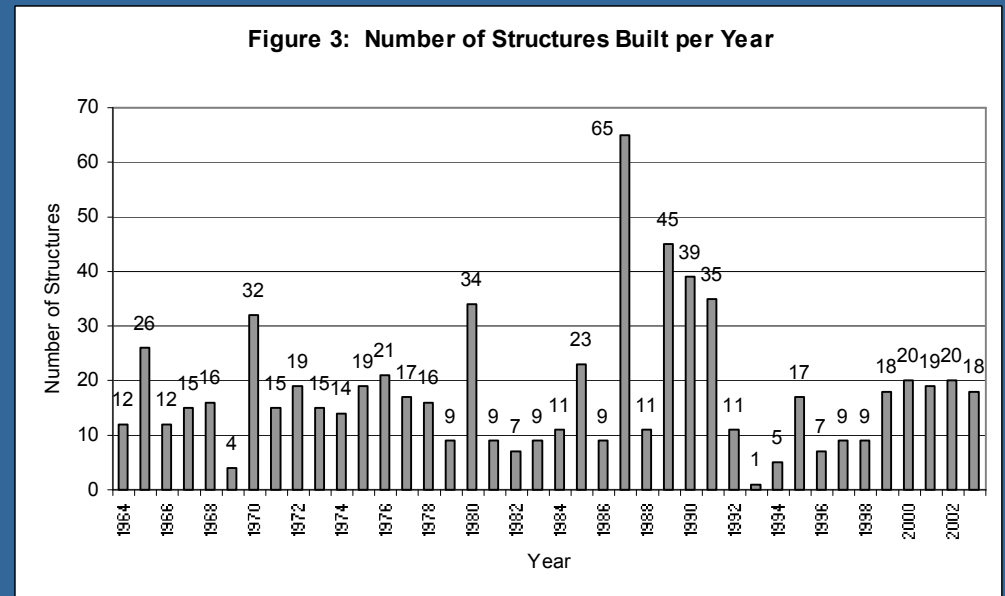
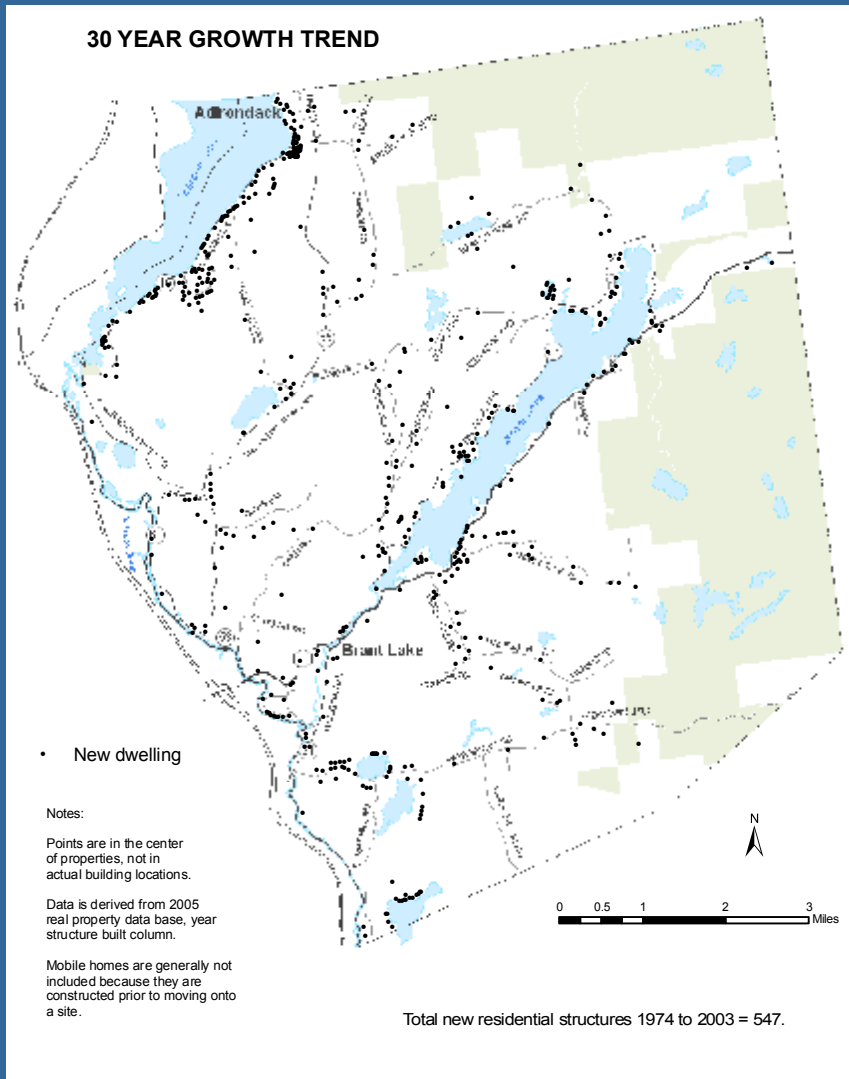


TOWN OF HORICON COMPREHENSIVE PLAN

History and Overview

Last Plan prepared in
1976

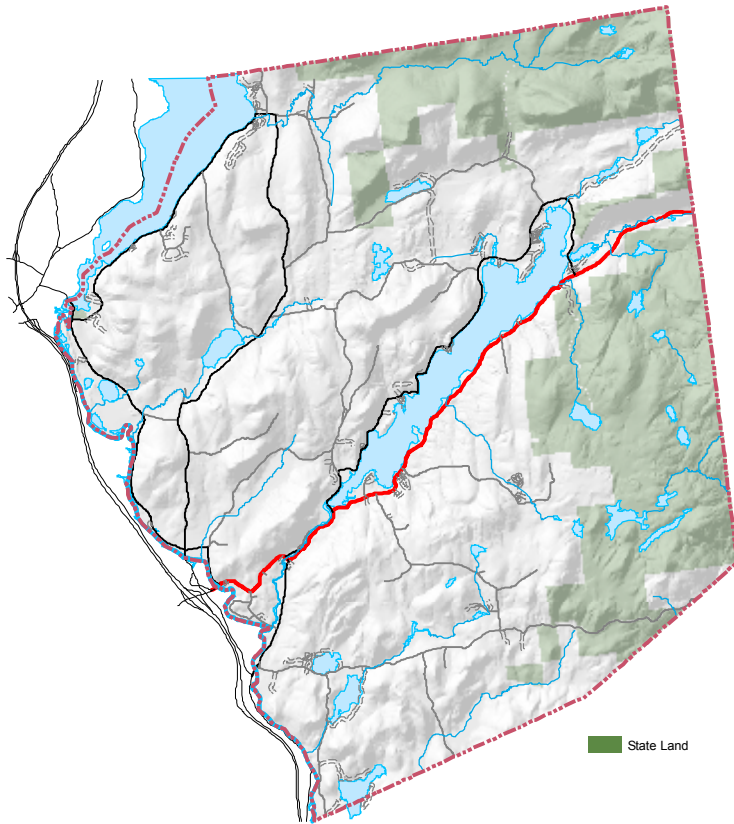
APA approved Local
Planning Program in
1978



547 new structures

TOWN OF HORICON COMPREHENSIVE PLAN

PARTS 1, 2 and 3



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

Date: October 13, 2009

Purposes:

- Intended to serve as a guide to future growth and development.
- An advisory document, not a law.
- Zoning law must be based upon a “comprehensive plan.”
- Establishes rationale for proposed changes in land use regulations.
- Supports grant applications.
- Submitted along with proposed regulatory changes to the APA to revise Horicon’s Approved Local Planning Program

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

COMPREHENSIVE PLAN STEERING COMMITTEE

Housing and Land Use Subcommittee

Steve Smith (chairman)
Brandon Himoff
Daniel J. Smith
Roger Houck
Josh French
Abraham Gadjo
Norma Bowdy

Recreation Subcommittee

Dennis Doyle (chairman)
Brandon Himoff
Josh French
Will Jay
Jim Sidford
Steve Smith

Commerce Subcommittee

Jim Himoff (chairman)
Steve Smith
Bernie Bolton
Jayson Hill
Cindy Mead

Public Participation Subcommittee

Gary McMeekin (chairman)
Jim Himoff
Daniel J. Smith
Norma Bowdy
Will Jay
Monica Young

Environment and Natural Resources Subcommittee

Doug Paton (chairman)
Harvey Leidy
Linda Hoyt
Jim Remington
Bob Harrison
Will Jay

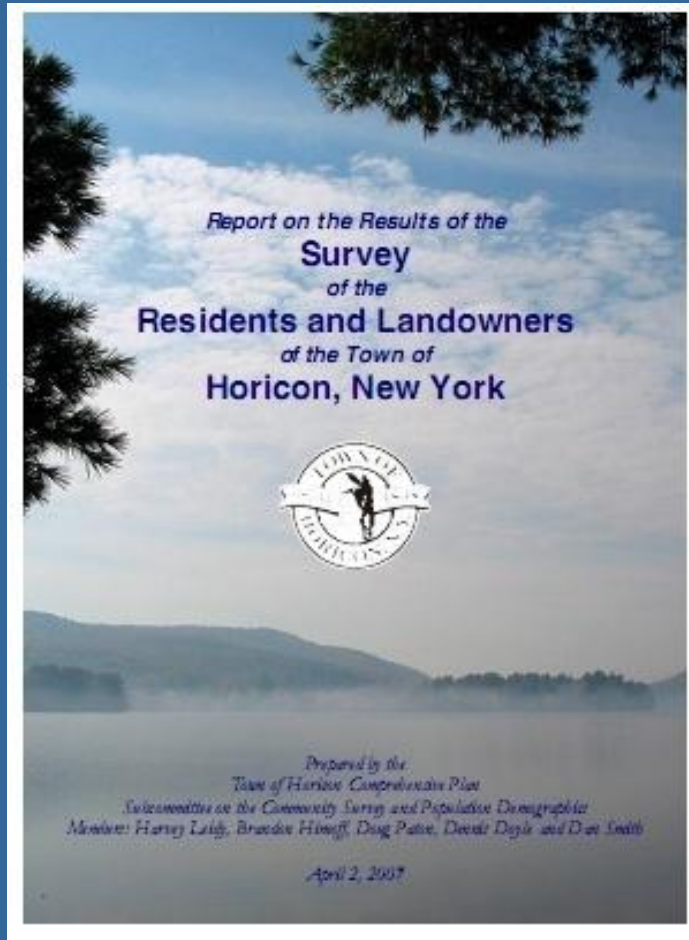
Community and Population Demographics Subcommittee

Harvey Leidy (chairman)
Doug Paton
Dennis Doyle
Brandon Himoff
Daniel J. Smith

Public Service Subcommittee

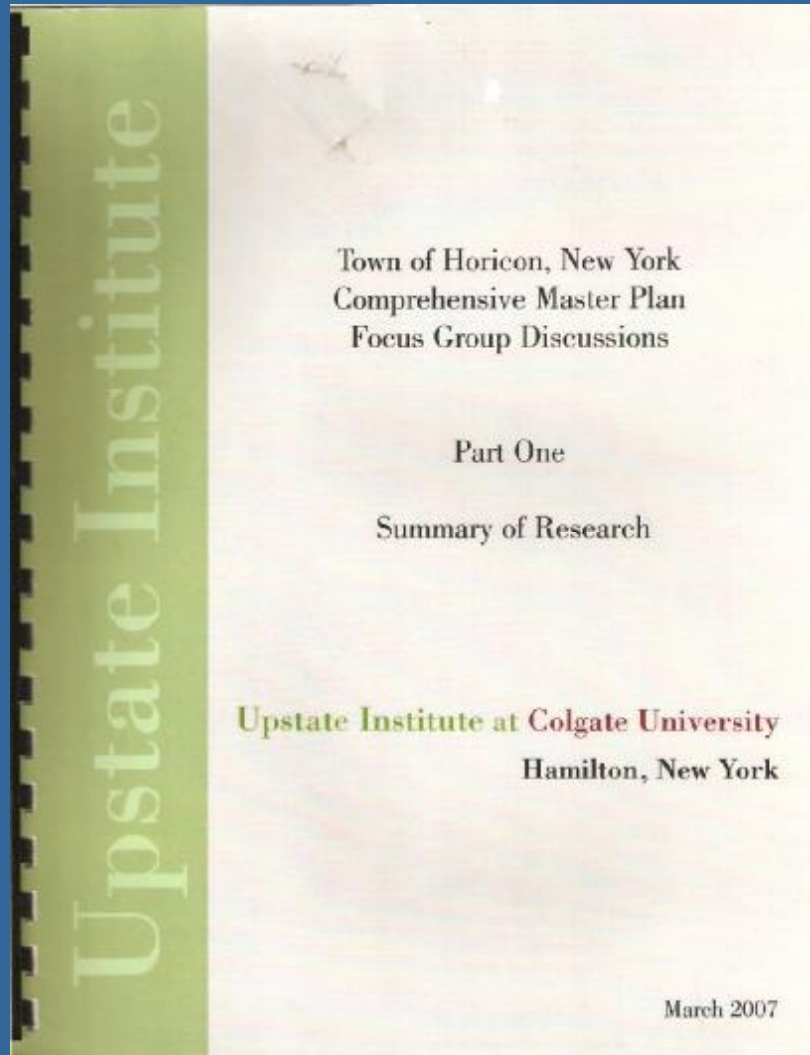
Bob Harrison (chairman)
Jim Remington
Frank Hill
Will Jay

Citizen Questionnaire Survey

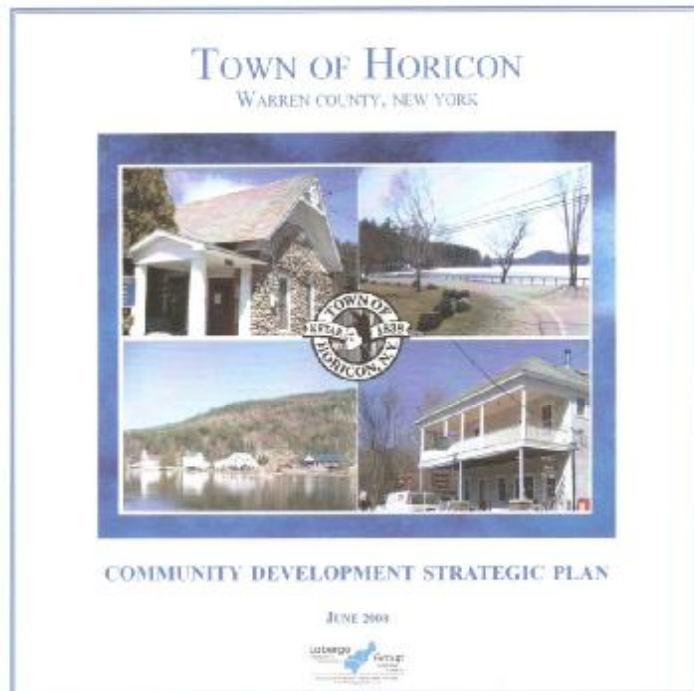


- **Very comprehensive, 140 questions**
- **Survey distributed to all property owners and those on voter registration lists**
- **485 returned and tabulated**

Focus Groups



- 14 focus groups
- A cross-section of full and part-time residents, 6 to 10 persons per group
- Conducted by students of Colgate University



Community Development Plan

- Community workshops.
- Suggestions for housing and community development.
- Design guidelines for hamlets.

Committee Meetings to Develop Goals and Recommendations

GOALS AND RECOMMENDATIONS

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

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

Goal 1: Preserve the rural small town character.

Goal 2: Preserve the natural environment.

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

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

HOUSING AND LAND USE GOALS

- **Provide for affordable housing choices and senior citizen housing needs.**
- **Streamline the zoning and land use permitting process and make it more user friendly.**
- **Reduce development costs.**
- **Modify current zoning requirements to allow for traditional rural activities and lifestyles.**
- **Protect the value of existing and future housing.**

COMMERCE GOALS

- Encourage business development.
- Reestablish the Mill Pond area as the focal point an business center of town.

ENVIRONMENT AND NATURAL RESOURCE GOALS

- **Preserve and protect water resources.**
- **Preserve air quality.**
- **Preserve important open space resources.**
- **Protect visual resources and aesthetics.**
- **Preserve historic and archeological resources.**

PUBLIC SERVICE GOALS

- **Streamline the zoning and land use permitting process and make it more user friendly (same as the Housing and Land Use goal.)**
- **Insure an adequate supply of good quality water.**
- **Provide for environmentally sound sewage disposal.**
- **Improve energy efficiency in public buildings.**
- **Maintain a safe highway system.**

RECREATION GOALS

- **Provide improved access to Brant Lake for Town Residents.**
- **Repair the Brant Lake upper dam and improve the lake leveling system.**
- **Control watercraft speeds on all water bodies within the town.**
- **Provide open space recreation areas by using the town Subdivision Regulations**
- **Provide additional public trails or paths.**

LAND USE REGULATION UPDATE GOAL

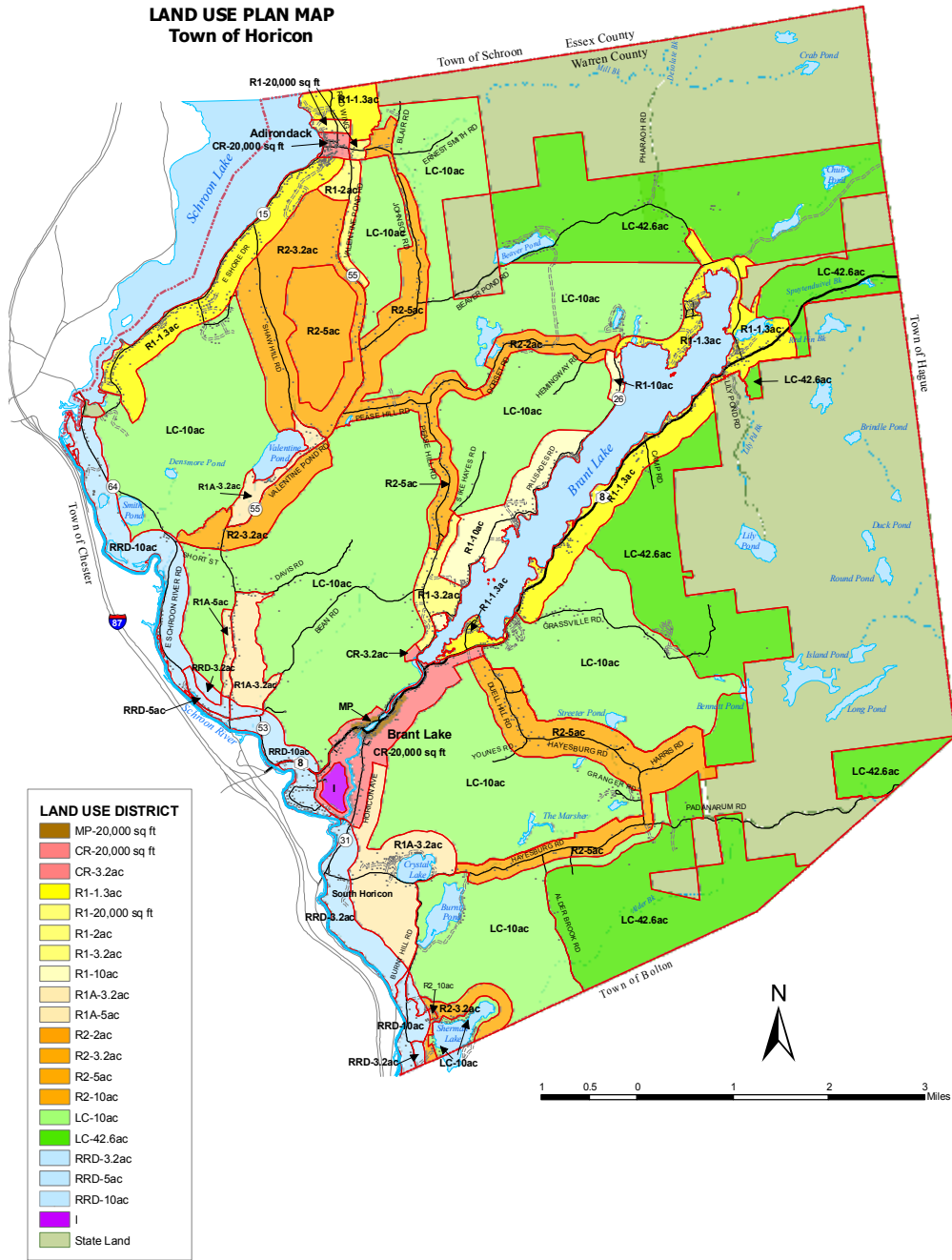
- **Review and Update existing land use regulations.**

The Comprehensive Plan Committee has:

- (1) Prepared proposed revisions to the list of permitted land uses in each zoning districts.**
- (2) Prepared a proposed Junk Storage Law.**

The Planning Board will continue this work after the Comprehensive Plan has been adopted.

**LAND USE PLAN MAP
Town of Horicon**

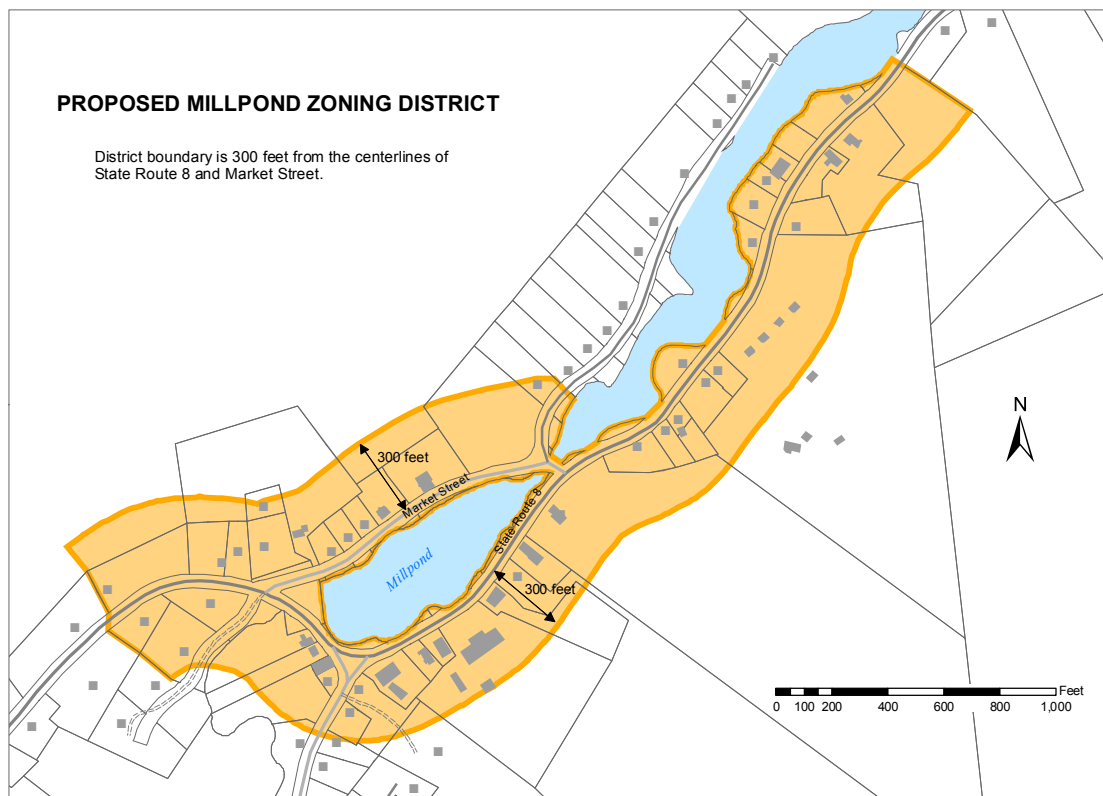


LAND USE PLAN

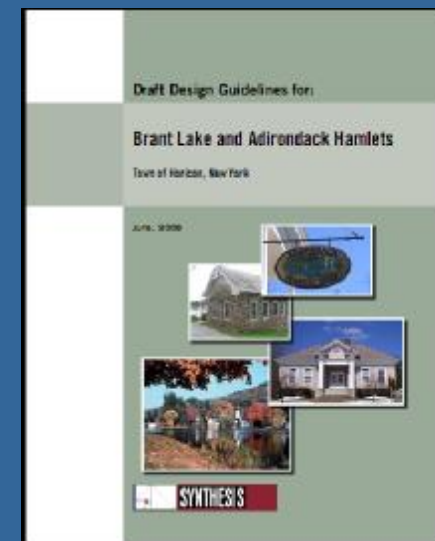
- Generally the same zones as now.
- No changes in lot size requirements are proposed at this time.
- Plan envisions “a greater mix of land uses in rural areas without compromising environmental quality.”
- More uses permitted in each zone.
- More thorough site plan review standards for protection of neighboring properties and the environment.

PROPOSED NEW MILLPOND ZONING DISTRICT

Vision: “remain as the scenic core and focal point of activity...”



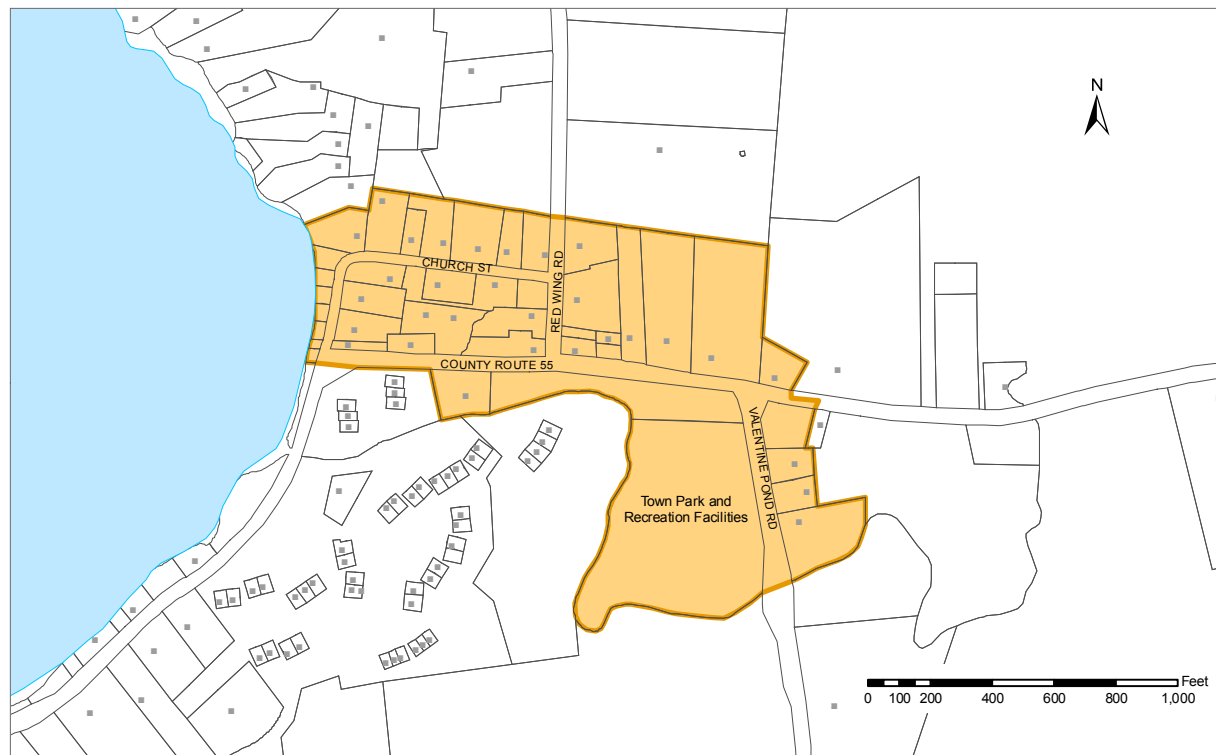
- Somewhat different list of allowed uses than Commercial/ Residential zones.
- Design Review of new or expanded buildings, excluding one and two family dwellings.



Design Review would also apply to the core area of Adirondack Hamlet

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

Zone boundaries follow lot lines.



APPROVAL PROCESS

COMPREHENSIVE PLAN

1. Warren County Planning Board review and approval
2. APA informal review?
3. Town Board hearing
4. Town Board adoption

LAND USE REGULATIONS

1. Planning Board develops proposals
2. Public info meeting(s)
3. Warren Co. Planning Board Review of Zoning amendments
4. Informal review of zoning law amendments, subdivision regulation amendments, and junk regulations by APA.
5. Town Board hearings.
6. Town Board adoption.
7. APA approval of changes to the Horicon's Local Land Use Program.