

# ADIRONDACK

## History

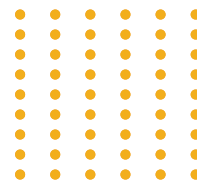
Nestled along the eastern shores of Schroon Lake near Warren County’s northern border lies the small hamlet of Adirondack, formerly known as Millbrook.

Historically, the area’s rugged terrain supported logging and farming. Following the establishment of the Town of Horicon, additional industries emerged. The abundant hemlock bark in the region, especially in the Pharaoh Lake Wilderness area, gave rise to the tanning industry, with one tannery built by Benjamin Wells in 1858. A hotel, general store, and local school also operated during this period.

Like many small hamlets throughout the region, Adirondack experienced a gradual decline in business activity and population over time. Today, the hamlet is home to a post office, town beach, general store, and museum.

Current land use consists of primarily residential parcels-with many being seasonal residential, a few commercial, and the rest being vacant lots.





# ADIRONDACK

## Planning Context

The Town of Horicon is in process of updating their comprehensive plan. According to the **Town of Horicon Comprehensive Plan of 2010**, there are limitations in development potential within the hamlets of the Town of Horicon due to a variety of factors including soil, topography and surface water (Pg. 22). However, there are groundwater recharge areas located in close proximity to the hamlets, allowing for sufficient water supply to support development on lots within the hamlets (Pg. 37).

Additionally, the Plan encourages limiting the size of new buildings and so that they are similar to the scale of existing buildings and to strive to keep the development consistent with the historic character of the hamlet (Pg. 48).

The Plan recommended a design review overlay for the hamlet of Brant Lake and Adirondack with the following vision: “The core areas of Brant Lake and Adirondack hamlet are envisioned as retaining the visual features characteristic of their Adirondack historical heritage while providing opportunities for appropriate in-fill development to enhance their role as community centers” (Pg.155).

Zoning within the hamlet of Adirondack contains both Commercial Residential: 20,000 (CR-20,000) and Residential 1: 20,000 (R1-20,000). The Commercial Residential District principally permits single family and two family residential uses and allows commercial uses and multiple family dwellings if approved by site plan review. The Residential District principally permits single family and two family residential uses and allows multiple family dwellings if approved by site plan review. Consistent with the recommended action and vision from the Comprehensive Plan, the zoning code includes a Design Review Overlay covering a portion of the hamlet. According to the Town of Horicon Zoning Law, any change in land use involving new buildings, building additions, or extensions 144 square feet or larger in ground area are subject to design review and approval by the Town of Horicon Planning Board (single family and two family dwellings exempt).

# HAMLET OF ADIRONDACK

## Town of Horicon



**57**



Parcels with Private or Community Septic

**11**

**Vacant  
Parcels**

17.3 total acres

**Adirondack Park Agency  
Approved Local Land  
Use Plan?**

**Yes**



Population: ~50 <sup>1</sup>

Land Area:  
87 acres



No Major Roads

Major Waterbodies:  
Schroon Lake



Median household income:<sup>3</sup> \$86,429

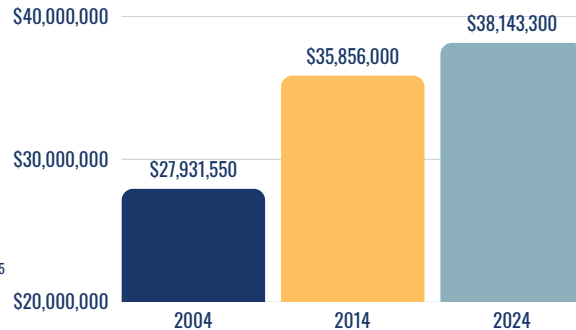
Median value of a single family home:<sup>4</sup> \$551,100



Housing Units: 66

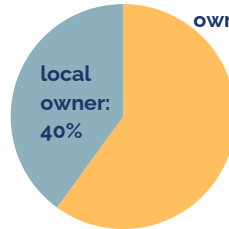


**Full Market Value of All Parcels in Hamlet 2004-2024 adjusted for inflation**

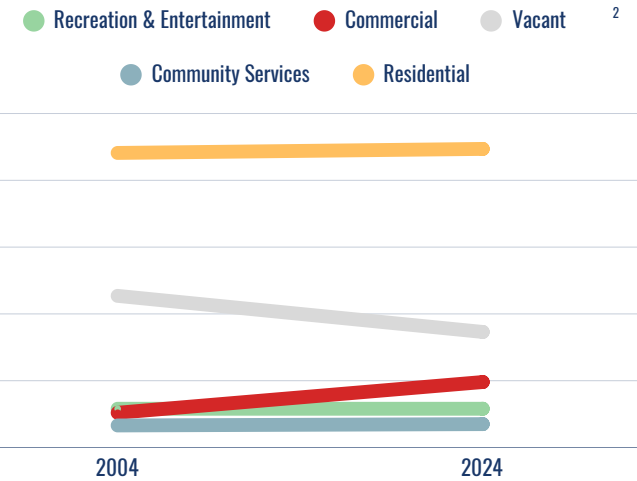


**Housing Median Year Built: 1989**

**Parcel Ownership**



### Acreage by Land Classification 2004-2024



### Community Services



Adirondack Post Office



North Warren Central School District  
9miles to school



Horicon Fire and EMS



No Library - 9miles away



No Grocery Store - 9miles away



No Pharmacy - 9 miles away



No Medical - 9 miles away



No Sewer District



No Water District



No Sidewalks



No Streetlights



Albert E. Monroe Park



No Trails



No Dog Park



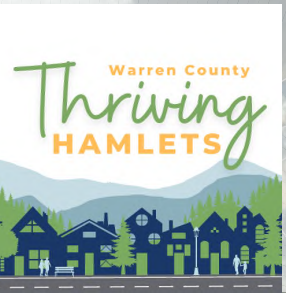
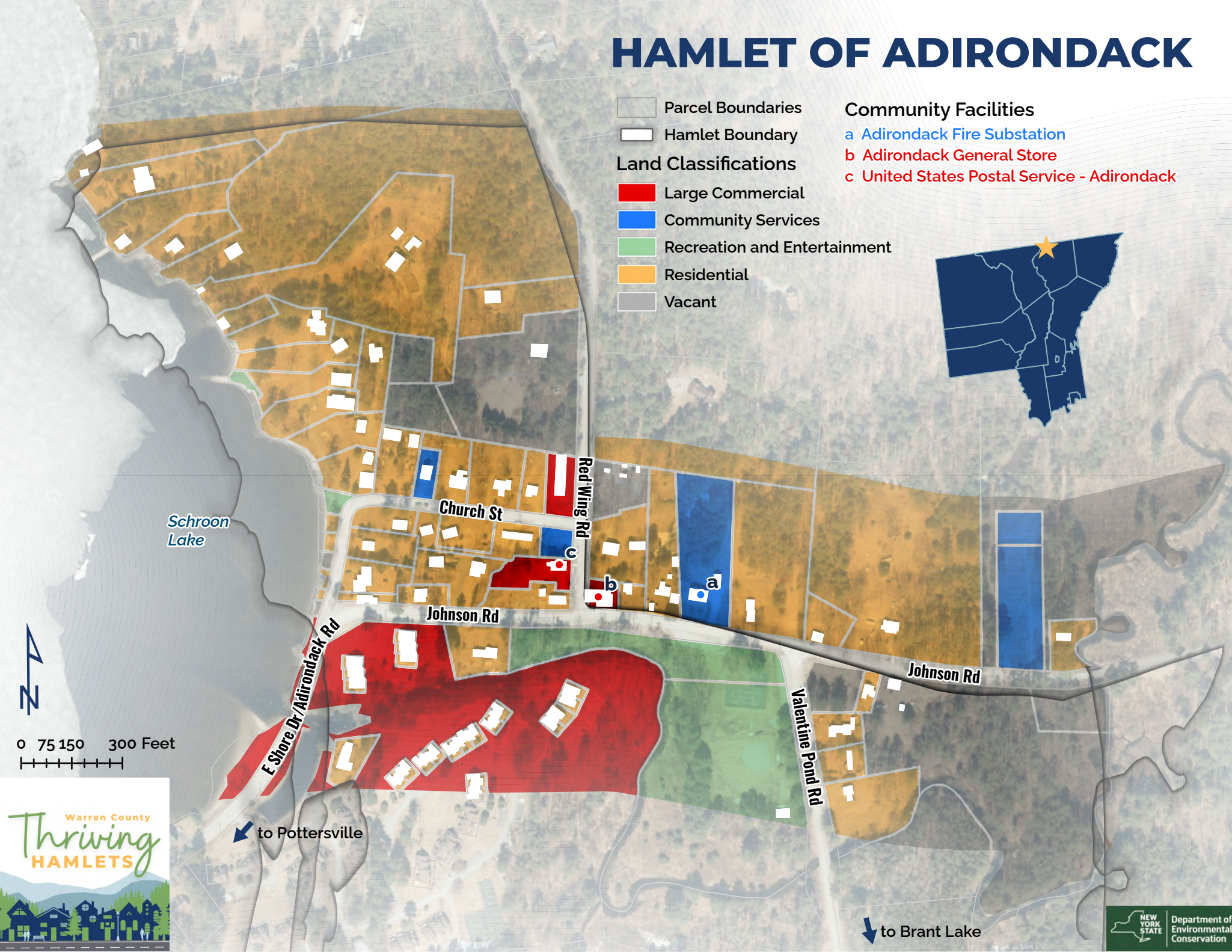
No Community Garden

<sup>1</sup> population is estimated from 2020 decennial census. Census block boundaries do not align with hamlet boundaries so a best estimate was made based on building locations. <sup>2</sup> Land use averages are based on property class and do not include public rights of way. <sup>3</sup> ACS, 2023 5-year estimate for block group in which majority of the hamlet falls. <sup>4</sup> Data from NYS Real Property System, 2024 tax roll. Median year built and median value do not include mobile homes. <sup>5</sup> Data from NYS RPS, 2004, 2014, and 2024 tax rolls. Adjusted for inflation.

# HAMLET OF ADIRONDACK

- Parcel Boundaries
- Hamlet Boundary
- Land Classifications**
  - Large Commercial
  - Community Services
  - Recreation and Entertainment
  - Residential
  - Vacant

- Community Facilities**
- a Adirondack Fire Substation
  - b Adirondack General Store
  - c United States Postal Service - Adirondack



to Pottersville

to Brant Lake

