop a field enforcement process for zoning and APA codes • What does “enhance” and “improve” mean? I support having primitive areas with limited access as much or more than areas with facilities 		



Goal 5: Promote Sustainable, Year-Round Tourism

Goal/ Objective	Green	Red	Comments
Goal 5: Promote Sustainable, Year-Round Tourism	3	6	<ul style="list-style-type: none"> Rework this
5.1: Develop tourism strategies that balance economic growth with quality of life and natural resource stewardship	9		
5.2: Enhance the visitor experience through improving signage, a strong town identity, and investing in regional collaboration such as the ongoing Johnsburg, Chester, and Horicon branding strategy	3	2	
5.3: Promote Horicon’s diverse recreational opportunities across all seasons	1		
5.4: Establish a year-round calendar of events and programs to foster community engagement and attract off-peak tourism	5	1	
5.5: Leverage the community’s recreational assets to attract tourism businesses (lodging, services)	1	9	
Project Ideas & Comments			
<ul style="list-style-type: none"> Stop the fireworks! My horses hate them! Limit/ prohibit hill top development Consider the wildlife too – one idea would be to make it mandatory for realtors +sellers to provide guidance to homebuyers and business developers as to what is bad for the Park and bad for lake health. Fertilizers, blaet top, bright lights 		<ul style="list-style-type: none"> Objective #4 the calendar of events must be online and updated frequently, paper calendars should be available at Town businesses 	

Public Workshop #3
Date: December 4th, 2025 –
Horicon Town Hall
Purpose: Strategies & Land
Use Workshop



Workshop Summary:

The Town of Horicon Comprehensive Plan Public Workshop was held at the Horicon Town Hall on December 4, 2025. The event took place from 5:00 – 7:00 pm and including a brief presentation of the process so far and questions, gaining feedback on identified strategies, and a future land use mapping exercise focused on the Hamlets of Adirondack and Brant Lake. A total of **16** attendees shared comments directly with LCLGRPB staff throughout the workshop

Board Summary

Workshop attendees were asked to place checkmarks or X’s on boards displaying the plan’s objectives and strategies. Responses to each strategy are below (checkmarks indicate support for that action, X’s indicate the respondents feel it needs to be re-worked).

Goal 1: Expand and Diversify Options

Strategies		Checks
S1.1	Partner with county and regional housing programs to support the rehabilitation of existing homes for workforce housing and year-round residential uses	✓ 5
S1.2	Establish a town-wide code compliance strategy that is enforceable, equitable, and efficient	✓ 1
S1.3	Promote a mix of quality housing options at price ranges that are accessible to all ages, abilities, and income through land use policies and development decisions	✓ 3
S1.4	Ensure local zoning and initiatives support the development of senior and accessible housing in centrally located areas with access to services and community activities	✓ 2
S1.5	Identify and map parcels best suited for new and infill development for housing	✓ 3
S1.6	Review and update Town fees, codes, and procedures to streamline the review and permitting process for residential development	✓ 3
S1.7	Work with regional housing partners to implement a program to incentivize conversions of short-term rentals to year-round housing	X 1

S1.8	Promote employee-assisted housing partnerships to help local workers live within the community	✓ 2 X 1
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Goal 2: Revitalize and Protect Hamlets as Community Centers

Strategies		Checks
S2.1	Codify design standards that reflect community character while balancing functionality, accessibility, and affordability	✓ 2 X 2
S2.2	Develop a Hamlet Masterplan for Adirondack to ensure that any future development aligns with the community's vision	✓ 5
S2.3	Encourage reinvestment in underused or vacant buildings for housing or small businesses	✓ 4
S2.4	Ensure local land use codes allow for mixed-use and small-scale business development	✓ 3
S2.5	Support community spaces and facilities that enhance civic life and serve all residents	✓ 3
S2.6	Plan and implement improvements to the Brant Lake Fire House	✓ 2
S2.7	Conduct a feasibility study for the acquisition of property for a town beach on Brant Lake	✓ 5
S2.8	Develop a plan for the upgrade of facilities at the public beaches in Adirondack and the Mill Pond, including evaluating ADA accessibility	✓ 4
S2.9	Implement findings of the Brant Lake Feasibility Study	X 1
S2.10	Develop a Gateway Masterplan for the Hamlets of Brant Lake and Adirondack that includes traffic calming measures that reduce vehicle speed	X 2
S2.11	Work with NYSDOT and AGFTC to redesign and configure the intersection of Route 8 and Horicon Ave at the Mill Pond in Brant Lake	X1
S2.12	Implement the Adirondack Hamlet Walkway initiative	✓ 1 X 1
S2.13		✓

Goal 3: Strengthen and Grow the Local Economy

Strategies		Checks
S3.1	Implement zoning regulations that encourage commercial uses in designated Hamlet areas	✓ 3
S3.2	Promote the expansion of essential trades, service providers, and small manufacturers that support residents and regional employers	✓ 3
S3.3	Ensure local regulations support business development while maintaining standards that are appropriate to the project scope	✓ 1
S3.4	Formalize signage and parking for the Brant Lake Challenge	✓ 1 X 2
S3.5	Connect recreational assets to Town Centers through signage, trails, sidewalks and other amenities	✓ 1 X 1

Goal 4: Support Local Business and Entrepreneurs

Strategies		Checks
S4.1	Connect local businesses with the U.S. Small Business Administration’s Small Business Development Centers (SBDC)	✓ 2
S4.2	Work with the Lake Champlain Lake George Regional Planning Board and Warren and Washington Counties IDA to connect businesses with low-interest loan opportunities and other technical assistance	✓ 4
S4.3	Promote local products through a “Made in Horicon” initiative	✓ 3
S4.4	Partner with local schools and nonprofits to introduce young residents to local arts, trades, and entrepreneurship pathways	✓ 5
S4.5	Promote the establishment of a makers’ space or a central hub where local products can be sold	✓ 4
S4.6	Identify underserved areas and work with service providers to expand service	✓ 7

Goal 5: Protect Natural Resources and Enhance Outdoor Recreational Assets

Strategies		Checks
S5.1	Work with NYSDEC to implement Pharaoh Lake Trail access road and trail improvements	✓ 2
S5.2	Conduct and implement the Mill Pond to Starbuckville Dam Feasibility Study	✓ 1
S5.3	Work with Warren County Department of Public Works to reduce road salt usage around lakes and waterways	✓ 3
S5.4	Continue to work with lake associations to support the AWI Boat Launch Stewards program	✓ 4
S5.5	Conduct a Green Infrastructure Feasibility Study on Palisades Road, Brant Lake	X1
S5.6	Work with Warren County and lake associations to distribute educational materials to property owners	✓ 1
S5.7	Implement enhanced stormwater education and outreach to property owners and developers based on LCLGRP’s MS4 Lite Campaign	✓ 1
S5.8	Conduct an inventory and assessment of all town parks to identify ADA/UA gaps and plan for upgrades	X 1
S5.9	Plan and develop community playgrounds in the Hamlets of Brant Lake and Adirondack	✓ 5
S5.10	Design new recreational infrastructure with accessibility in mind	✓ 3
S5.11	Work with the Warren County Planning Department to promote the available funding for homeowners for septic system replacement	✓ 2
S5.12	Participate in a “Forest Pest Hunters” program to identify potential areas of hemlock woolly adelgid (HWA) infestations	✓ 3

Goal 6: Promote a Sustainable, Year-Round Recreation Economy

Strategies		Checks
S6.1	Identify and support opportunities for local business growth and expansion that support the recreation and tourism economies in Horicon	✓ 3
S6.2	Prepare an access management plan for Brant Lake Boat Launch upon the return of ownership and operational responsibility to the Town	✓ 1
S6.3	Work with NYSDEC to update the Horicon Boat Launch UMP to include parking and traffic access controls	✓ 1 X 1
S6.4	Consider the feasibility of establishing a permit-based system for Town boat launches	✓ 1
S6.5	Improve physical access points to reduce erosion and disperse usage	--
S6.6	Evaluate the recreational and social carrying capacities of Schroon Lake and Brant Lake	✓ 1
S6.7	Develop a uniform wayfinding, informational, and interpretive signage plan for the Town	X 1
S6.8	Collaborate with the Towns of Johnsbury and Chester to promote the region with coordinated marketing, tourism initiatives, and consistent signage	✓ 2
S6.9	Invest in infrastructure that supports off-season recreation and full-time employment	✓ 3
S6.5	Work with the North Warren Chamber of Commerce to ensure the community calendar is up to date and promoted to residents and visitors	✓ 2

Goal 7: Modernize and Align Zoning and Land Use Regulations

Strategies		Checks
S7.1	Ensure land use and building regulations support a range of housing options to serve all ages, incomes, and abilities	✓ 3
S7.2	Foster community participation in land use planning to ensure regulations align with the vision for the future	✓ 1
S7.3	Identify areas in the APA Moderate Intensity and Low Intensity Land Use Areas that are eligible for the APA Community Housing Density Bonus Program for up to 120% AMI Income-restricted housing to increase the stock of workforce housing in Horicon	✓ 2
S7.4	Establish a code compliance strategy that is enforceable, efficient, and equitable	--
S7.5	Simplify local permitting for residential construction that is allowed by Town zoning code	✓ 2
S7.6	Conduct a build-out analysis for Brant Lake and Adirondack to identify where new development could occur	✓ 2

S7.7	Promote ridgeline development standards that safeguard environmentally sensitive areas while minimizing visual and broader community impacts	X 1
S7.8	Strengthen tree preservation standards to minimize unnecessary tree removal and protect natural and scenic resources	✓ 2 X1
S7.9	Provide guidance for, and encourage dark sky compliant lighting on new construction	✓ 1
S7.10	Develop site plan review guidance for alternative energy facilities, like small-scale solar arrays and battery storage	✓ 10

What's on your mind? What's your big or small ideas, concerns, and wild projects?	
<ul style="list-style-type: none"> • Work with North Warren School to create an apprenticeship program – working trades, entrepreneurship, finance, tourism • Explore rent-to-own housing models • New playground • Host career nights • Small nursing home/ daycare combo • Horicon Town events newsletter/ calendar 	

Land Use Mapping

Attendees were asked to review maps of the Hamlets of Adirondack and Brant Lake depicting their current land use. Using colored chips, attendees identified areas in which future land use changes should occur, such as more housing, commercial spaces, or open space:

<ul style="list-style-type: none"> • Housing – Yellow 	<ul style="list-style-type: none"> • Multi-family housing – Blue 	<ul style="list-style-type: none"> • Open Space – Green
<ul style="list-style-type: none"> • Commercial – Red 	<ul style="list-style-type: none"> • Mixed Use (housing and commercial) – Yellow and Red stacked. 	





Future Land use in the Hamlet of Adirondack



Future Land Use in the Hamlet of Brant Lake

In Adirondack, attendees envisioned new mixed-use development in the center of the Hamlet, around the Adirondack General Store. In Brant Lake, attendees envisioned new residential and multifamily housing in the mill pond area and along Route 8. Discussion also included the former landfill site, and what can be done with the large space in the Hamlet area.

Horicon Community Survey and Stakeholder Interviews

Summary

Executive Summary

To support the development of the Town of Horicon's Comprehensive Plan, the project team conducted two key public outreach efforts. The first was a community survey conducted in the summer and fall of 2024, which served as the public's initial introduction to the planning process. The survey offered valuable insight into a wide range of issues and opportunities shaping the future of the community.

During the Spring of 2025, stakeholder interviews were conducted with a wide range of individuals and organizations who were identified by the Comprehensive Plan Committee (CPC) as key representatives for the community. These stakeholders, including representatives from local and regional organizations, government agencies, and community members, offered valuable perspectives on both the town and the broader region, shaped by their unique roles and experiences.

Key Themes of Stakeholder Interviews

Staff from LCLGRP conducted over fifteen interviews between March and April 2025, speaking with stakeholders both individually and in small groups. Conversations took place in person, by phone, and virtually via Zoom.

This document highlights the key themes, priorities, and needs that emerged from those discussions. These insights will help shape the direction of the comprehensive plan. While the timing of the interviews may have limited participation from seasonal business owners, seasonality itself was a consistent topic of concern. Future opportunities will be provided to ensure broader input from this group as the planning process continues.

Interview participants expressed the desire to see a usable document come out of the comprehensive planning process. This follow-through on the planning process will help to guide established and community-voiced projects to implementation.

Several recurring themes emerged from the stakeholder interviews, highlighting core challenges and opportunities facing the Town of Horicon (Figure 1). Among the most frequently discussed issues were the need for more affordable housing, enhanced transportation options, expanded community gathering spaces, and strategies for attracting a skilled workforce and retaining young residents.

Stakeholders repeatedly emphasized the importance of improving conditions for living, working, and recreating in Horicon. A common concern was the lack of reliable public transportation, particularly noted by community volunteers working with seniors and by school district staff. Interviewees underscored how better transportation could improve access to essential services such as healthcare, extracurricular activities, and food pantries, especially for school-aged children and older adults.

Housing was another critical issue. Many stakeholders expressed concern that young people, families, and long-time residents are finding it increasingly difficult to remain in Horicon due to the shortage of affordable, year-round housing options. From homes to rent or purchase to seasonal housing pressures, the lack of available inventory was widely viewed as a major barrier to community stability and growth.

The topic of housing affordability had already been a point of discussion within the community, and the comprehensive planning process has continued to build on that dialogue—through CPC meetings, the public workshop, and these stakeholder interviews. Participants strongly emphasized the need for the Town to prioritize housing solutions in the Comprehensive Plan and urged collaboration at the town, county, and state levels to address the issue through policies, regulations, and targeted projects.

Another recurring theme from the stakeholder interviews was the need for more community gathering spaces and organized activities. Interviewees emphasized the importance of having year-round, accessible spaces where residents can connect, build relationships, and foster a stronger sense of community.

Although not a central focus of the interviews, the need for improved cell service and high-speed internet was highlighted as a critical concern through the community survey and CPC meetings. Residents view reliable connectivity as essential for daily life, work, education, and public safety, making it a continued priority for the community.

Survey responses also pointed to additional challenges and opportunities, including the distance residents must travel to access basic goods and services, and a strong desire for better access to parks, trails, and recreational opportunities. Many respondents also expressed interest in expanding shopping and retail options within town limits.

The insights shared during stakeholder interviews and the broader public engagement process form a strong foundation for identifying projects and initiatives that will enhance the quality of life in Horicon. These perspectives will play a vital role in shaping a shared vision for the town's future as reflected in the Comprehensive Plan.

Summary of Stakeholder Interviews by Topic

Young Families/Educators

The Town of Horicon is home to many families with children enrolled in the nearby North Warren Central School District. To better understand the perspectives of younger residents and those raising children in the area, young families and educators within the district were identified as key stakeholders. Their insights offer valuable context on the experiences and needs of youth and families in the community. According to the 2020 census, approximately 16% of Horicon's population is under the age of 20. Public engagement efforts conducted in 2024 and early 2025 as part of the comprehensive plan process tended to skew toward older demographics. To address this imbalance, targeted interviews were conducted with young families and educators. A summary of the key themes and feedback from those interviews is provided below:

Reasons to live in Horicon:

- I have family here
- Small class sizes
 - North Warren Central School District offers enrollment in BOCES and ACC-accredited courses
 - There are school sports and elective offerings
- Nature/the outdoors
- Sense of community

Essential changes in the next 5 – 10 years:

- Housing: Lack of affordable housing for young families in the area
- Programming and support services for young people
- More robust public transportation

What do you hope to see come out of this Comprehensive Plan process?

- Find and implement more options for children to get involved in the community (i.e., a youth commission and a summer youth commission)
- Cost effective childcare/activities, especially in the summer, when there is a greater need
- Field trips with transportation
 - Transportation for late or early school extracurricular activities
 - Parents are deterred from seeking out those programs and activities for their children when having to provide their own transportation far from town

- Need for job experience and transition beyond high school for older students

Remote Workers

The Town of Horicon is home to a growing number of remote workers. Stakeholder interviews were conducted with residents identified for their experience working remotely, and their insights are summarized below.

Reasons to live in Horicon:

- Give back to the community where I grew up
- Family/friends
- Natural beauty and serenity
- Slowed-down pace of life

Horicon's assets:

- Our small businesses
- Natural spaces
- The lake
- Seasonal attractions, including the winter

Essential changes in the next 5 – 10 years:

- Increased options/availability of internet
- Better job opportunities to earn a livable wage
- Community gathering space
- Housing needs to be a priority

What do you hope to see come out of this Comprehensive Plan process?

- Increase the involvement of young people in the community/in decision-making
 - New voices in the room
- Improve the affordability of staying in the area for young people/attracting people to come here
- Increase support services for those that are working here, working remotely, hybrid, or in-person

Town Employee and Community Services

The Town of Horicon operates an emergency food pantry on town property. The Town staff person who distributes food items, oversees all operations, and charts a plan for the future was identified as a community stakeholder. With an emergency food pantry designation by Warren County, community members are limited in their frequency of pick-ups, unless they

are enrolled in the Commodities Program. The staff have noted that the food pantry has seen an uptick in visitors in recent months. Beyond giving out perishables and non-perishables alike, the food pantry can share information for other charities and how to sign up for food stamps and WIC and is a designated emergency shelter in partnership with the American Red Cross. The stakeholder interview with the Food Pantry Supervisor is summarized as follows:

Horicon's needs:

- Population frequenting the food pantry includes senior citizens, who come for the Commodities Program (a once-a-month program with all types of vegetables, fresh and frozen)
- There is a need for the Commodities Program to cover more people - it is at capacity
- Need for more consistently available items, i.e., lately there has been substantially less meat

Essential changes in the next 5-10 years:

- The food pantry may have to resort to asking for more places for regular donations to meet the growing need within the community
- This location has always been designated by Warren County as an emergency food pantry and will remain one unless the county reverses that designation (emergency designation limits frequency of pick-ups for individuals)

What do you hope to see come out of this Comprehensive Plan process?

- With various factors increasing the need in the community, i.e., grocery prices, less availability from the regional food bank, etc., there needs to be proposed solutions to meet this growing need o Horicon's elderly population is a part of that increasing need

Non-Profit and Community Organizations (Historical Society (HHS), The Helpers Fund, Trail Challenge, Library)

Organized groups that work to better the community and provide essential services were identified for having unique perspectives due to their charitable and educational work within the community. The stakeholder interviews with various members of those four non-profits/community organizations are summarized as follows:

Reasons to live in Horicon:

- Give back to the community where I grew up/where my kids grew up
- Sense of community
- Small-town feel

Horicon's assets:

- Historical buildings, the aesthetic of well-maintained façades
- Availability of work/positions open in the summer
 - Influx of volunteers in the summer

Essential changes in the next 5 – 10 years:

- Addition of space for community connection
- Stewardship and care for the natural environment, protect the beauty of Horicon as use of trails, waterbodies, vista points increase
- Housing needs to be a priority
- Transportation accessible for seniors and people with disabilities

Challenges and changes unique to non-profits:

- Funding - the Town can support by way of Letters of Support for grant applications
- Community support and getting people engaged

What do you hope to see come out of this Comprehensive Plan process?

- Thoughtful decision making that benefits as many of our residents as possible
- Build capacity for community gathering: both in building/renovating a larger physical space and in volunteers and businesses organizing more events o
 - There needs to be space made available year-round
 - Space/opportunities for residents that identify as LGBT
- Housing that is affordable and right-sized for seniors
- Welcoming and sustained improvements to Horicon that go beyond the summer-month focus

Lake Associations

In the Town of Horicon, two bodies of water that have been popularized due to recreational access and residential property development have dedicated lake associations that work to protect these natural assets. Both the Brant Lake Association (BLA) and the East Shore Schroon Lake Association (ESSLA) have set goals and priorities for the future that overlap with community goals and priorities that help to inform the comprehensive plan. The

stakeholder interview conducted with members of both lake associations and their insights into the community are summarized below:

Reasons to live in Horicon:

- Family ties
- Historical place
- Sense of community
- It's beautiful here

Horicon's assets:

- Lake associations have built capacity by increasing membership and engagement opportunities over the years
- Access to the lakes and surrounding land

Essential changes in the next 5 – 10 years:

- Address environmental concerns
 - Dissolved oxygen levels of Brant Lake
 - Terrestrial and water-bound invasive species
- Boat-user friendly mapping on Schroon Lake to identify areas that are restricted/no access
- Town/County/BLA partnership to bring a portable boat wash station to the Brant Lake public boat launch
- Address potential overuse on the lakes and safety concerns at boat launches
- Continue to build engagement through lake-centered activities, such as the Boat Parade, Island Party, and live music

What do you hope to see come out of this Comprehensive Plan process?

- Tangible results that move other entities to recognize small positive changes that may be implemented
- Finding funding to keep up with current associations' priorities and incorporate broader community goals

Local Businesses

The locally owned businesses in and around Horicon were identified as having unique perspectives on what it means to start and successfully operate a business. The stakeholder interview with Horicon businesses is summarized as follows:

Horicon's assets:

- Our small businesses
- Natural spaces
- Brant Lake, Schroon Lake
- Seasonal attractions, including the winter
- Sense of community, although this has felt absent in recent years

Essential changes in the next 5 – 10 years:

- Construction of new homes
- Permitting at the Town and the APA level can be more efficient
- Housing needs to be a priority

What do you hope to see come out of this Comprehensive Plan process?

- A usable document that will be taken into consideration when making Town/community decisions
 - Follow-up with stakeholders
 - Follow-through on implementation
- Better define the local economy and re-examine how those assets can move forward. Do we need to bring back a ‘Main Street?’, and how can that happen?
- Install attractive signage to inform people traveling along The Northway (I-87) of what Brant Lake has to offer
- The younger generation has to be a part of the solution:
 - Make it affordable to stay, after graduation
 - Develop more trades program (in addition to what the NWCSO offers/BOCES)
 - Ensure reliable businesses have a pool of potential new business owners as the older generation retires/sells their business

Planning Board

The Town’s Planning Board meets monthly to review applications for subdivisions (major and minor), boundary line adjustments, conditional uses, and site plan review. The Planning Board provides a perspective of needs and development trends in the community, and how properties, especially prominent shoreline properties, are being used.

Planning Board decisions play a significant role in shaping both the function and appearance of a community. In Horicon, the volunteer Planning Board collaborates closely with the Zoning Administrator, who provides essential staff support. The summary below highlights key insights from an interview conducted with a current member of the Planning Board.

Horicon’s assets:

- Small-town feel
- Well-known, widely recognized
- Land use and development decisions primarily stay in Horicon with the Agency-approved Local Land Use Program (ALLUP) in place with the APA

Overlap with the current comprehensive plan:

- At present, the board does not refer to the comprehensive plan for decisions, but would like to do so in the future

Essential changes in the next 5-10 years:

- Improve understanding of how a decision is made and the individual project's status after ZBA review, overall improve communication/coordination with the ZBA
- Housing stability/affordability needs to be a priority

What do you hope to see come out of this comprehensive plan process?

- Immediate and long-term solutions for current housing issues
- Continue community conversation and involvement beyond this comprehensive plan process

Zoning Board of Appeals

The Town of Horicon adopted a Zoning Law to help guide community development and retains a staff member to administer it. The Zoning Board of Appeals (ZBA) is a volunteer board responsible for reviewing requests for relief from the zoning ordinance. In cases of demonstrated hardship, the ZBA has the authority to grant variances, allowing applicants to deviate from the existing Zoning Law.

On April 22, 2025, before the regular ZBA meeting, staff from the LCLGRP conducted a stakeholder interview with the full Board and the alternate member. This discussion was publicly noticed per open meeting requirements. ZBA meetings are open to the public, and community members are welcome to provide public comments on projects listed on the meeting agenda.

The topic of ongoing discussion within the ZBA and the broader community is whether and how to regulate travel trailers. Stakeholders continue to explore what such a regulation might entail and how it could be appropriately implemented. The stakeholder interview with the ZBA is summarized as follows:

Horicon's assets:

- Small size
- Lack of vehicle traffic
 - Both size and traffic lend to ease of site visits for projects before the ZBA
- Sense of community

Overlap with the current Comprehensive Plan:

- Very few ZBA members were involved in the drafting of the 2010 document
- The ZBA does not currently reference the comprehensive plan when considering applications

Essential changes in the next 5 – 10 years:

- Housing to accommodate community needs and keep the character of existing neighborhoods
- Shoreline definitions and all interpretations need to be clear and consistent
- Enforcement
 - ZBA decisions are documented in the meeting minutes and read aloud to the applicant(s), but there is no other established method for following up on decisions

What do you hope to see come out of this Comprehensive Plan process?

- A document that can show community needs and changes that support keeping up with edits to the existing zoning law o The ZBA needs refined regulations and definitions for travel trailers (RV's)
- A document that demonstrates the pride of residents for their community

Emergency Services

The Town of Horicon contracts with the Horicon Volunteer Fire Department (HVFD) to provide fire and rescue services. The Town of Horicon also leases the land that the community beach is on from the HVFD. The North Warren Emergency Squad (NWES) provides emergency medical services in the area. The stakeholder interviews with the HVFD Board of Directors, all current officers for the HVFD, and the NWES Captain are summarized as follows:

Horicon's assets:

- Quiet community

Essential changes in the next 5-10 years:

- Needed transportation, especially for seniors
- Youth opportunities and outlets
- Community spaces for those opportunities and outlets, especially making better use of the Town Hall meeting room
- Affordable housing
- More grants to help get buildings in better shape and to help our business owners
- Improved cell coverage

Challenges and changes unique to the fire department:

- Volunteer recruitment and retention

Challenges and changes unique to the emergency squad:

- Ability to maintain a level of service and provide competitive wages to workforce
- Aging workforce, many employees have retired from larger departments elsewhere

What do you hope to see come out of this Comprehensive Plan process?

- Would like to see a plan for helping to take care of the buildings that we have o
The old schoolhouse in Adirondack is currently in a state of disrepair and owned by the HVFD
- Radio towers/cell infrastructure upgrades to boost and improve current communications for responders and residents in need of assistance
- A plan for comprehensive coordination among the northern Warren County communities and County Emergency Management to improve mutual aid and other shared resources
- Follow-through on implementation

Community Survey Summary

The Horicon Community Survey was available to residents and visitors both online and in hardcopy from August 30, 2024, through March 12, 2025. Throughout this period, the survey was regularly promoted using the outreach methods listed below, and periodic updates were provided to the Comprehensive Plan Committee (CPC). Serving as the public's first major touchpoint with the comprehensive planning process, the survey helped introduce the initiative and encouraged broad community participation in shaping Horicon's future.

Promotion of the community survey:

- Postcards handed out at the final Food Truck Friday of the 2024 season
- Posters/flyers placed throughout the Town
- Link and information included on the dedicated comprehensive plan website
- Social media
- The Town of Horicon's community table
- Easel and board displayed in Town foyer before and after Board meetings in November 2024, December 2024, January 2025, and February 2025
- Postcard mailing, as part of promotion for Public Workshop #1
- Selected email lists sent by LCLGRPB
- Word of mouth

Characteristics of survey respondents based on demographic questions answered:

- Full-time residents – 49.0%
- Seasonal residents - 48.2%
- Respondents 45 to 54 years of age - 9.9% (12% of the population)
- Respondents 55 to 64 years of age - 27.0% (20% of the population)
- Respondents 65+ years of age - 52.9% (17% of the population)
- Other age groups - 8.0% (49% of the population)

The responses to the survey indicate recognition that the area has changed recently and will continue to change, with many respondents preferring that the comprehensive plan address the following:

- Improve cell service/broadband access
- More affordable housing options
- More shopping and retail stores
- More community events and activities
- Improved access to parks, trails, and recreation

With 251 responses, the Horicon Community Survey provided valuable current concerns, future needs, and the perceived strengths and challenges within the community. As a foundational piece of public engagement, the survey served as both an introduction to the comprehensive planning process and a critical dataset for shaping the plan's direction. Additional surveys may be conducted in the future to explore specific topics in greater depth.

Respondents identified the following as the most pressing issues currently facing Horicon:

1. Inadequate broadband and cell service
2. Distance from goods and services
3. An aging population
4. Affordability
5. Lack of services for older adults
6. Limited housing options

When asked why they chose to live in Horicon, participants cited access to recreation and open space, the town's safety, its natural beauty and peacefulness, and a strong sense of home. These responses reflect a community that deeply values its rural character while recognizing key areas in need of investment and attention.

Looking ahead, survey participants prioritized the following changes over the next 5 to 10 years:

1. Improved broadband and cell service
2. More shopping and retail options
3. Increased community events and activities
4. Expanded affordable housing

Additionally, top concerns about Horicon's future growth included the potential for rising taxes, reduced affordability, and negative impacts on air and water quality.

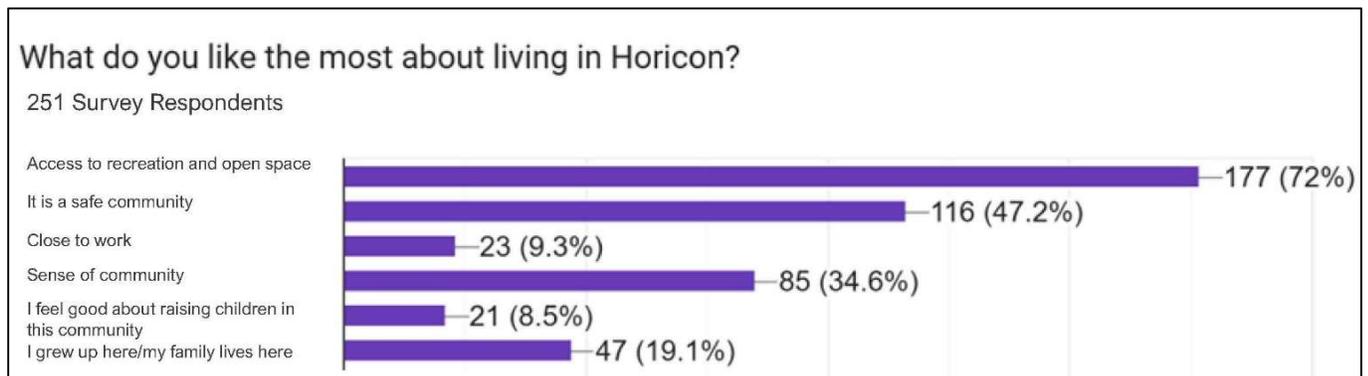
To tailor the survey to different audiences, respondents were first asked whether they were residents or visitors. Visitors (7 responses) primarily traveled to Horicon to visit family, most often participated in water-related activities, and reported few difficulties accessing needed services during their stay.

The resident survey (Questions 2–9) captured demographic information, such as residency status (year-round or seasonal), age, and household income. Questions 10–17 gathered qualitative responses on reasons for living in Horicon, concerns about change, hopes for the future, and perceptions of the town's current condition. These responses offer deeper insight into the lived experience of Horicon residents.

The major themes revealed through the community survey closely align with topics raised throughout the broader planning process. During a SWOT analysis conducted by the CPC and LCLGRP staff, recurring concerns included preserving natural assets, addressing affordability, and expanding broadband and cellular coverage. The alignment between survey responses and ongoing stakeholder feedback reinforces these priorities as key components to be addressed in the Comprehensive Plan.

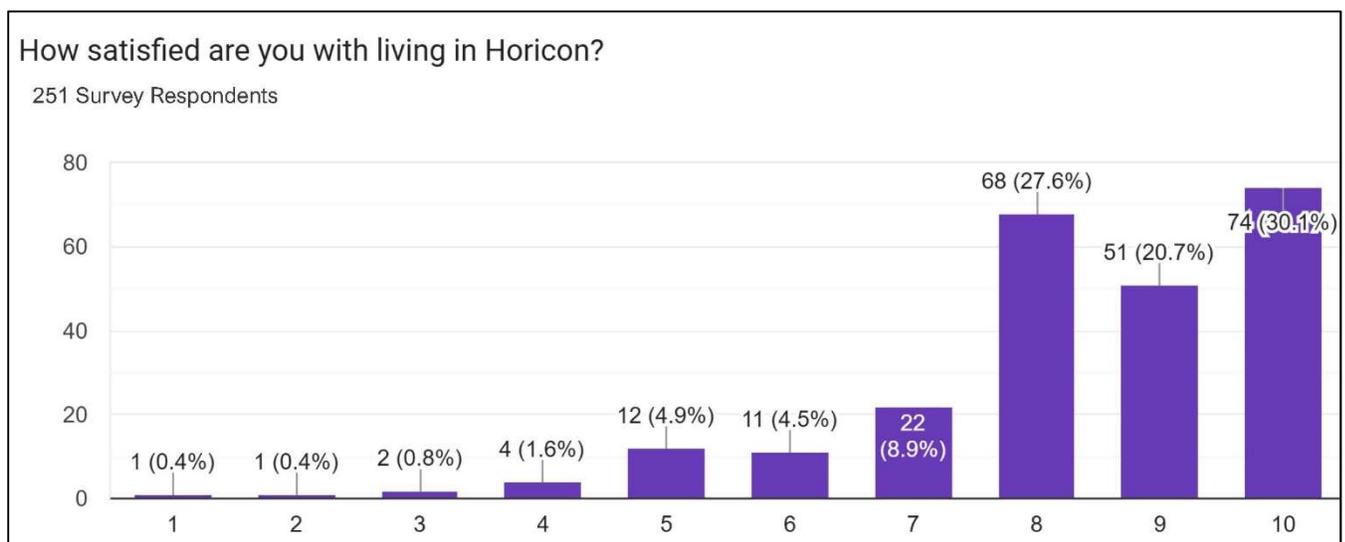
Questions and Responses from the Community Survey

Question 10: What do you like the most about living in Horicon?

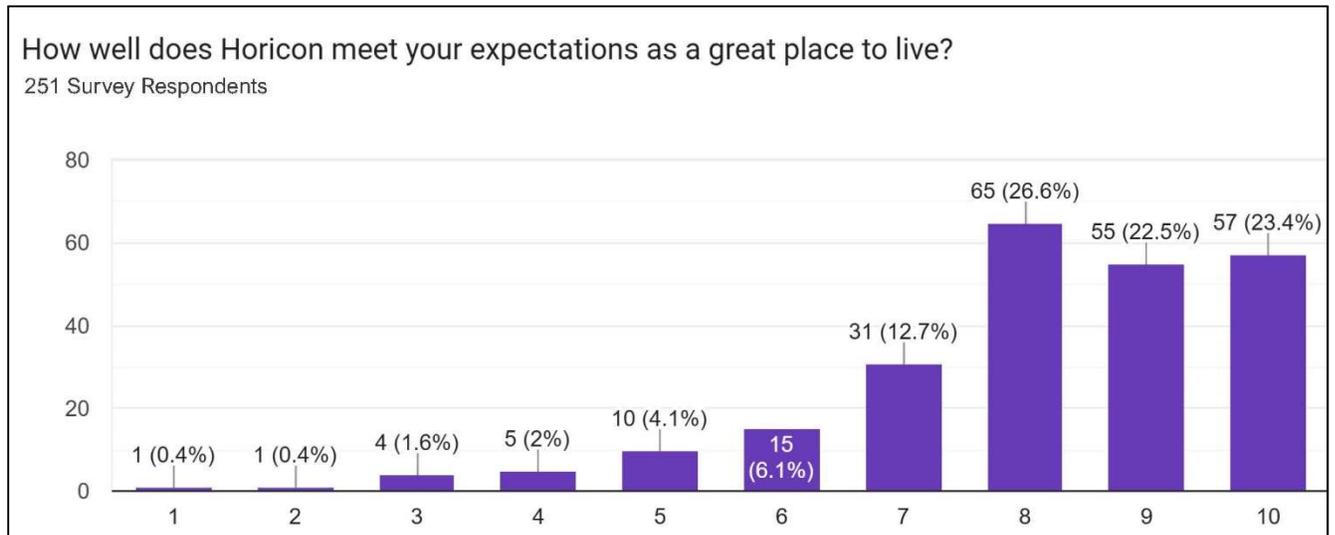


Other responses (2%) included individualized answers that touched on the beauty and ruralness of Horicon.

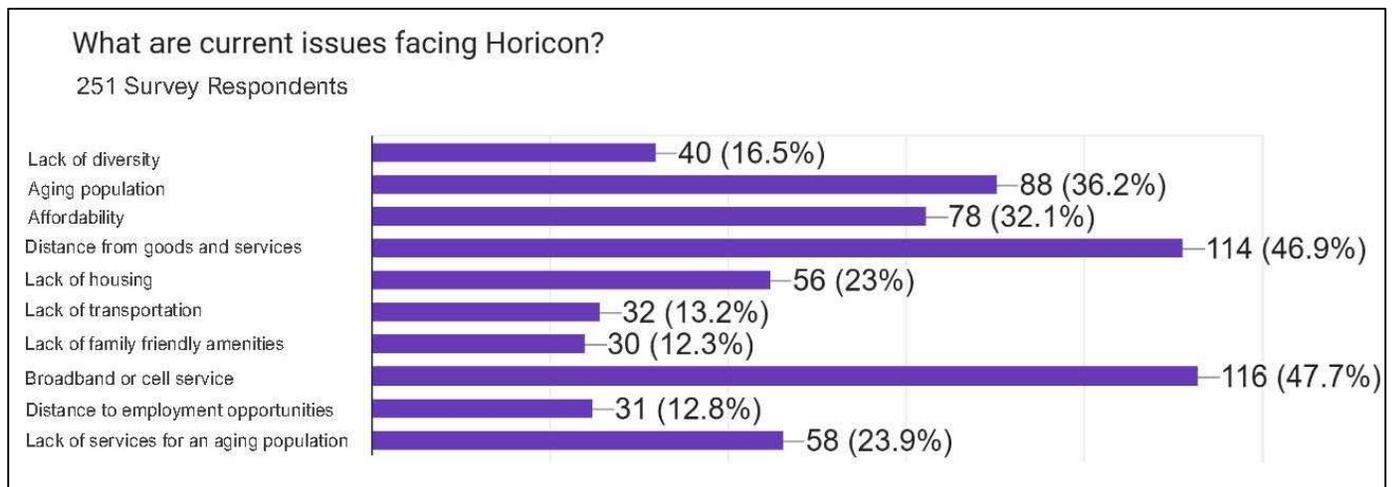
Question 11: How satisfied are you with living in Horicon?



Question 12: How well does Horicon meet your expectations as a great place to live?



Question 13: What are current issues facing Horicon?



Question 14: What are your biggest concerns as Horicon grows and changes?

(Listed in order of frequency of answer)

1. Increased taxes
2. People can't afford to live here
3. Impacts on air/water quality
4. Lack of workforce as the population ages into retirement
5. Too many people
6. Loss/change in community identity
7. Increased regulation
8. Too crowded
9. Decreased access to open space
10. Lack of diversity

Appendix B

Town of Horicon Community Profile

Horicon's Horizons Comprehensive Plan

This document was prepared with funding provided by the New York State Department of State Environmental Protection Fund.

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Introduction

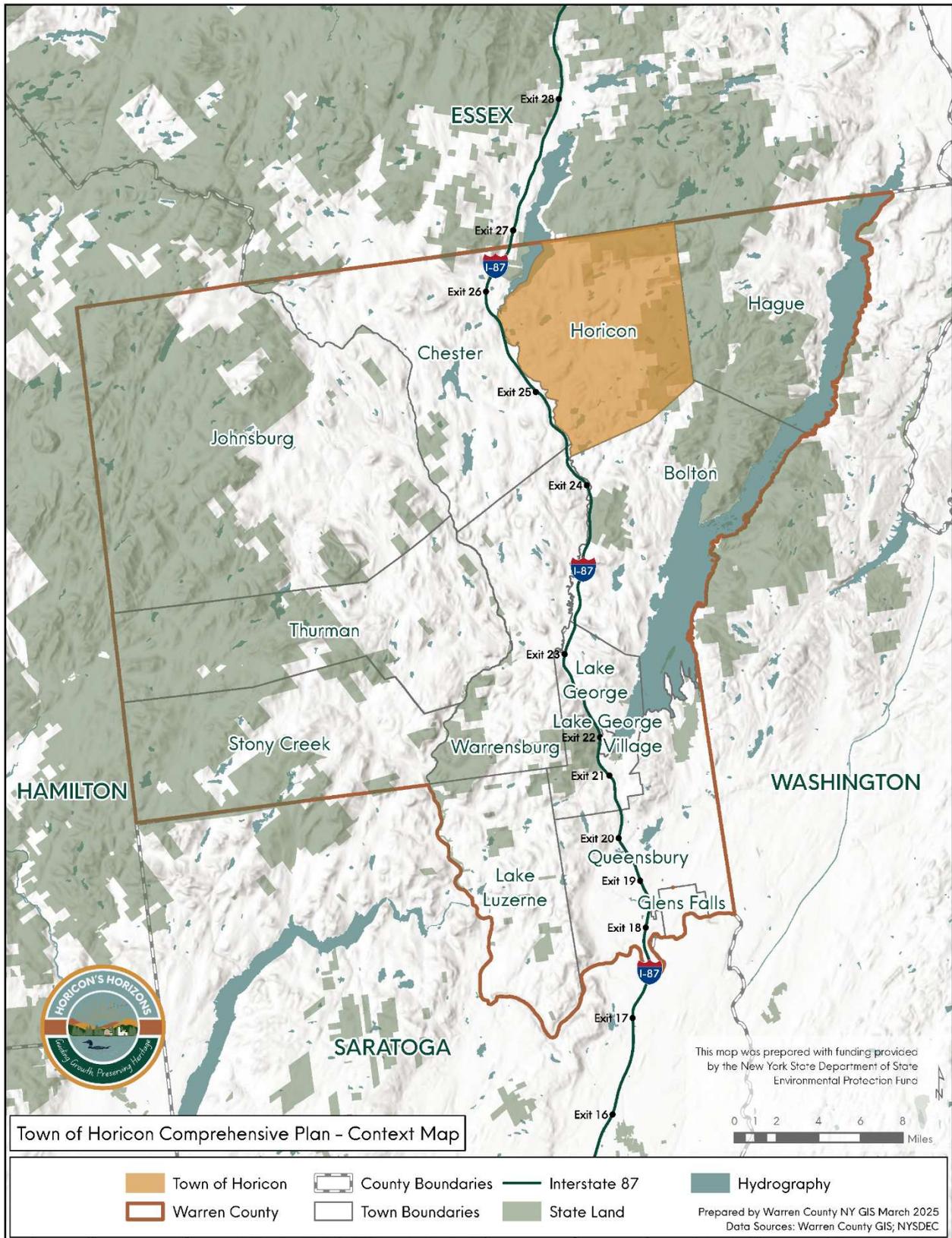
The Town of Horicon is in the northern part of Warren County, New York, within the Adirondack Park. It is bordered by the Schroon River to the west, the Town of Hague to the east, and the Town of Schroon in Essex County to the north. Known for its vast forested landscapes and abundant water resources, Horicon offers easy access to premier outdoor recreation areas such as the Pharaoh Lake Wilderness Area and the Lake George Wild Forest. The town boasts scenic water-based recreation on both Brant Lake and Schroon Lake, and is a short drive from Gore Mountain, a popular year-round recreational hub in neighboring Johnsburg. With convenient access via the I-87 Northway, Horicon is a popular destination for visitors and second-home owners exploring the Lake George and the Adirondack region.

The Horicon area was first settled in the late 1700s by a single landowner and officially incorporated as the Town of Bartonville in 1838. Like much of the region, its early hamlets were centered around logging and industries that harnessed the resources of the dense wilderness. Early settlers constructed dams, such as the Mill Pond, built sawmills, and used the Schroon River to transport logs downstream to larger milling operations in Glens Falls.

By the mid-1800s, several hamlets had emerged across the town, each with its own school. Among the most prominent were Adirondack, Bartonville, South Horicon, and Hayesburg. Both South Horicon and Adirondack had a tannery, with the South Horicon tannery earning distinction as the largest in New York State. Tanning and leathermaking were vital industries, drawing on the area's abundant hemlock trees for their tannin-rich bark. In addition to industry, small-scale subsistence farming contributed to the local economy.

By the early 1900s, tourism had begun to eclipse traditional industries, largely due to improved access facilitated by nearby railroads. This economic shift transformed the community, as hotels and summer camps sprang up around Brant Lake, catering largely to affluent families from urban areas. Residents found new roles as hunting and fishing guides, and the economy increasingly oriented itself around seasonal visitors. Over time, many of the early hotels and businesses faded, and tourism in Horicon evolved into a model centered on second-home ownership, a pattern that continues to define the area today.

Map 1. Regional Context Map



2010 Comprehensive Plan

The 2010 Comprehensive Plan for the Town of Horicon was prepared by the SUNY Plattsburgh Environmental Science Department with guidance from a comprehensive plan steering committee. Public input was gathered through an extensive community survey and other public workshops. Additionally, select town residents were gathered for focus group interviews.

The plan identifies four foundational goals, including preservation of rural character, preserving the natural environment, creating opportunities for lower-income, affordable housing, and creating employment opportunities by making the community more conducive to the establishment of businesses in designated areas. These goals were used to guide the direction and recommendations of the plan.

Historic, Cultural, and Scenic Resources

Historic Resources

A community's history and cultural identity are often its most defining traits. They not only tell the story of the past but also offer insight into its values and priorities. Although the Town of Horicon has few listings on the National Register of Historic Places, it boasts a rich heritage that residents deeply value.

The Town's only National Register building is the Heintzelman Library, a historic stone and wood building on the shores of the Mill Pond, which was established through the philanthropic efforts of Mrs. Emily Heintzelman, who donated books and funds to create a public library for the community. The building was built in 1907. This structure served as the Town's library from 1907-2001. Today it functions as the office of the Town Historian and houses the Adirondack Book Collection.

Cultural resources in the Town that reflect the values and importance of the history of Horicon include the following:

Horicon Historical Society: The Horicon Historical Society is dedicated to the preservation and promotion of the town's history. It operates two museums in the Town:

Town of Horicon Museum (Brant Lake Museum): This museum is housed in a restored 19th-century farmhouse. It provides insights into Adirondack pioneer life. The museum features artifacts such as antique clothing, furniture, china, quilts, old photographs, horse-drawn farm equipment, tools, and boats. The museum is located at 6696 State Route 8 in Brant Lake.

Adirondack 1881 Annex: The annex, located at 21 Church Street in the Hamlet of Adirondack, complements the main museum by offering additional exhibits related to the town’s history. The annex is housed in a historic building that once functioned as the Adirondack Schoolhouse. Constructed in 1881, this schoolhouse was one of several in the area. The building has been preserved and repurposed to house a small museum that complements the Town of Horicon Museum in Brant Lake and illustrates the daily life of the Horicon area in the late 19th and early 20th century.

Horicon Community Center: The Community Center serves as a hub for local events, meetings, and community activities. The Town offices, Horicon Free Library, and the local food pantry are all located within this building.

Due to its central location, meeting space, and services that it provides, the community center plays a vital role in fostering community engagement and providing essential services to the residents of the Town of Horicon.

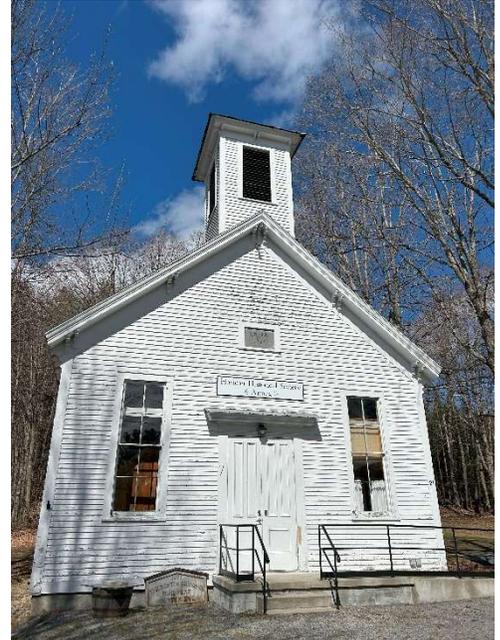


Photo 1: Adirondack 1881 Annex, LCLGRP

Scenic Resources

Scenic resources, such as mountains, lakes, forests, rivers, and open landscapes, offer a wide range of benefits to communities, including environmental, social, and economic advantages that enhance quality of life, support economic development, and foster a strong sense of place.

Mill Pond: The Mill Pond is one of the most recognizable and cherished bodies of water in the Town of Horicon. Originally formed by a series of dams on the creek flowing from Brant Lake, the pond once powered the saw and grist mills that gave it its name. While the mills have long since disappeared, the Mill Pond has evolved into a peaceful retreat for visitors and residents alike. Today, its small public beach welcomes swimmers throughout the summer, and its calm waters attract anglers, kayakers, and those seeking a quiet place to enjoy the natural beauty of Horicon.

Brant Lake: Brant Lake is an approximately 1,376-acre lake that is completely within the Town of Horicon and is the largest lake entirely within Warren County. It is about 5 miles long, with a maximum depth of approximately 65 ft. This lake is renowned for its natural beauty and rich history. Historically, Brant Lake has been a popular destination for fishing and hunting enthusiasts. The lake’s serene waters are ideal for boating, fishing, and kayaking. Located approximately one mile northeast of the hamlet of Brant Lake is the DEC Brant Lake Public Boat Launch and parking area. The Brant Lake community is thoroughly engaged in the area, and the Brant Lake Association (BLA) also plays a pivotal role in the lake’s health and promoting community involvement.

Schroon Lake: Schroon Lake is a 4,107-acre lake that spans Warren and Essex counties. While most of the lake lies within the Towns of Schroon and Chester, a small portion of the southern end of the lake falls within the boundaries of the Town of Horicon. Key access points to the lake include the

Horicon Boat Launch, Eagle Point Campground, and a small swimming area off Church Road in the hamlet of Adirondack.

Schroon River: The Schroon River is a 68-mile-long tributary of the Hudson River that winds its way through the Adirondack landscape, forming the western boundary of the Town of Horicon. Originating in the central Adirondacks, the river flows southward through forests, wetlands, and small hamlets before joining the Hudson River near Warrensburg. Within Horicon, the Schroon River is both a scenic and recreational asset, offering opportunities for fishing, kayaking, and canoeing along its calm stretches and gentle rapids. Its banks support a variety of wildlife and provide picturesque views that highlight the town's natural beauty. The river also plays an important role in defining Horicon's character, shaping local ecology, influencing settlement patterns, and offering a tranquil setting that attracts residents and visitors alike.

Pharaoh Lake Wilderness and Lake George Wild Forest: The Pharaoh Lake Wilderness Area occupies the northeastern corner of the Town of Horicon, encompassing roughly 4,186 acres within town boundaries. This area is part of a larger 46,483-acre wilderness complex known for its pristine lakes, extensive trail network, and opportunities for backcountry recreation. Nearby, approximately 7,094 acres of the 71,133-acre Lake George Wild Forest also lie within Horicon, further contributing to the town's remarkable access to public lands. Together, these vast, undeveloped tracts of state-owned property form an integral part of the Adirondack Park's protected landscape. They feature an array of ponds, mountains, streams, and forests that support diverse wildlife and offer year-round recreation, including hiking, paddling, and camping in the summer and snowshoeing and cross-country skiing in the winter. The presence of these lands within Horicon not only preserves the area's natural character but also enhances its appeal as a destination for outdoor enthusiasts seeking an authentic Adirondack experience.

Smart Growth Analysis of Historic, Cultural, and Scenic Resources: The Town of Horicon's historic, cultural, and scenic assets align well with Smart Growth principles. While the town faces challenges such as its expansive geography and seasonal population shifts, there are significant opportunities to build on its strengths, many of which will be addressed through the comprehensive plan's goals and recommendations.

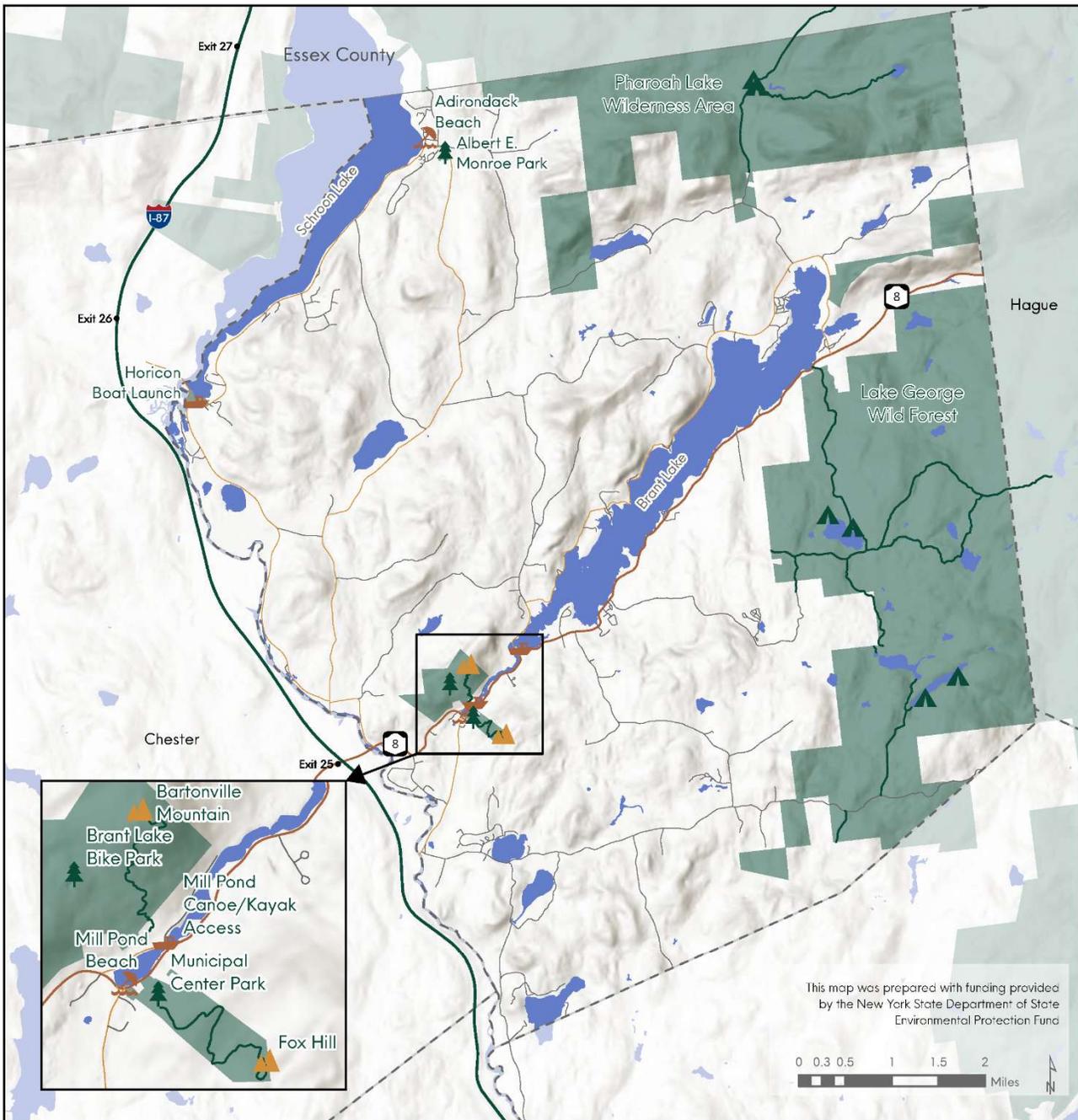
Historic and cultural resources are concentrated in the hamlets of Brant Lake and Adirondack, where most community services are located. These areas contain a rich collection of scenic and historic sites within close proximity; however, they currently lack adequate pedestrian infrastructure and designated bicycle routes. Enhancing walkability through connected walking loops, improved signage, and accessibility upgrades would better link these resources and enrich the visitor and resident experience.

Scenic resources such as Mill Pond, Brant Lake, Schroon Lake, and the surrounding wilderness lands are central to Horicon's identity and economy. Preserving these natural landscapes while maintaining the town's small-scale character is a key component of the community's long-term vision. Horicon's sense of place is also deeply rooted in its history, museums, and lakeside heritage. Establishing formal design guidelines for the hamlet areas could help protect and enhance this

distinct character, fostering attractive, vibrant centers that reflect Horicon's historic and visual identity.

Finally, expanding year-round tourism opportunities would strengthen the local economy, support small businesses, encourage greater community engagement across all seasons, and has the potential to increase year-round residents.

Map 2. Existing Parks and Open Space



Town of Horicon Comprehensive Plan - Existing Parks & Open Space



- | | | | |
|-----------------|------------------|-------------|------|
| Town Boundaries | Local Road | Beach | Park |
| Interstate 87 | Hydrography | Boat Launch | |
| State Route | Recreation Lands | Campsite | |
| County Road | Hiking Trails | Mountain | |

Prepared by Warren County NY GIS March 2025
 Data Sources: Warren County GIS; Warren County Real Property; NYSDEC

Waterfront Resources and Public Access

The Town of Horicon is defined by its abundant water resources, including two major lakes, Schroon Lake and Brant Lake, as well as several smaller but notable ponds and lakes. Among these are Sherman Lake, Mill Pond, Lily Pond, Island Pond, Valentine Pond, and Round Pond, each contributing to the town's natural beauty and recreational opportunities.



Photo 2: Brant Lake Public Beach, LCLGRPB

Sherman Lake, located in the southwest corner of town, is a privately owned lake with no public access. Mill Pond, situated in the Hamlet of Brant Lake, offers a scenic in-town setting with a small public beach and calm waters ideal for kayaking and fishing. Lily Pond, Island Pond, and Round Pond are more secluded, offering quiet escapes for those seeking hiking, paddling, or fishing experiences in a tranquil Adirondack setting.

The Town of Horicon provides a variety of public access points to its lakes and rivers, allowing residents and visitors to enjoy the town's waterfront amenities:

Town of Horicon Public Beach (Schroon Lake): Located on Church Street in the Hamlet of Adirondack, this public beach features a sandy shoreline and a designated swimming area. Parking is available on the corner of Church Street and Red Wing Road.

Brant Lake Public Beach: Situated along Mill Pond off NY-8 in Brant Lake, this beach offers a small swimming and sunbathing area for residents and visitors.

Horicon Boat Launch (Schroon Lake): Located along County Route 62 just north of Pottersville, this is the largest public boat launch on Schroon Lake. It features a hard-surface ramp and parking for approximately 45 cars and trailers. This site is heavily used in the summer months with parking often overflowing onto the road.

Brant Lake Canoe/Kayak Access: Located on the Mill Pond in Brant Lake, this site provides easy launching for canoes and kayaks, offering paddlers and anglers direct access to Brant Lake.

Brant Lake Public Boat Launch: This facility provides access to Brant Lake with a hard-surface ramp suitable for various types of watercrafts.

The Schroon River is another vital natural and recreational resource within the Town of Horicon, forming much of the town's western boundary. The river supports boating and fishing opportunities and is well-known for its populations of rainbow, brown, and brook trout. Public access points along

the river allow for each entry, regular fish stocking by Warren County in partnership with NYSDEC enhances its appeal to anglers and outdoor enthusiasts.

Horicon's extensive inventory of lakes, ponds, and rivers strongly supports Smart Growth principles by reinforcing the community's natural character, directing recreation toward established hamlet areas, and protecting sensitive environmental resources. Public access points on Brant Lake, Schroon Lake, and Mill Pond concentrate activity where infrastructure already exists, strengthening the vitality of the Hamlet of Brant Lake while reducing development pressure on more remote natural areas such as Lily Pond, Island Pond, and Round Pond. These water resources enhance walkability and multimodal access by providing recreation opportunities near population centers and existing trail networks. Their protection also aligns with Smart Growth goals to preserve open space, safeguard clean water, and maintain the scenic qualities that define Horicon's sense of place. Together, these assets support a balanced approach to growth—one that promotes recreation-oriented economic development while conserving the environmental features central to the Town's identity.

Demographics and Regional Trends

Population

According to the 2020 U.S. Census, the Town of Horicon has a population of 1,471, making it the fourth smallest town in Warren County. Only Hague, Stony Creek, and Thurman have a smaller population. Between 2000 and 2023, Horicon's population remained relatively stable, declining by only 2%. Between the 2010 and 2020 Censuses, Horicon was the only municipality in Warren County outside of the urban center to have an increase in population, seeing a 6% growth, while neighboring communities of Chester and Hague saw declines of 8% or greater. (Figure 1). Schroon, a neighboring town in Essex County, experienced a 6.8% population increase during the same period. Overall, Warren County's population grew by 4% between 2000 and 2020.

Although Horicon is one of the smallest towns in Warren County, it has maintained a stable population over the past two decades, declining only 2% between 2000 and 2023. Population growth and stability indicate that Horicon is more successful than surrounding rural towns in retaining and attracting residents, potentially due to its high quality of life, natural amenities, or housing characteristics. Horicon's growth mirrors similar increases in nearby communities like Schroon in Essex County, indicating that certain Adirondack towns may be experiencing renewed residential interest. Overall, Horicon's stability and recent growth—outpacing the county's long-term trend—suggest a community with rising desirability and consistent service demands that support long-range planning.

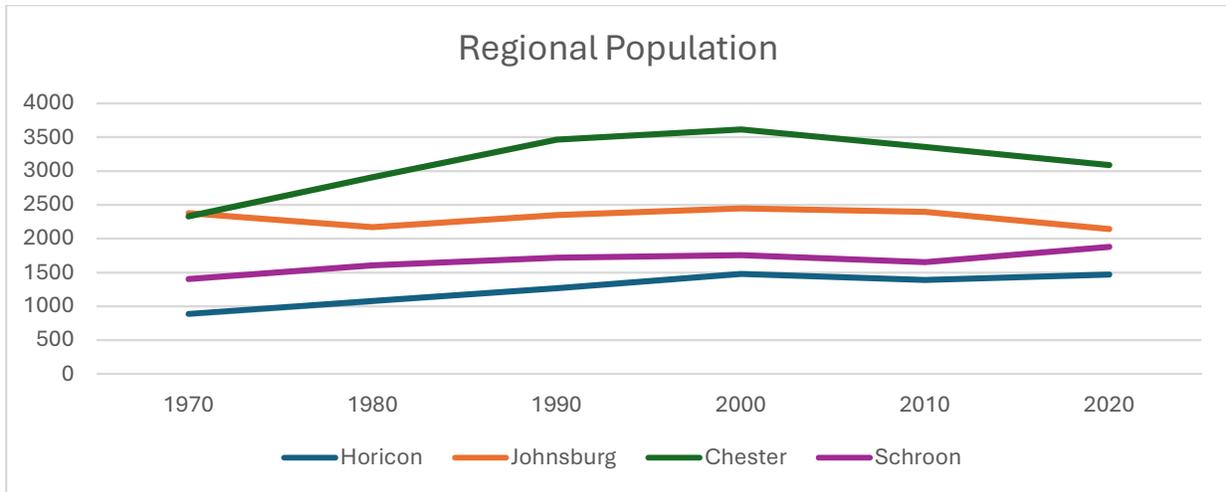


Figure 1 Population change of neighboring communities 1970-2020. Source: US Census Bureau

Aging population

In 2020, Warren County was the fifth oldest county in New York State with a median age of 47.5. Horicon is the third oldest municipality in the county, with a median age of 56.9. The neighboring towns of Chester and Johnsburg are slightly younger, with a median age of 52.4 and 52. In 2023, approximately 32.8% of the Town was aged 65 or older, which is an increase of approximately 10% from 2010. While the nation is aging, this demographic trend is especially pronounced in Warren County and the Town of Horicon. In 2023, Horicon’s median age of 54.9 was almost a decade and a half older than the nation (39.2) and state (40.2).

The implications of this aging structure show that Horicon is experiencing a combination of aging in place among long-term residents and possible out-migration of younger adults who are seeking employment, housing, or educational opportunities. This demographic imbalance has shown, and may continue to show, challenges in the availability of workforce, long-term economic prospects, and the sustainability of municipal services. The age shift will also require the provision of age-related services such as healthcare access, emergency response capacity, supportive transportation, and age-friendly housing options.

Table 1: Population Change by Age 2000-2020					
Population	2000	2010	2020	Change 2000-2020	Change in Number
Under 5 years	40	58	46	13%	6
5 to 14 years	195	107	136	-43.4%	-59
15 to 24 years	147	144	103	-17.6%	-22
25 to 34 years	123	124	125	2.4%	3
35 to 44 years	220	150	126	-37.5%	-60
45 to 54 years	241	213	160	13.9%	39
55 to 64 years	232	238	280	12.8%	34
65 to 74 years	172	216	266	2.3%	4
75 to 84 years	88	109	176	-66.0%	-35
85 years and over	21	30	53	60.4%	32

Table 1 shows changes in population by age cohort between 2000 and 2020. Between 2010 and 2020, the Town of Horicon experienced a net in-migration of approximately 95 residents ages 55 to 74, alongside a net out-migration of about 23 residents ages 15 to 34. In-migration refers to people moving into Horicon from elsewhere in the United States, while out-migration refers to residents leaving the Town to live elsewhere in the U.S.

Although Horicon continued to lose younger residents during this period, the pace of out-migration slowed compared to the previous decade, when approximately 74 residents ages 15 to 34 left the Town. More recent data suggests a shift in this trend. According to the 2023 American Community Survey (ACS), Horicon saw a net gain of approximately 85 residents ages 15 to 35 between 2020 and 2023. Anecdotal evidence further supports this change, indicating that more young people are choosing to remain in the area after high school or return after college.

School Enrollment

In 1973, the North Warren Central School District was established, consolidating the schools of Horicon, Chester, and Pottersville into a single district for the 1974 school year. This consolidation aimed to centralize educational resources and services for the three communities. Before this merger, each town managed its own separate school facilities. The aging population in these communities, combined with the decrease in young families, has impacted the school district, with enrollment declining by 193 students since 2000, representing a decline of 24% (Figure 2). The decline in school enrollment reflects broader demographic changes. The community is aging with fewer young families, which affects schools, local services, economic vitality, and planning priorities.

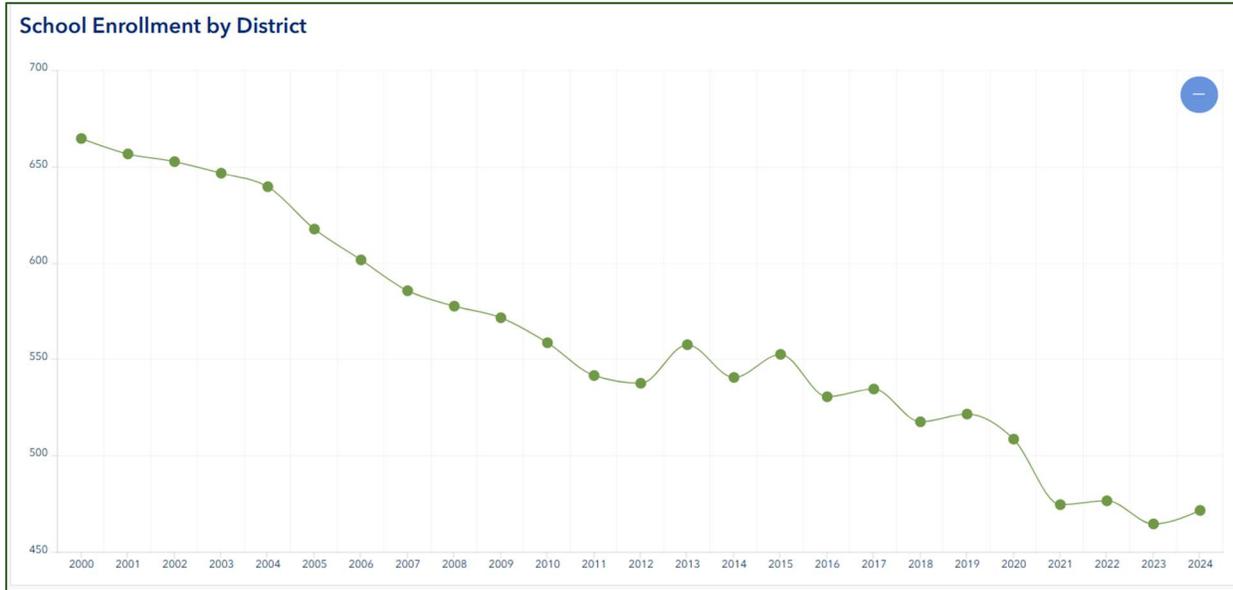


Figure 2: North Warren Central School District Enrollment 2000-2024. Source: New York State Department of Education. <https://warren-county-giswarrencountyny.hub.arcgis.com/apps/290c5909c0cd4b5e965c9a925ada5c64/explore>

Educational Attainment

A significant portion of the residents of Horicon are at least high school graduates (91.5%), which is similar to the whole of Warren County (91.9%). Almost a quarter of Horicon residents have received a bachelor's degree or higher (24.8%).

Race and Ethnicity

The Town of Horicon has limited racial and ethnic diversity. According to the 2020 Census, approximately 94% of residents identify as White. Other races and ethnic groups represented in the community include Hispanic or Latino (1.56%), Black or African American (0.41%), Asian (0.54%), and American Indian or Alaska Native (0.07%). These demographics closely reflect those of Warren County overall.

Demographic Challenges and Opportunities

The Town of Horicon faces demographic challenges that require thoughtful planning. While the population has remained stable, it is aging, and the town would benefit from attracting younger residents to ensure long-term vibrancy.

The compact hamlets of Brant Lake and Adirondack present a valuable opportunity to promote age-inclusive, environmentally sensitive, and community-focused development. Addressing the needs of an aging population while also creating conditions that appeal to younger generations will be essential.

Expanding housing options, services, and support for small businesses can help meet the needs of residents across all age groups. At the same time, enhancing pedestrian infrastructure will improve mobility for older adults and make the community more attractive to younger families seeking an active, connected lifestyle.

Horicon's demographic trends are shaped by a range of factors, but they also present an opportunity to support aging in place while cultivating a welcoming environment for new residents and visitors. The goals and recommendations of this plan will seek to respond to these dynamics and guide the town towards a more inclusive and resilient future.

Economic Indicators

Household Size

The most recent Census ACS data shows Horicon with an average household size of 2.0 persons per household. Warren County has an average of 2.1-1.2 persons per household, and New York State as a whole has 2.5 persons per household, which is larger than both the County and Town. Smaller household sizes often reflect that a community has an older population, a higher share of single-person households, or the presence of seasonal or second homes, which are very common in the region.

Median Household Income

The median household income (MHI) represents the midpoint at which half of all households earn more and half earn less. It is a key indicator of a community's economic health, often correlating with factors such as home values, educational attainment, and employment stability. Lower median incomes may signal a greater need for affordable housing and expanded job opportunities.

In 2023, the Town of Horicon had an MHI of \$74,479 (ACS 5-year Estimate, 2023), slightly higher than the Warren County MHI of \$73,802. According to the *Warren County Housing Needs Assessment*, the MHI for seniors in Horicon is higher than the countywide figure. While Horicon's MHI is below the

New York State and U.S. medians, it remains higher than the neighboring communities of Chester and Schroon (**Figure 3**).

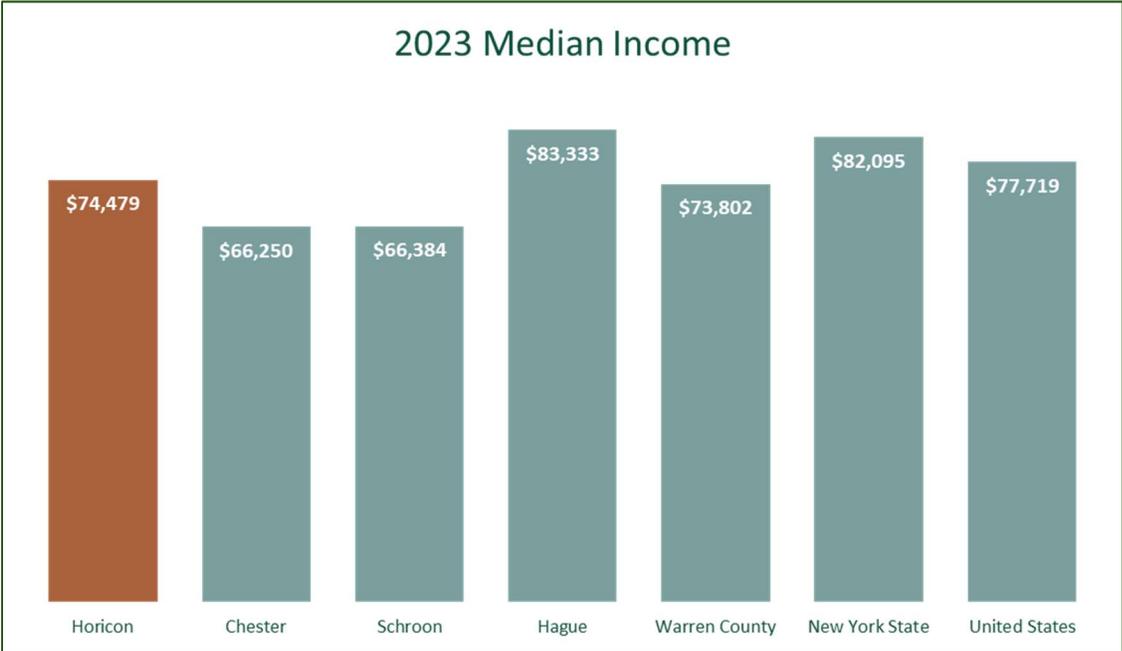


Figure 3: Selected regional communities, Warren County, and U.S. MHI, 2023. Source: American Communities Survey.

Poverty

Horicon has a relatively low overall poverty rate of 5.3 percent, significantly below Warren County’s rate of 9.1 percent. Poverty rates help illustrate a community’s economic stability, access to jobs and housing opportunities, and need for services. Horicon’s relatively low rate is likely influenced by the high number of retirees in the community and also suggests a generally stable economic environment. However, the picture is more nuanced for younger residents. Among those under age 18, poverty levels are more comparable to the County, with 8 percent in Horicon and 10 percent countywide. This indicates that some families with children may face greater financial strain, highlighting the importance of affordable housing, access to childcare, and opportunities for economic mobility, all of which are challenges that have been identified by the community.

Local and Regional Economic Characteristics

Unemployment Rates and Trends

The unemployment rate in Warren County has been relatively low in recent years, reflecting a tight and resilient labor market. In 2024-2025, unemployment generally hovered between 3.2 and 3.4 percent (not seasonally adjusted), well below the county’s long-term average of roughly 6 percent and lower than typical U.S. rates. Federal Reserve Economic Data (FRED) trends show a

sharp decline from a peak of about 8 percent in 2020 to approximately 3.5 percent by 2023-2024, indicating that the county has largely recovered from pandemic-related job losses and continues to demonstrate strong economic stability.

Small communities such as Horicon, however, experience additional dynamics that aren't always reflected in countywide averages. Seasonal employment patterns and a mix of full-time and part-time work, especially in the tourism, hospitality, and recreation sectors, can create fluctuations in workforce stability and household income. These conditions shape local planning needs related to workforce development, housing affordability, and economic diversification.

Major Employers and Industries

The top industries for workers in the Town of Horicon are Educational Services, and health care and social assistance (16.8%), followed by Retail (14.9%), and Public Administration (14.8%) (Table 2). Major Town and Regional employers include the Town of Horicon and North Warren Central School District. Workers in Horicon are primarily in private industry (65%), followed by government employees (27%) and self-employment (8%) (Figure 4).

Private vs. Public Employment

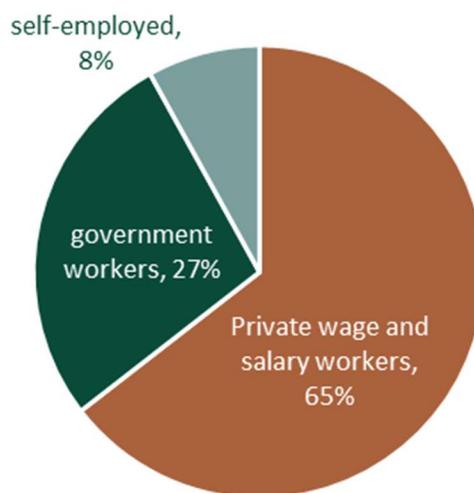


Figure 4: Public versus Private employment In the Town of Horicon

Industry	Percentage
Educational services, and health care and social assistance	16.8%
Retail trade	14.9%
Public administration	14.8%
Construction	11.2%
Arts, entertainment, and recreation, and accommodation and food services	9.3%
Finance and insurance, and real estate and rental and leasing	7.3%
Agriculture, forestry, fishing and hunting, and mining	6.3%
Professional, scientific, and management, and administrative and waste management services	5.0%
Other services, except public administration	4.7%

Manufacturing	4.2%
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Sales Tax

The minimum combined sales tax rate for Warren County is 7%. This is the total of state and county sales tax rates. The New York State sales tax rate is currently 4% and the Warren County sales tax rate is 3%. Warren County is one of three counties in New York with a sales tax rate of 7%, the lowest rate in the state. Sales tax is distributed among municipalities based on assessed value. In 2018, Horicon received \$557,059 in sales tax distribution from Warren County.

Property Tax Rates

Property taxes are determined by multiplying the tax rate by the property value per thousand dollars (Table 3). Property tax rates are a key economic indicator because they reflect both a community’s fiscal capacity, and the cost of living and doing business. Higher rates reflect a limited tax base, requiring property owners to carry a larger share of the cost for local services, while lower rates usually indicate a broader or more diverse tax base. Property taxes affect housing affordability and business and development decisions. Overall, tax rates signal how well a community can fund services while remaining affordable and economically competitive.

Table 3: Tax Rates Town of Horicon 2020 – 2025
 Source: Warren County Real Property Tax Service Agency

	2020	2021	2022	2023	2024	2025
County	\$3.986	\$3.920	\$3.899	\$3.578	\$3.351	\$3.707
Town	\$0.880	\$0.906	\$0.936	\$0.512	\$0.466	\$0.421
Fire Pro	\$0.382	\$0.380	\$0.381	\$0.333	\$0.388	\$0.411
Schroon Lk Park	\$0.034	\$0.033	\$0.033	\$0.241	\$0.030	\$0.027
New EMS (2023)	N/A	N/A	N/A	\$0.029	\$0.250	\$0.282

Economic Trends

Housing Characteristics

The town had approximately 1,900 housing units, of which 760 (40%) were occupied by year-round residents, and 1,011 (53%) were seasonal (ACS 5-year Estimates, 2023). This is much higher than the county average of 15% seasonal housing units, but falls between Horicon’s immediate neighbors of Chester, with 37% of seasonal units, and Hague, with 67% seasonal units. The percentage of year-round units has increased slightly over the past 13 years, with approximately 40% of units in 2023 being occupied by year-round residents, compared to about 37% in 2010. Approximately 86% of year-round units are owner-occupied, with 14% renter-occupied.

Approximately 18% of households are considered mortgage-burdened, paying more than 30% of their household income on a mortgage, while nearly 58% of renter households are rent-burdened. About 8% of year-round householders have moved into their homes since 2021, while approximately 18% moved to the Town prior to 1990.

The US Census shows that most homes in Horicon are single-family homes (1,702), followed by mobile homes (198). Approximately 19% of Horicon’s housing stock was built before 1940. The town’s largest increase in housing was in the 1960s and 1980s, with nearly 300 housing units built in each of those decades. In contrast, only 103 homes were reportedly constructed between 2010 and 2023. According to local building permit data, 66 building permits have been issued for single-family units between 2019 and 2024, as well as 10 permits for manufactured homes (Figure 5).

Building Permits: 2019-2024

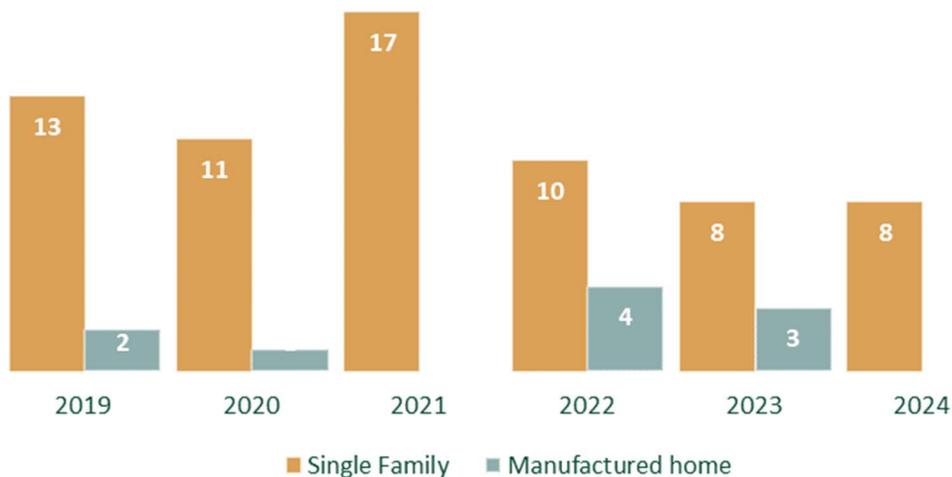


Figure 5: Building Permits issued in the Town of Horicon (2019 - 2024).

Land Use and Smart Growth Focus Areas

Land use

Land use in the Town of Horicon is shaped by multiple layers of regulation, including local ordinances, Adirondack Park Agency (APA) standards, and NYSDEC Unit Management Plans (UMP). These frameworks overlap across different parts of the town, influencing how land can be developed, conserved, and used for recreation.

Public recreation lands account for more than one-third (37.7%) of Horicon’s total land area, including portions of the Lake George Wild Forest and the Pharaoh Lake Wilderness. Publicly owned forests, open spaces, and parklands make up the town’s largest land-use category. Within the hamlet areas, local parks, ballfields, and other recreation areas contribute an additional 3.9% of land area and are classified as Recreation & Entertainment.

Vacant land is also a major land-use category, representing 29.2% of the town. These areas included forested lots without primary structures, hunting lands, underwater parcels, rural properties, and lands used for public utilities. Residential uses make up nearly 27% of the Town’s land area (**Map 3. Town of Horicon Land Use Map**).

Within the Brant Lake Hamlet, land use is a mix of residential, commercial, and community services with large tracts of vacant land on the perimeter that could provide opportunity for future compatible uses. The Hamlet of Adirondack is primarily residential with pockets of commercial use in the southern portion of the hamlet (**Map 5. Hamlets of Adirondack and Brant Lake Land Use Maps**).

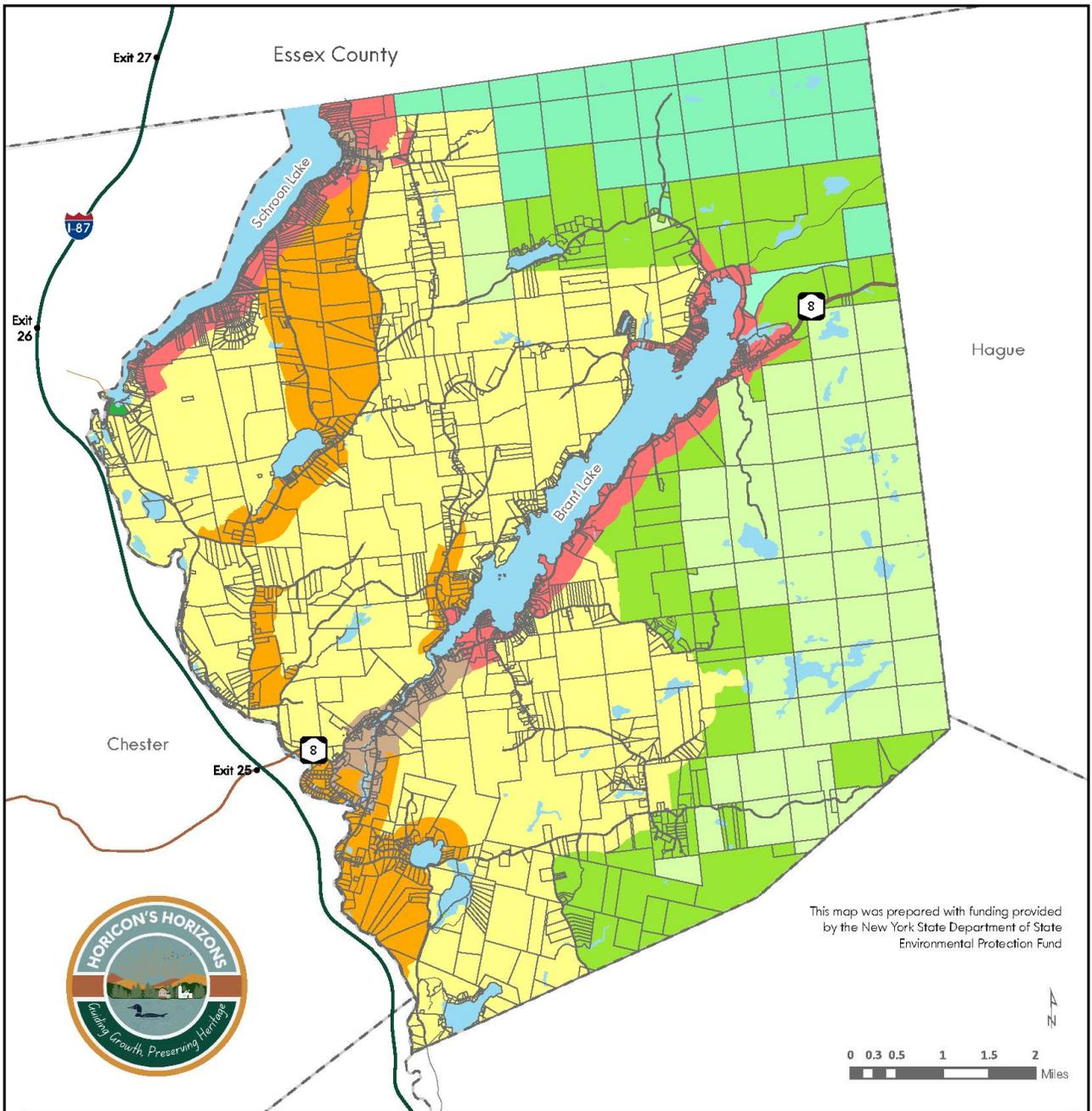
Smart Growth Focus Areas

The Town of Horicon has two hamlet areas: Adirondack is located in the northern part of the town, and the hamlet of Brant Lake, located in the center of the town at the southern end of Brant Lake. Both hamlets are APA-designated Hamlet Areas and are targeted for growth and development due to several factors that are unique to the Adirondack Park. These hamlet areas are ideal and suitable as focus areas for smart growth, many of which have clusters of residential that could support pedestrian infrastructure and place-based community building. The Hamlet of Adirondack and the Hamlet of Brant Lake are primarily residential, though both hamlets have a small mix of commercial uses. Sidewalks are not present in most areas of the hamlets with no designated bike lanes, often making safety an issue for pedestrians and bicyclists.

Agricultural and Forest Lands, Use, and Districts

The land cover in Horicon is 91% forested, with no large-scale or industrial agricultural operations, although a number of small subsistence farming operations exist. This number is much higher compared with 53% land cover of forested land across New York State. State-owned forest lands within the town are managed by the New York State Department of Environmental Conservation (NYSDEC) under a Unit Management Plan (UMP). These plans evaluate the natural and physical resources of state-owned land, guide public use and recreation opportunities, and ensure that activities align with the assigned land classifications while also considering environmental sustainability. The Town of Horicon reaches into three state land units: Pharaoh Lake Wilderness Area, Lake George Wild Forest Area, and First Brother Primitive Area, all of which are covered under their respective UMPs, and shown in **Map 4**.

Map 4. Adirondack Park Agency Land Use Classifications



This map was prepared with funding provided by the New York State Department of State Environmental Protection Fund

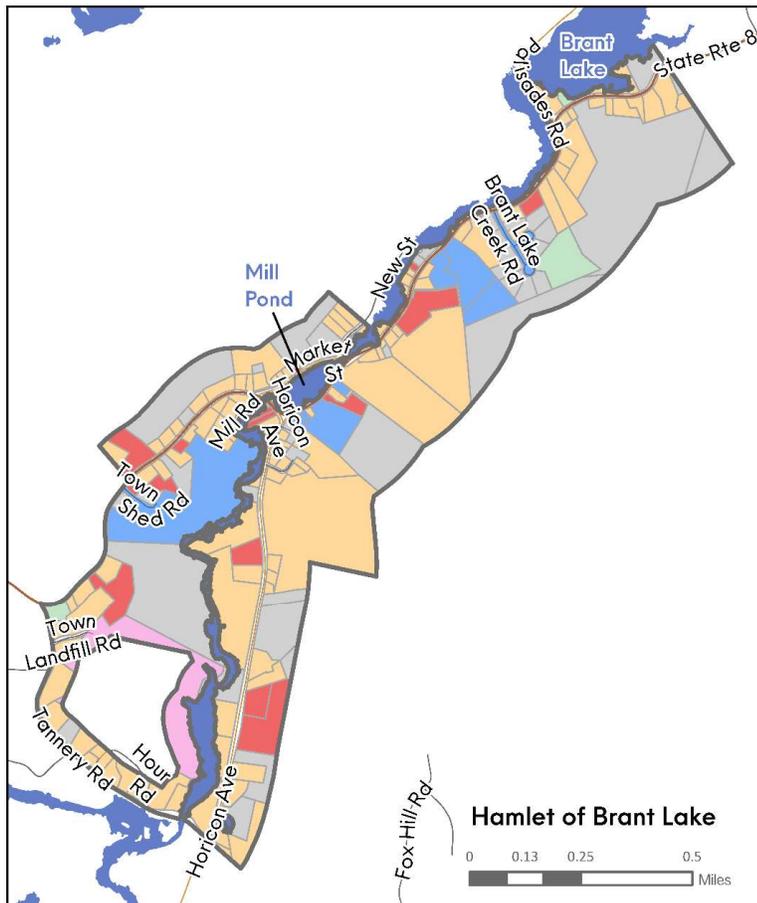
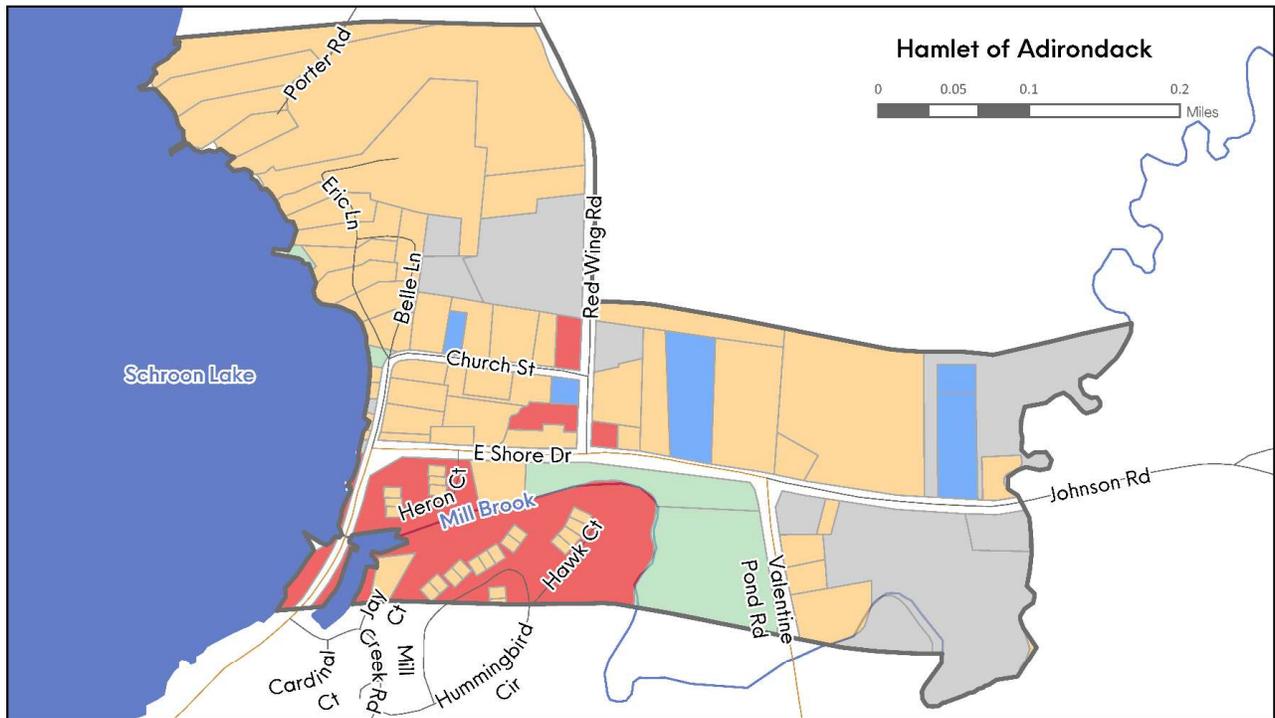


Town of Horicon Comprehensive Plan - Adirondack Park Agency Land Classifications

- | | | | |
|-------------------|---------------------------------|---------------------|---------------|
| Parcels | County Road | Low Intensity | Wild Forest |
| Town Boundaries | Local Road | Rural Use | Intensive Use |
| County Boundaries | APA Land Classifications | Resource Management | Water |
| Interstate 87 | Hamlet | Wilderness | |
| State Route | Moderate Intensity | Primitive Area | |

Prepared by Warren County NY GIS March 2025
Data Sources: Warren County GIS; Warren County Real Property; NYS APA

Map 5. Hamlets of Adirondack and Brant Lake Land Use Maps



Town of Horicon Comprehensive Plan Land Use for the Hamlets in the Town of Horicon



- Hydrography
- Adirondack Park Agency Hamlet Boundaries
- State Route
- County Road
- Local Road
- Land Use**
- Residential
- Vacant
- Commercial
- Recreation & Entertainment
- Community Services

This map was prepared with funding provided by the New York State Department of State Environmental Protection Fund



Prepared by Warren County NY GIS March 2025
Data Sources: Warren County GIS; Warren County Real Property

Zoning and Other Local Development Controls

The Town of Horicon is located within the Adirondack Park. Due to this designation, the Town is subject to Adirondack Park Agency (APA) land controls as well as any locally adopted land use ordinances. Portions of the New York State Park Land within the Town is also subject to a Unit Master Plan (UMP), a plan that is developed by the NYSDEC to manage the properties.

The APA is an independent, executive state agency responsible for developing long-range Park policy in a forum that balances statewide concerns and interests of local governments in the Adirondack Park. Created by New York State law in 1971, the APA regulates development on private land with the Adirondack Park. APA also administers the Adirondack Park Agency Act, the Adirondack Park Agency Rules and Regulations, the freshwater Wetlands Act, and the Wild, Scenic, and Recreational Rivers System Act.

The APA Act §810 defines different land uses and development as class A or class B regional projects based on their location, use, intensity, and other characteristics. Class A regional projects would include higher-intensity or regionally significant development such as a large subdivision near Schroon Lake, a resort hotel, or marina expansion, or a commercial or recreational facility located near a travel corridor like NYS Route 9 that would affect traffic, natural resources, or regional tourism patterns. Class B regional projects include more moderate development that still warrants APA oversight such as smaller residential subdivisions, moderate expansions of campgrounds or seasonal lodging, or commercial uses within hamlet areas that exceed local thresholds but have a more limited regional effect. Together, these classifications help ensure that growth in Horicon, particularly near sensitive waterfronts is scaled and reviewed appropriately to balance economic development with environmental protection.

Local land use programs under the APA Act: Local governments with the Adirondack Park may develop their local land use program known as an Agency-approved Local Land Use Program (ALLUP), which if approved by the APA may transfer some permitting authority from the APA to the local government's jurisdiction. If a municipality has an APA ALLUP, review jurisdiction over class B regional projects, and variances from shoreline restrictions are transferred to the local governments. Class A regional projects require the Agency to apply certain considerations of the standards and requirements of the local land use program in its review.

Horicon ALLUP: The Town of Horicon has adopted an ALLUP and has two APA-Designated Hamlet Areas. The Hamlets of Brant Lake and Adirondack. Within the Adirondack Park, the Hamlet Areas are the growth and service centers where development is encouraged. There are very few development restrictions from the APA within the Hamlet areas.

Horicon Zoning consists of seven zoning districts and two overlay districts. Most of the town's land area is classified as Land Conservation, with areas of residential located in hamlets, and along the lakeshore of many of the town's lakes (Table 4, Map 6).

Note: The Town of Horicon's Zoning Regulations should be consulted for the descriptions, vision, allowable uses, intent, and densities for each district.

Table 4: Town of Horicon Zoning Districts and District Intent	
Zoning District	Purpose and Intent/Vision
Residential 1	The vision for this district is to maintain the scenic residential environment, and promote and protect the residential character and physical environment of lakeshore areas, while providing for tourism and resort-oriented businesses consistent with traditional land uses found along the town’s lakeshores
Residential 1A	This district is envisioned as lower density residential neighborhoods that provide affordable rural building lots
Residential 2	The district includes the purposes and intent of Residential 1 and Residential 1A, but with rural residential and home-based commercial developments
Commercial/Residential (Mixed Use)	Serve as focal points and growth centers for neighborhoods
Land Conservation	There are three main intentions: (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 low density rural residential development and home-based businesses
Recreational River District	This district is envisioned as mixed use rural residential areas that prioritize maintaining open lands, public use of the river, and riverfront
Industrial	Opportunity for development of forest and ag lands, commercial sand and gravel extraction, mineral extraction, public utility expansion, and hunting and fishing specific structures
Adirondack Hamlet Design Review Overlay	Continue to build on community public amenities, such as the Town Park and Recreation Facilities
Millpond Overlay	Preservation of scenic qualities of selected travel corridors

Planning Board: The powers of the Planning Board include review and approval of Site Plans, and the issuance of Conditional Use Permits. Additionally, the Planning Board provides advisory opinions on the Town Board on proposed amendments to Zoning Law and any matter related to planning and zoning.

Zoning Board of Appeals: The Zoning Board of Appeals (ZBA) rules on appeals to decisions made by the Zoning Enforcement Officer and requests for variances to the zoning law.

Subdivision Review: The Planning Board can grant subdivision approvals. Subdivision of land is what drives growth and development in a community. When zoning and subdivision controls are separate, they can ensure well-ordered development. An important feature of subdivision control is that it attempts to ensure that when development does occur, it will be accompanied by adequate services and facilities.

Short Term Rental Law: In March 2025, the Town Board of Horicon adopted a Local Law Regulating Short-Term Rental Units in the Town of Horicon. The purpose and intent of the Local Law is to establish the means to secure the health, safety, and welfare of property owners, residents, and the public regarding the operation of Short-Term Rental businesses. The law requires short-term rental hosts to obtain a revocable permit and restricts the number of permits for short-term rentals to a maximum of 135, which is approximately 7.5% of all dwelling units in the town.

Zoning Analysis

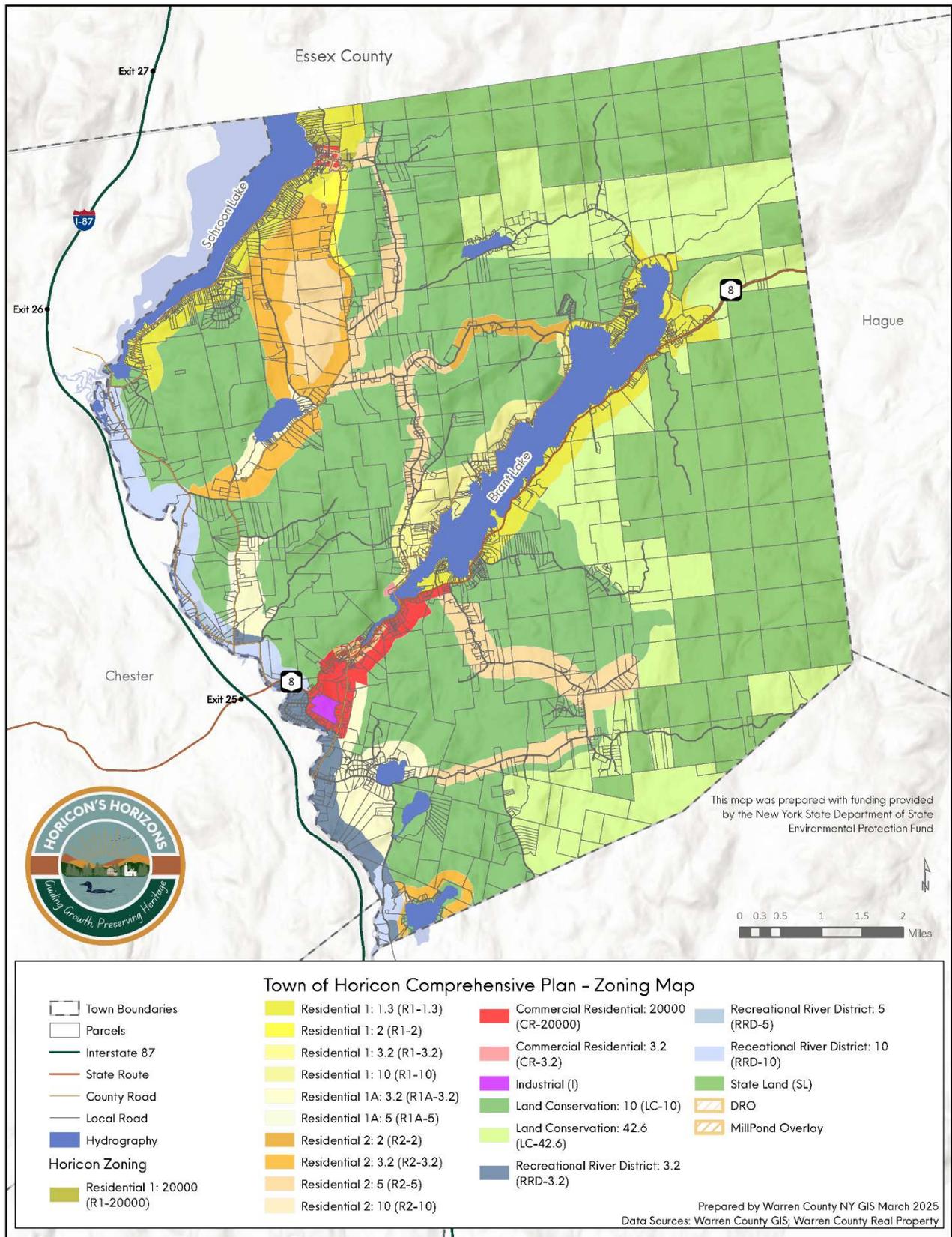
The Comprehensive Plan is intended to serve as a foundational guide for zoning regulations in the State of New York. During this process, the Comprehensive Plan Committee and planning team will conduct a review of the existing land uses, potential future land uses, and the Land Use Ordinance to identify any potential conflicts and make recommendations for future changes or further analysis.

The planning process will also consider the frequency and nature of variance requests, the types of cases presented to the Zoning Board of Appeals, and the clarity and relevance of existing definitions, use categories, and bulk requirements. This evaluation will help ensure that the zoning regulations align with the current and future needs of the community.

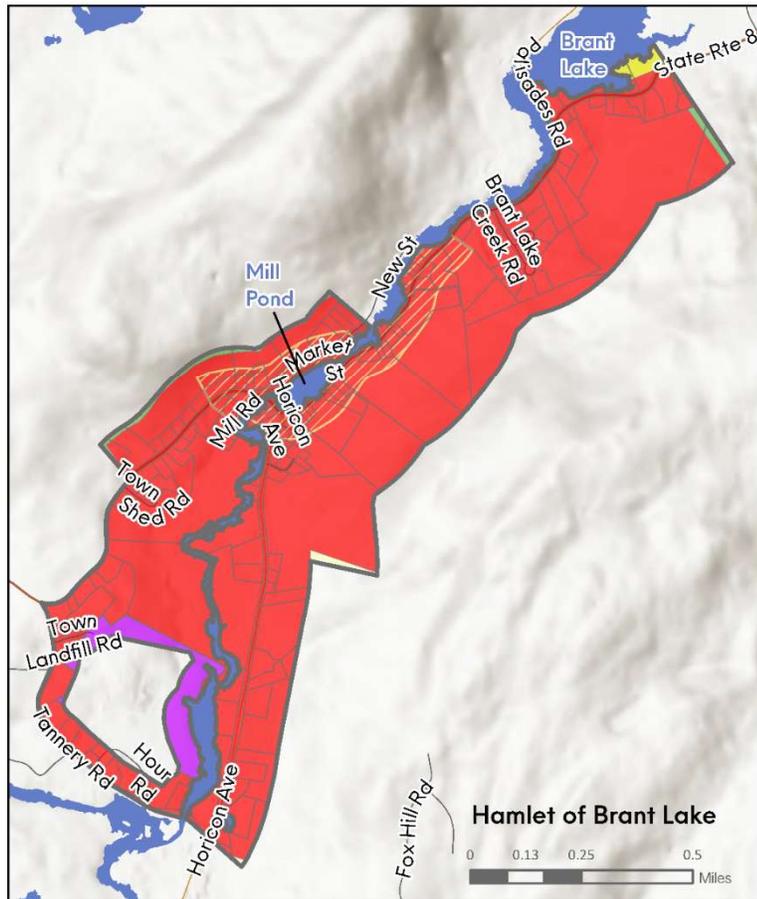
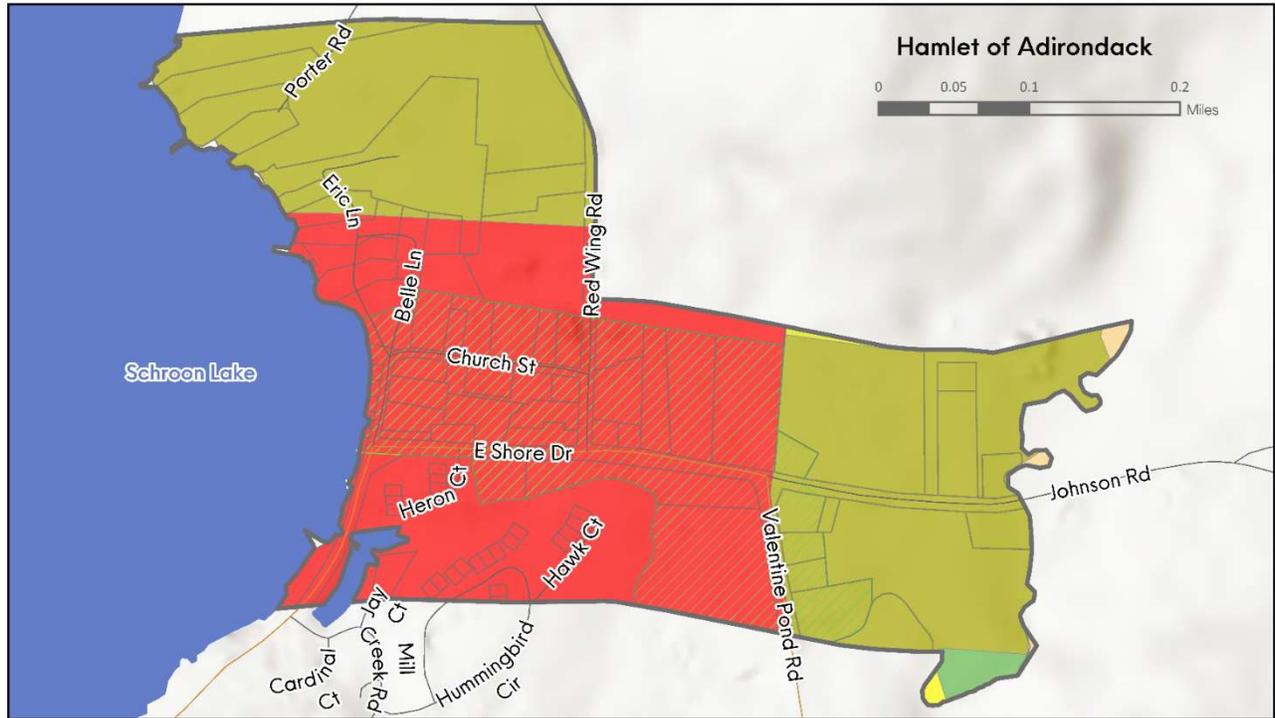
Zoning and Smart Growth

The hamlets of Brant Lake and Adirondack are designated APA Hamlet Areas suitable from mixed-use development, combining residential and some commercial uses. Redevelopment is focused in the APA Hamlet Areas where infrastructure exists, and Site Plan review prioritizes compatible infill development and revitalization. The Hamlet areas are compact, service-centered, and appropriate for growth.

Map 6. Town of Horicon Zoning Map



Map 7. Town of Horicon Zoning within the Hamlets of Adirondack and Brant Lake



Town of Horicon Comprehensive Plan Zoning for the Hamlets in the Town of Horicon

- Adirondack Park Agency Hamlet Boundaries
- State Route
- County Road
- Local Road
- Hydrography
- Zoning**
- Residential 1: 20000 (R1-20000)
- Residential 1: 1.3 (R1-1.3)
- Residential 1: 2 (R1-2)
- Residential 2: 5 (R2-5)
- Commercial Residential: 20000 (CR-20000)
- Land Conservation: 10 (LC-10)
- Design Review Overlay (DRO)
- Residential 1A: 3.2 (R1A-3.2)
- Industrial (I)
- Recreational River District: 3.2 (RRD-3.2)
- Recreational River District: 10 (RRD-10)
- Mill Pond Overlay (MPO)

This map was prepared with funding provided by the New York State Department of State Environmental Protection Fund



Prepared by Warren County NY GIS March 2025
Data Sources: Warren County GIS; Warren County Real Property

Infrastructure

Water supply and wastewater disposal is provided either by individual on-site systems or by private community septic systems. There are no town water supply or sewage collection and treatment system.

Cellular Infrastructure

Figure 6 illustrates the 4G and 5G signal strength for wireless providers across the region, using a color-coded scale where red represents no signal (-120 dBm), orange indicates poor signal (-106 dBm), and yellow denotes fair coverage (-95 dBm). Green shades represent stronger connectivity, with good (-81 dBm) and excellent (-40 dBm) signals appearing in limited areas.

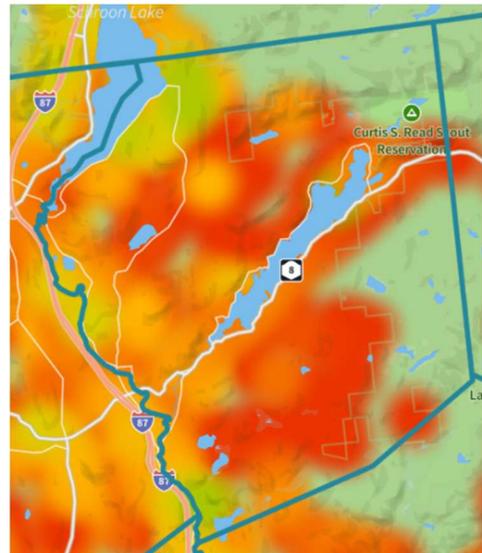


Figure 6: Signal Strength in the Town of Horicon Source: Ookla Speedtest Data

According to the map, much of Horicon experiences weak or nonexistent wireless coverage. Large portions of the town are categorized as having poor or no signal, particularly in more rural and forested areas. This limited connectivity can present challenges for residents, businesses, and visitors, especially in terms of accessing essential communication services, emergency response, and modern digital infrastructure needs.

Broadband Connections

The New York State Broadband Map evaluates the availability, reliability, and affordability of high-speed internet across communities statewide. In Horicon, approximately 89% of homes have internet access, while 11% are classified as unserved (Figure 7), lacking a fixed wireless or wired internet connection, or having connected speeds below 25 Mbps. Connection and service fees can be deemed a hurdle to future broadband connection. High costs for broadband create a situation where residents are classified as served but have not chosen to connect due to the high price.

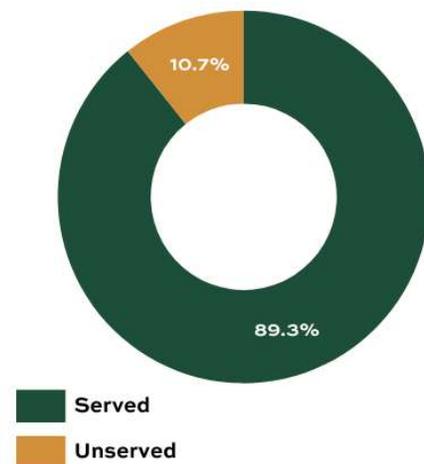


Figure 7: Broadband coverage in the Town of Horicon.

<https://mapmybroadband.dps.ny.gov/explorer?address=Horicon,%20New%20York>

Challenges and Opportunities

The Town of Horicon has identified broadband and cellular connectivity as a critical issue affecting public safety, workforce development, and economic growth. Gaps in reliable internet and cell service pose challenges for emergency response, remote work, business operations, and access to essential services. There are opportunities for the Town to participate in regional and statewide initiatives working towards broadband improvements and enhancing cellular coverage in rural communities.

Transportation Systems

The Town of Horicon relies primarily on personal vehicles, as there is no public transportation currently available. Located near the I-87 Highway (Adirondack Northway), the town has three main transportation corridors: County Route 15, along Schroon Lake; State Route 8; and County Route 26, both of which run along the shores of Brant Lake and provide direct access to I-87. Among these, State Route 8 is the most frequently traveled, with an Average Annual Daily Traffic of 2,030 in 2023 (source: Department of Transportation Traffic Data Viewer- <https://www.dot.ny.gov/tdv>)

With the growing adoption of electric vehicles (EVs), the demand for charging stations is expected to increase. As of 2023, the Town of Horicon has no public EV charging stations, with only one private Direct Current fast charging station located near the Mill Pond area of Brant Lake. Countywide, Warren County has expanded its charging infrastructure significantly, increasing the number of available stations from 9 in 2017 to 214 in 2023. With the increase in electric cars on the road, it would be beneficial for the Town to consider EV stations in high traffic areas.

Commuting: On average, residents of Horicon spend 23 minutes commuting to work, which is similar to Warren County with an average travel time of 22.9 minutes. Over 81% of workers over the age of 16 report commuting alone, 4.9% carpool, and 10% work from home.

Bicycle and Pedestrian Mobility: Bicycle and pedestrian mobility are limited throughout the community, with sidewalks absent from the more densely populated hamlets of Adirondack and Brant Lake. Additionally, there are no dedicated bike lanes or shared lane markings, "sharrows", on popular cycling routes such as County Route 15 and State Route 8. Overall, the National Walkability Index lists the Town of Horicon as *Least Walkable*, where almost all errands require a car. This is partly due to a general lack of commercial businesses, including grocery stores, pharmacies, or doctor's offices.

Transportation and Smart Growth: Although Horicon's transportation system is largely vehicle oriented, these conditions present opportunities to apply Smart Growth principles in a rural context by focusing investment within existing corridors and hamlet centers rather than encouraging new sprawl. Strategic placement of EV charging stations in high-traffic areas such as State Route 8 or near I-87 access points, or within Brant Lake and Adirondack could support changing travel patterns, reduce emissions, and enhance the Town's attractiveness to residents and visitors. Similarly, incremental bicycle and pedestrian improvements could improve safety support tourism and recreation, and enable short local trips without a car. Together, these targeted investments would strengthen existing community centers, expand transportation choice, improve public health, and advance sustainability goals while maintaining Horicon's rural character.

Natural Resources

Several key surface waters exist in the Town of Horicon which provide valuable environmental and economic resources such as Schroon Lake, Brant Lake, and the Schroon River. Other surface waters include:

- Beaver Pond
- Crystal Lake
- Sherman Lake
- Valentine Pond
- Island Pond
- Burnt Pond
- Mill Brook
- Streeter Pond
- Lily Pond
- Round Pond
- Long Pond

Most waterbodies in Horicon are part of the Upper Hudson River Watershed, which ultimately drains into the Hudson River. However, waterbodies in the southeastern portion of the town, including Island Pond, Long Pond, and Round Pond, belong to the Lake Champlain Watershed. These waterbodies flow into Lake George and eventually drain to Lake Champlain and finally into the Saint Lawrence River.

The NYSDEC Division of Water monitors and assesses New York State’s waterbodies, assigning them letter grades (AA, A, B, or C) to establish water quality and stream management standards. Class AA and A waters meet the highest standards for water supply, swimming, and fishing, Class B waters are regulated to standards for swimming and fishing, and Class C waters are regulated to standards suitable for fishing. In Horicon, most major waterbodies are classified with an A rating. However, certain uses of Schroon Lake and Brant Lake are impaired by pollutants such as mercury, phosphorus, arsenic, dissolved oxygen, and iron. A summary of NYSDEC assessed waterbodies can be found in Table 5.

Table 5: Assessed Waterbodies in Horicon		
Source: NYSDEC		
Waterbody	Classification	Use Assessment – Use Category
Brant Lake	AA-Special	Impaired – Fishing, Source of Water Supply
Schroon Lake	A	Impaired – Fishing, Secondary Contact Recreation, Primary Contact Recreation, Source of Water Supply
Lily Pond (Minor Lake Tribs to Brant Lake Watershed)	AA- Special	Impaired – Fishing
Spuytenduivel Brook	AA- Special	Stressed – Fishing

Shoreline development is concentrated along Brant Lake and Schroon Lake, which consists of both residential and commercial uses in the hamlets of Brant Lake and Adirondack. Sherman Lake also

has concentrated residential development, while other waterbodies maintain more open space and have limited developed use. The Town of Horicon regulates shoreline development in accordance with APA regulations. This is due to development increasing the risk of pollutants carried by stormwater runoff and lawn fertilizer, which can degrade water quality, promote the growth of aquatic invasive species, and increase the likelihood of harmful algal blooms.

Smart Growth principles support Horicon’s shoreline regulations by encouraging compact, well-sited development and conservation of sensitive natural resources, which in turn reduces impervious surfaces and limits stormwater runoff into lakes and streams. By directing growth toward existing hamlet areas and away from shorelines, Smart Growth helps minimize nutrient loading from fertilizers, septic systems, and roadways that can degrade water quality, contribute to aquatic invasive species, and increase the risk of harmful algal blooms. Complementary practices—such as preserving natural shoreline buffers, promoting low-impact development techniques, and encouraging redevelopment over new shoreline disturbances will reinforce APA regulations while protecting lake ecosystems, sustaining recreational value, and supporting long-term environmental resilience.



Photo 3: Brant Lake, LCLGRP

Schroon Lake and Brant Lake have significant populations of aquatic invasive species, including Eurasian Milfoil and Curly Leaf Pondweed, which impact their water quality. Efforts to manage these invasives include education campaigns, outreach initiatives, and direct interventions supported by local lake associations and Towns. In 2023, Brant Lake successfully underwent treatment with an aquatic herbicide to control the spread of Eurasian Milfoil.

Volunteer organizations, such as the Brant Lake Association and the East Schroon Lake Association, play a vital role in protecting and improving the water quality of their respective lakes through education and outreach, and other conservation initiatives.

Wetlands: Within the Adirondack Park, wetlands are the responsibility of the Adirondack Park Agency. Under the APA Act and the NYS Freshwater Wetland Act, almost all land uses, such as draining, dredging, placing fill, structures, and subdivisions in, or involving wetlands require an APA permit. APA-regulated wetlands are dispersed throughout the town and generally follow stream corridors.

Topography

Much of the Town can be characterized as having hilly and mountainous terrain. The average elevation is about 1,105 feet above sea level, ranging from a low of about 715 feet in the Schroon River valley in the south, to a high point of little over 2000 feet at the summit of Park Mountain in the north of the town. Among the higher mountains and hills include 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, Phobes Knob, Sand Beach Mountain, Bartonville Mountain, Grasshopper Hill, Buck Mountain Baldwin Mountain, Pine Mountain, and Hawk Hill.

The elevation of the Town affects the layout of site improvements, stormwater drainage, and the suitability of land that can be developed. Low-lying areas can be prone to flooding, and understanding the absolute elevation as well as elevation change across a site can provide insight into the potential for the existence of floodplains, wetlands, and other sensitive environmental features. Disturbance of areas with steep slopes is regulated under the Town's Comprehensive Zoning Law and Subdivision Regulations.

Geology and Soils

The bedrock in Horicon consists of various types of metamorphic rock, formed through the heat and pressure acting on igneous or sedimentary rock foundations. The Adirondack rocks, found in this region, are among the oldest in the United States.

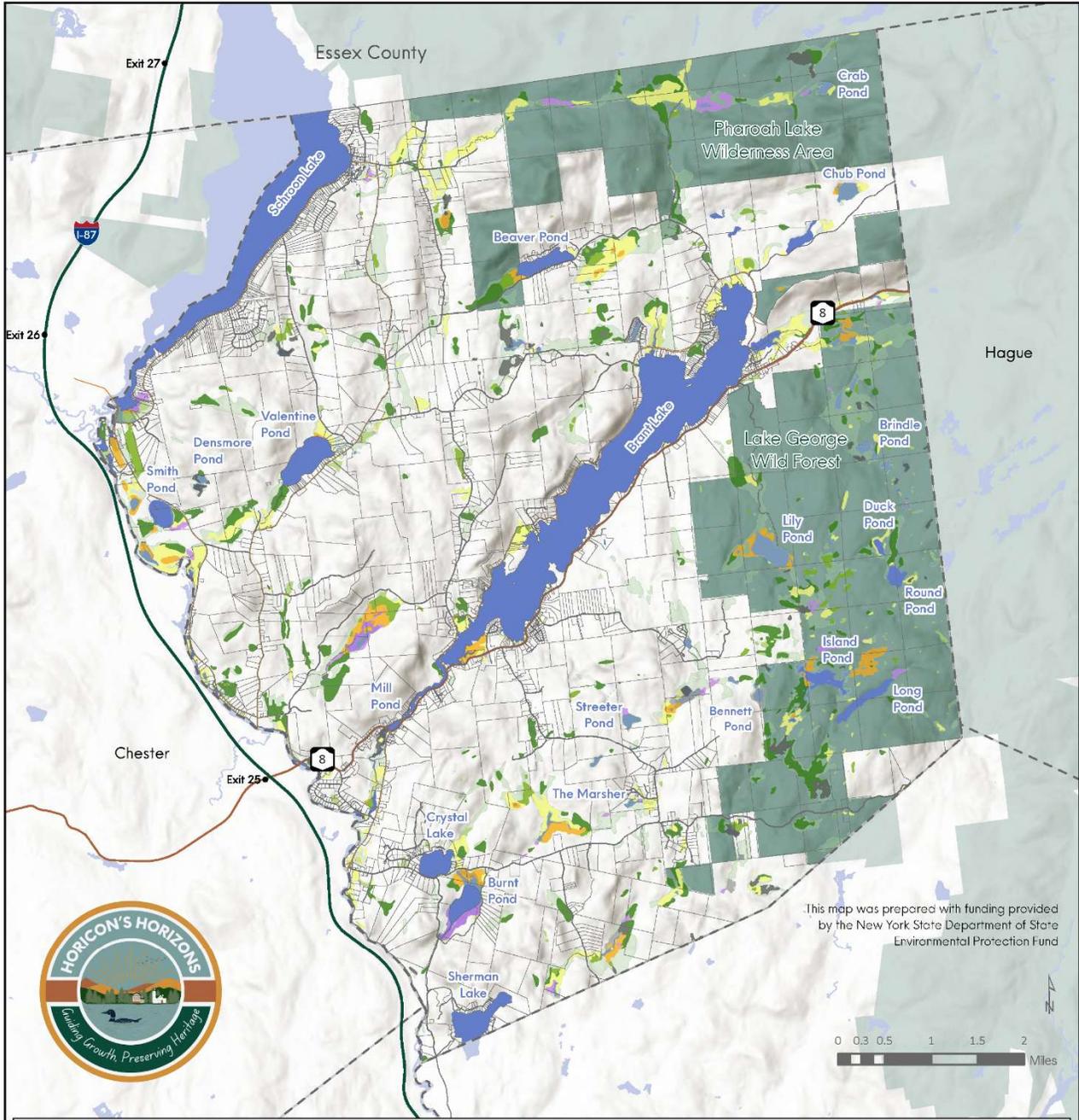
Surficial geology, which refers to the material near the Earth's surface, primarily consists of glacial till in most areas of Horicon. This till was deposited as a sheet during the glacier's retreat and generally forms a thin layer of clay or clay-loam material with low porosity. However, the thickness and porosity of this layer can vary significantly across different locations.

Horicon's geologic features are notable for their influence on the location and types of development possible within the area. Additionally, the town's geology affects the availability and distribution of groundwater deposits, which is particularly critical since the entire town lacks access to public water services.

The Town of Horicon's soils are primarily forest-dominated soils. They are acidic, coarse textured, and typical of coniferous or mixed forests. They have low fertility and are not typically ideal for agriculture. Additionally, soils in Horicon are shaped by glacial till and glacial deposits. This leads to variable soil depth, and poor drainage in some areas.

Smart Growth principles encourage directing growth toward areas with more suitable soils and existing development patterns, reducing the need for extensive land disturbance and costly infrastructure. By emphasizing compact development, conservation of forested lands, and redevelopment within established hamlets, the Town can protect groundwater resources, minimize erosion and stormwater runoff, and avoid development in areas where geological and soil limitations increase environmental and public health risks, all while preserving Horicon's natural landscape and rural character.

Map 8. Natural Resources



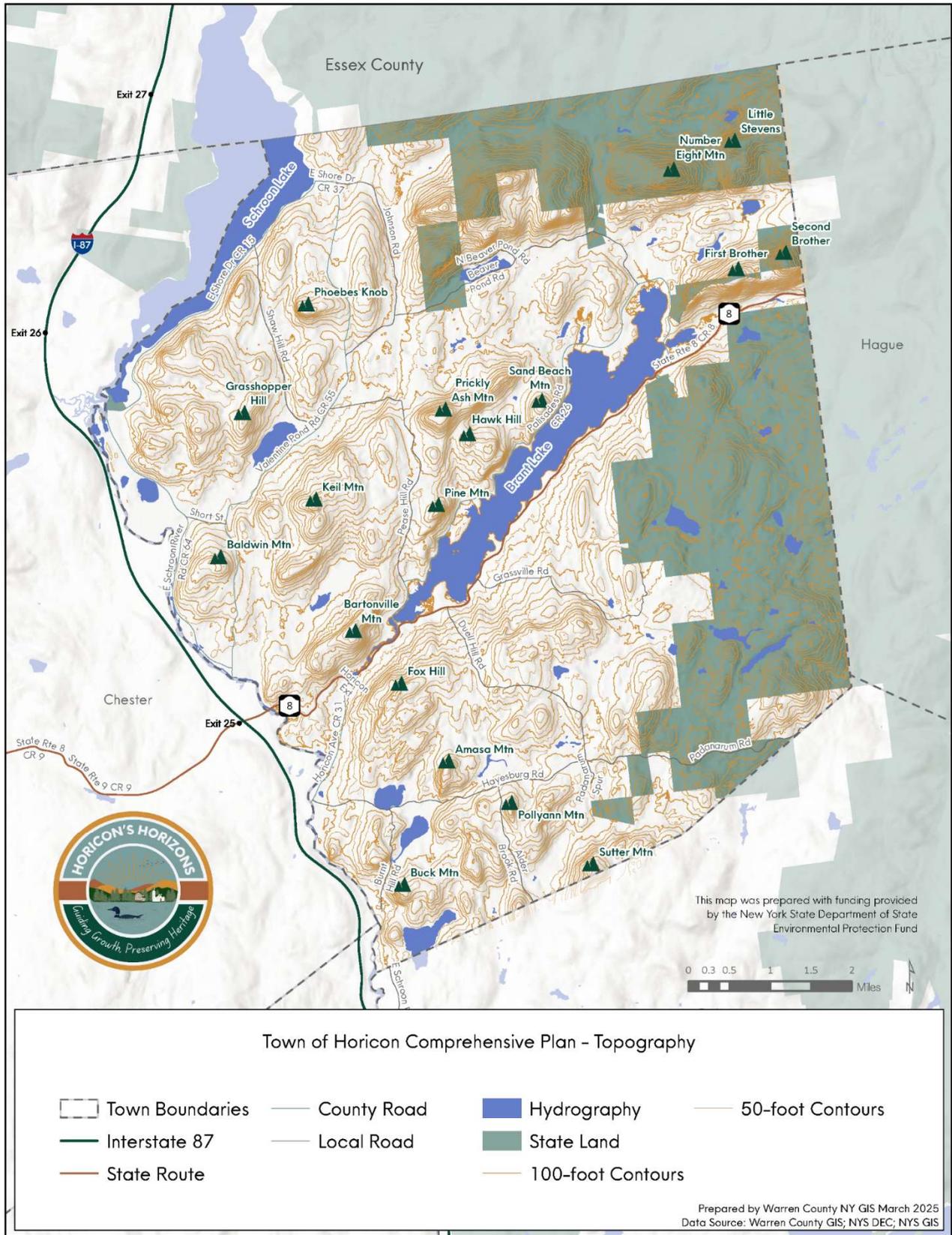
This map was prepared with funding provided by the New York State Department of State Environmental Protection Fund

Town of Horicon Comprehensive Plan – Natural Resources

- | | | |
|-----------------|--|---------------------------------------|
| Town Boundaries | Informational Freshwater Wetland Mapping | FO5 Forested Dead |
| Parcels | Wetland Covertype Areas | SS1 Scrub Shrub Broad-leaf Deciduous |
| Interstate 87 | EM1 Emergent Persistent | SS3 Scrub Shrub Broad-leaf Evergreen |
| State Route | FO1 Forested Broad-leaved Deciduous | SS4 Scrub Shrub Needle-leaf Evergreen |
| County Road | FO4 Forested Needle-leaved Evergreen | SS5 Scrub Shrub Dead |
| Local Road | | |
| State Land | | |
| Hydrography | | |

Prepared by Warren County NY GIS March 2025
Data Source: Warren County GIS; NYS DEC; NYS APA

Map 9. Topography



Rare Plants, Animals, and Important Habitats

Within the Town of Horicon, one historically present mammal is classified as a species of special concern. Additionally, four species of threatened flowering plants have been confirmed or are considered possibly present. The Town also features two upland natural communities, four freshwater nontidal wetlands, and one river or stream. Rare plants, animals, and important habitats in Horicon are summarized in Table 6.

Table 6: Rare Plants, Animals, and Important Habitats by Location		
Source: NYSDEC		
Animals: Mammals		
New England Cotton Tail	Historically Confirmed	Special Concern
Plant: Flowering Plants		
Alternate-Flowered Water Milfoil	Historically Confirmed	Threatened
Clustered Sege	Possible but not Confirmed	Threatened
Pink Shinleaf	Recently Confirmed	Threatened
Red Pondweed	Historically Confirmed	Threatened
Natural Community: Uplands		
Maple-Basswood Rich Mesic Forest	Recently Confirmed	
Spruce-Fir Rocky Summit	Recently Confirmed	
Natural Community: Freshwater Nontidal Wetlands		
Inland Pond Fen	Recently Confirmed	
Northern White Ceder Swamp	Recently Confirmed	
Sedge Meadow	Recently Confirmed	
Shrub Swamp	Recently Confirmed	
Natural Community: Rivers and Streams		
Mash Headwater Stream	Recently Confirmed	

Items in the above chart labeled “Recently Confirmed” are those that have been observed and verified within the last 30 years. Items labeled “Historically Confirmed” have been observed more than 30 years ago.

Extreme weather events, Flooding, Erosion Hazards, and Local Resiliency

In 2023, Warren County undertook and adopted an update to its Countywide Hazard Mitigation Plan. This plan includes specific environmental and natural hazards that have affected the Town of Horicon in the past and prioritizes hazard mitigation actions for the future. The Town of Horicon representatives highlighted one significant event as having adverse impacts on Town operations, the Halloween Storm of 2019, which caused flooding. Table 7 summarizes Horicon’s self-ranking of their community's risk and vulnerability when faced with hazard events:

Table 7: Horicon Risk and Vulnerability Assessment	
Hazard	Risk
Extreme Temperature	Medium
Flood	Low

Severe Storm	High
Severe Winter Storm	High
Wildfire	Low
Dam Failure	Medium

Identified issues and vulnerabilities for Horicon within the Warren County Hazard Mitigation Plan include:

- Limited Town-wide emergency notification system
- Aging infrastructure, primarily culverts
- Lack of Town specific emergency planning
- Lack of water level control systems for Brant Lake

Climate Change

Like many rural communities, the Town of Horicon faces growing challenges associated with a changing climate. Climate change is considered a threat multiplier, intensifying existing issues and introducing new ones. Its impacts can include loss of life, property damage, strain on infrastructure, environmental degradation, and a decline in the overall quality of life within the community. Warren County is currently certified Bronze in the New York State Climate Smart Communities Program and is also designated as a New York State Clean Energy Community. These programs support local governments in adapting to climate change by providing grants and technical assistance for specific mitigation and resilience actions. However, as of 2025 the Town of Horicon is not an active participant in either program.

Temperature: Average temperatures in New York State are projected to rise by 5 to 11°F, resulting in more frequent heating days, which are periods of extreme heat. This poses serious health risks for Horicon’s aging population, including an increased risk of heat stroke, respiratory issues, and cardiovascular complications. Prolonged heat events can also place additional stress on local emergency services. To address this, in 2024, the Warren County Office of Emergency Services has established a network of eight Cooling Centers, offering safer conditions during extreme heat. While none of these cooling centers are located in the Town of Horicon, the County does publish a list of cooling centers for the public to access if needed. Additionally, warmer temperatures have also contributed to a rise in tick populations, increasing the prevalence of Lyme disease in the region. Warren County now averages 151.8 cases per 100,000 residents, significantly higher than the New York State average of 54.1.

Environmental Impacts

Invasive Species: Due to warming temperatures, parts of the Adirondack region have become more susceptible to the spread of terrestrial and aquatic invasive species. Two of the most pressing concerns are the spread of the Hemlock Woolly Adelgid (HWA) and Beech Leaf Disease (BLD). The spread of either can have detrimental and cascading effects on Horicon’s forests as well as other environmental impacts. Both HWA and BLD have been found in Warren County, as close as the Lake George area. Currently, Warren County is working with the NYSDEC to contain infestations of both.

Severe Storms: Climate change is also increasing the frequency and severity of storm events, with regional precipitation expected to rise by more than 10%, much of it in the form of short, intense rainfall events. These events can cause flooding in low-lying areas near waterbodies and damage critical infrastructure such as roads, bridges, and culverts, underscoring the need for resilient planning and investment.

Community Services

Emergency Medical Services: The North Warren Emergency Squad is a 501(c)(3) non-profit organization that provides paramedic and emergency services to the Towns of Horicon and Chester. The Squad is partially funded through a special tax district in both towns but relies heavily on donations and patient billing. In 2021, they responded to over 700 EMS calls and had a total of 22 staff members.

Volunteer Fire Department: The Town of Horicon is served by a single volunteer fire department, the Horicon Volunteer Fire Department, which operates a main station on the Mill Pond in Brant Lake and a substation in the hamlet of Adirondack.

Parks and Public Spaces

Trails and Campsites: There are several foot trails located on state forest preserve lands, as well as several state funded snowmobile trails. Many snowmobile trails are located within the Lake George Wild Forest area, and others run through a combination of public and private lands as well as lightly traveled roads within the Town. Some of the hiking trails available to the public include Fox Hill trail, a 1.6-mile round trip trail located behind the Town of Horicon Municipal Center, Lily pond and Round pond trails, which is 5.2 miles round trip, as well as the Crab pond trail, which is 5.6 miles round trip. Bartonville Mountain in Brant Lake has a 0.7-mile trail, and there are several trailheads located in the Town including Sucker Brook trailhead, Pharoah Road trailhead, Padanarum Road trailhead, among others. Additionally, there are DEC campsites located on Long Pond, Island Pond, Lily Pond, Round Pond, as well as campsites in the Pharoah Lake Wilderness.

Town Beaches: The Town of Horicon operates two beaches. There is currently a small beach on Schroon Lake in the hamlet of Adirondack, and the second beach is located on Mill Pond on the Brant Lake outlet.

Boat Launches: There are three public boat launches in the Town of Horicon. Two are on Brant Lake, and one is on Schroon Lake. These boat launches are described further in the Waterfront Resources section of the plan and identified on the parks and open space map (Map 2).

Parks and Playgrounds: The town maintains two little league fields, one in Brant Lake located behind the Town Hall, and a second in the hamlet of Adirondack. The Brant Lake recreation area has a playground, and the facility in Adirondack includes tennis courts. Additionally, there is a 207-acre bike park with 6 miles of mountain bike trails located in Brant Lake, on Market Street.

Summer Camps: The Adirondacks have a rich history as a summer camp destination. For generations, the beautiful lakes of the region have catered to the youth of the time. Horicon is no different. Two specific summer camps that are in the town include:

- **Point O’Pines** is a girl’s summer camp located on a peninsula in Brant Lake. The location mixes the natural beauty of Brant Lake with a peaceful seclusion of the Adirondack. It has been offering recreational opportunities, and activities that boost confidence, independence, and harness lifelong friendships since 1957.
- **Brant Lake Camp** is a boy’s summer camp that has been around since 1916. For generations, this camp has offered a mix of activities such as sports, arts, adventure, and leadership development.

Fiscal Resources

In November of 2024 the Town adopted the budget for Fiscal Year 2025. The Town Supervisor is the Chief Fiscal Officer and the Chief Executive Officer, and the Town Board acts as the executive and legislative branch. The Town Board is responsible for adopting the annual budget of \$4,148,787.05.

The 2025 adopted budget is consistent with previous’ years budgets for the Town of Horicon. The Town’s general fund revenues are generated from property tax, bed tax, redistribution from collected county taxes, fees and permits, the sale of cemetery lots, service fees, collected interest, and fines. State and federal aid are also an annual revenue source for the Town. Special Districts of Horicon Ambulance, Fire Protection District, Schroon Lake Park District, and the highway fund are also responsible for budget revenue. A summary of the fiscal budget by fund is included in Table 8 below:

Fund	Appropriations	Estimated Revenue	Unexpected Fund Balance	Amount to be Raised by Tax
General Fund	\$ 1,602,952.22	\$ 1,586,184.00	\$ 16,768.22	\$ 0.00
Highway Fund	\$ 1,959,896.83	\$ 1,392,594.00	\$ 217,900.83	\$ 349,402.00
Horicon Ambulance	\$ 235,996.00	\$ 0.00	\$ 0.00	\$ 235,996.00
Fire Protection District	\$ 344,306.00	\$ 0.00	\$ 0.00	\$ 344,306.00
Schroon Lake Park District	\$ 5,636.00	\$ 0.00	\$ 0.00	\$ 5,636.00
GRAND TOTAL	\$ 4,148,787.05	\$ 2,978,778.00	\$ 234,669.05	\$ 935,340.00

The Office of the New York State Comptroller maintains the Fiscal Stress Monitoring System, which acts as an early warning tool used by the State and local governments to provide feedback to local leaders, State officials, and taxpayers about fiscal stress conditions to help them prioritize the needs of their community. According to the latest self-assessment submitted by the Town of Horicon in 2023, the fiscal stress score was 3.3, resulting in No Designation. According to the system, Horicon has remained in a healthy fiscal position since 2021.

Grant History

In the past five years, the town has received a total of \$504,750 across 17 different grants. The preservation and restoration of historic sites, protection of water quality, and ensuring the recreation economy thrives are all priorities for the town as evidenced in the successful grant applications to funding entities such as the New York State Dormitory Authority and Adirondack Architectural Heritage (AARCH). The Town of Horicon's grant funds help to inform and implement town priorities. This Comprehensive Plan will help to identify potential projects and new funding courses that will allow the Town to secure additional funding and move forward in a resilient manner.

Appendix C

Public Hearing Comment Summary

Horicon's Horizons Comprehensive Plan

This document was prepared with funding provided by the New York State Department of State Environmental Protection Fund.

Horicon Comprehensive Plan – Public Hearing

Public Comments Summary

February 26, 2026 • Horicon Town Hall • 5:30 – 6:30 pm

Public Attendance: 15 Community members present

Planning Team: Allison Gaddy, Sam Blake, and Elliot Lear, LCLGRPB

Meeting Start: 5:30

Meeting End: 6:28

The meeting was opened with a brief presentation for the planning team that outlined the planning process, the plan’s findings, and the goals and priority recommendations.

The floor was opened for public comment at 5:45 pm. Comments were also received by email and are incorporated into the summary below:

Public hearings and written comments on the Draft Comprehensive Plan generated thoughtful discussion and feedback from community members representing a range of perspectives. Overall, participants recognized the plan as an important effort to document community priorities and establish a long-term vision for the Town.

- Comments reflected a concern that seasonal and part-time residents may not be fully reflected due to reliance on census-based data and the composition of the Comprehensive Plan Committee.
- Others noted the importance of ensuring that both year-round and seasonal residents feel recognized in the Town’s vision and future decision-making. Discussion emphasized that, while residents may experience the community differently, planning decisions should reflect the needs and shared goals of the community as a whole.
- Survey results indicated that both seasonal and year-round residents share many common priorities for the Town’s future.

Participants acknowledged that the Comprehensive Plan represents a snapshot in time and is intended to serve as a flexible, guiding document rather than a binding implementation program.

- Comments highlighted the number of recommended actions and the financial and staffing resources that may be required to complete all initiatives, suggesting the importance of prioritization and phased implementation.

- Additional feedback included technical corrections, suggestions to clarify demographic and housing data, and recommendations to broaden certain goals beyond hamlet areas to benefit the larger community.
- Residents also offered ideas related to infrastructure improvements, environmental protection, housing, municipal operations, and economic development opportunities.

Other Discussion:

- Final decisions regarding implementation strategies, regulations, and investments rest with the Town Board.
- The plan is designed to evolve over time and be updated as community conditions and needs change.

Written comments reflected both strong support for the plan’s vision and constructive suggestions for refinement. Many commenters emphasized the importance of continued community engagement as the Town moves from planning toward implementation.

Specific Comments and other Discussion:

- Concerns were raised about the feasibility of completing all recommended initiatives.
- Some residents felt the plan contains too many initiatives (77 actions) and would benefit from clearer prioritization.
- Ms. Gaddy emphasized that this is a long-range plan and including a variety of projects and programs is important for future grant funding opportunities.
- Written comments supported establishing an Implementation Committee to guide phased execution.
- Requests to correct missing dates and data inconsistencies in population tables.
- Suggestions to clarify housing occupancy statistics to better distinguish year-round, seasonal, and vacant housing.
- Concerns that census-based demographic, income, and education data do not reflect seasonal populations.
- Recommendations to include additional economic and fiscal context, such as:
 - Assessed value comparisons between seasonal and year-round homes
 - Tax revenue contributions
 - Economic value of lakes and home-based businesses
- Some commenters felt the tone of the document could be more inclusive of all resident types.

Residents offered several location-specific and town-wide suggestions:

- Expand pedestrian and bicycle safety initiatives beyond hamlet centers.
- Consider safety improvements along Route 8 and East Shore Drive.
- Address road maintenance conditions affecting bicycle use.
- Explore seasonal traffic management strategies.
- Requests for a clearer explanation of how short-term rentals and seasonal housing influence affordability.
- Recognition that demand broadly affects housing prices.
- Suggestions to incentivize developers to construct lower-income or workforce housing.
- Interest in leveraging experienced seasonal residents as mentors for local businesses.
- Accelerate broadband and cellular improvements, including consideration of satellite-based services.
- Increase automation and digitization of Town administrative functions to improve efficiency and customer experience.
- Develop social media and marketing strategies to promote the Town.

Public Comment closed at 6:28 pm.