

BRANT LAKE

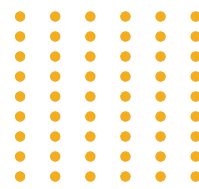
History

Brant Lake is a serene hamlet situated in the town of Horicon, located in the northern part of Warren County, just east of Chestertown. The area was first settled in the early 19th century, when pioneers arrived to build homesteads and establish a foothold in the Adirondacks. During these early years, agriculture and logging were the primary industries that shaped the local economy, with residents relying on fertile land and abundant forests to sustain their livelihoods.



The defining feature of Brant Lake, and what ultimately contributed to its reputation, is the lake itself. This pristine body of water, surrounded by dense forests and rolling hills, became one of the hamlet's main attractions. By the late 1800s, as the Adirondacks grew in popularity as a resort region, Brant Lake began to transform. Visitors near and far were drawn to the lake's beauty, where they could escape the hustle and bustle of urban life and experience tranquility in the Adirondacks. The "mill pond" area in the mid 1800's housed general stores, a cabinet shop, hotel, hat shop, saw mill, grist mill, blacksmith shop and a number of churches.

Today, Brant Lake is home to a community center, library, post office, a couple parks, as well as a few local businesses that boost the year-round economy. Whether it's enjoying a quiet paddle on the lake or taking in mountain views from nearby mountains, Brant Lake remains a place where the stresses of everyday life seem far away, and the pace of time slows down, making it the perfect getaway for those in search of tranquility.



BRANT LAKE

Planning Context

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 development consistent with the historic character of the hamlet (Pg. 48).

Within the hamlet of Brant Lake there is a relatively higher density of development close to the proximity of the Brant Lake Outlet (Mill Pond) (Pg. 33). The Mill Pond is of special importance for the hamlet as it is considered a focal point of rural life in Horicon and provides a "sense of place" for the community. Therefore, the preservation of the visual environment and historic character along the Mill Pond area is considered important. The Town is particularly interested in the re-establishment of a general store and was cited as a community need and opportunity for the hamlet of Brant Lake (Pg. 85).

Zoning within the hamlet of Brant Lake contains predominantly Commercial Residential: 20,000 zoning. 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. Consistent with the recommended action and vision from the Comprehensive Plan, the zoning code includes a Design Review Overlay covering the Mill Pond region of the hamlet (Mill Pond Overlay Zone). 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 BRANT LAKE

Town of Horicon



Population: ~150¹

Land Area:
490 acres

Major Roads:
NYS Route 8

Major Waterbodies:
Brant Lake

Median household income:³ \$86,429

Median value of a single family home:⁴ \$226,100

Housing Units: 119

127  Parcels with Septic

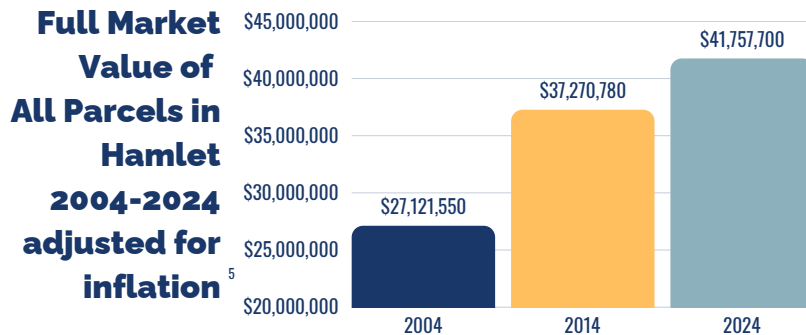
0  Parcels with Public Sewer

45

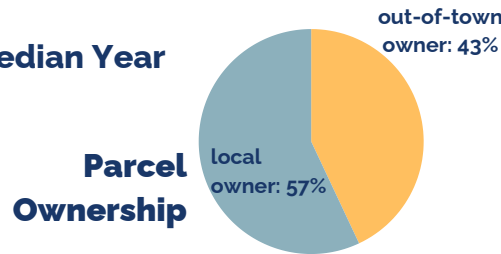
Vacant
Parcels
164.4 total acres

Adirondack Park Agency
Approved Local Land
Use Plan?

Yes 



 **Housing Median Year Built: 1910⁴**



Acreage by Land Classification 2004-2024²




Community Services

- 
Brant Lake Post Office
- 
North Warren Central School District
2.5 miles to school
- 
Brant Lake Fire and EMS
- 
Horicon Public Library
- 
No Grocery Store
4 miles away
- 
No Pharmacies
4 miles away
- 
No Medical
4 miles away
- 
No Sewer District
- 
No Water District
- 
No Sidewalks
- 
Streetlights
- 
Multiple Parks
- 
~1.5 miles of Trails
- 
No Dog Park
- 
No Community Garden


¹ 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. ² Land use averages are based on property class and do not include public rights of way. ³ ACS, 2023 5-year estimate for block group in which majority of the hamlet falls. ⁴ Data from NYS Real Property System, 2024 tax roll. Median year built and median value do not include mobile homes. ⁵ Data from NYS RPS, 2004, 2014, and 2024 tax rolls. Adjusted for inflation.


HAMLET OF BRANT LAKE


 Parcel Boundaries


 Hamlet Boundary


Land Classifications


 Large Commercial

 Community Services

 Landfill


 Recreation and Entertainment

 Residential

 Vacant



 to Hague

 to Chestertown

Community Facilities

a Horicon Baptist Church

b Horicon Fire Station

c St Paul's Church

d Store - Lazy Moose Garden Market

e Town of Horicon Community Center

f United States Postal Service - Brant Lake



0 375 750 1,500 Feet
