

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

**Present:** Mark A. Wright, Supervisor  
Dave Woods, Councilman  
Joyce Cooper, Councilwoman  
Tom Thatcher, Councilman  
Heath Towne, Councilman  
Matthew Fuller, Town Attorney  
Tonya M. Thompson, Town Clerk

**Others:** Mark Jacoby, Laura Wright, James Cawley and Brenda Wells, Sherry Veneto tuned in via Go-To-Meeting.

Supervisor Wright opened the meeting with the Reciting of the Pledge of Allegiance.

Opening Remarks

Supervisor Wright began the meeting with a proclamation as he believes it is important to recognize significant events, anniversaries, and individuals within our community. This month, the Town of Ticonderoga would like to acknowledge the contributions of James Cawley and his Star Trek Original Series Set Tour which celebrates its 10<sup>th</sup> anniversary.

**Resolution #319-2025** brought by Mark Wright, seconded Unanimously to present a proclamation to James Cawley and proclaim Friday, August 15 through Sunday, August 17, 2025, as Star Trek Original Series Set Tour Weekend. **Carried.**

**WHEREAS,** James Cawley, a native of Ticonderoga, after a successful career in the entertainment industry, appearing and working in well-known locations such as Caesars Windsor, Hollywood Casino, Gatlin Brothers, Mystic Lake Casino Hotel, Casino Rama Resort in Toronto, Atlanta Tropicana Casino and Resort, and Star Trek The Next Generation TV series, returned to his hometown of Ticonderoga and chased his childhood passions of Star Trek into a fan film enterprise, and turning those passions and fan film endeavors into a successful business; and

**WHEREAS,** James began creating Star Trek sets in 1997 after receiving a copy of the original set blueprints from Star Trek: The Original Series costume designer William Ware Theiss, and spent 15 years researching, crafting, and refining exact set replicas in exquisite detail alongside other dedicated fans and craftspeople; and

**WHEREAS,** James demonstrated his ambition and drive early, reaching out to CBS executives to pitch a new and unique Star Trek sound set type business proposal and eventually breathing life into a vacant 13,000 square foot facility in Ticonderoga's central downtown business district; and

**WHEREAS,** Ticonderoga's Star Trek Original Series Set Tour has become known nationally and internationally as a museum quality recreation of the 1960s Desilu Studios Stage 9 Star Trek Original Series sets; and

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**WHEREAS**, Star Trek Original Series Set Tour has become a major economic cornerstone in Ticonderoga's downtown business district, aiding in the creation of new economic prosperity, and bringing thousands of visitors and tourists from across the United States and from around the world annually to Ticonderoga thereby doubling the town's population multiple times each year for special events alone; and

**WHEREAS**, On Labor Day weekend, September 4-6, 2015, Star Trek Original Series Set Tour, held its first TREKONDEROGA event as it was in transition to become licensed by CBS and is now celebrating its 10<sup>th</sup> anniversary in Ticonderoga during its 2025 TREKONDEROGA Weekend event on August 15-17;

**NOW, THEREFORE**, Be it resolved that the Town of Ticonderoga of the State of New York, on this 14<sup>th</sup> day of August 2025, join with the members of the Ticonderoga Community to acknowledge the contributions of James Cawley to his hometown of Ticonderoga and proclaim Friday, August 15 through Sunday, August 17, 2025, as *STAR TREK ORIGINAL SERIES SET TOUR WEEKEND* in the Town of Ticonderoga, New York.

Mr. Cawley would like to first of all, to Mark – he appreciates the fact that you have been our supervisor now for two full terms, he is saddened that you won't be continuing on; he understands why because he has been a party to that nonsense and hatred that gets thrown around. He respects your decision to retire. For the board members that have been here as long as he has, thank you; he knows who supports him and he appreciates it very, very much. Thank you all.

**108 Montcalm**

- The Newberry Commons sign now illuminates our downtown area with not only fluorescent light but with the light of positive progress.
- To the TRA/NRDC partnership I say...thank you.
- To the Ticonderoga Town Board I say...we did the right thing...the only thing we could do...and we are now seeing positive results resulting from that difficult decision.

**Friday Nights**

- The TMSP event scheduled for August 22 on Montcalm St. requiring closure of that street has been canceled. We will rescind the resolution for closure tonight.

Presentation

Hello, my name is Mark Jacoby. My wife Buffie and I are and have been owners of Brookwood RV Resort for the last 12 seasons. Brookwood is the place that most of Ticonderoga drives by, yet doesn't know much about.

Brookwood-is the ONLY campground in Ticonderoga.

Our entire campground is full hookup-meaning every site has water, sewer and electric and cable, and more recently blazing wifi.

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We have a Store that serves our campers, locals , Rogers Rock State Park and folks that rent in the area. On our grounds we also have with a unique Pool area with games, a play area, a Barn for entertainment purposes, we offer cabins with Adirondack decor, as well as campsites.

For the last 12 seasons, we have worked to not only build our own business through customer service, cleanliness, impeccable landscaping, and continually implementing best practices. Our business is ever changing and we strive to stay ahead of the curve is what we offer, as investment allows.

In 2014, our campers came to us when visiting Fort, since we were the only campground with utilities nearby.

Our average length of stay that first year was 1.2 days

NOW, Our average length of stay is just short of 4 days.

Campers are coming to stay at our resort-asking what else is there to do in the area and we are suggesting the Fort.

3 additional days to spend money at Ticonderoga's shops, restaurants, golf course, gas stations and more.

How did we do that?

By sticking to our business plan-designing and developing what has been mentioned by many of the consultants that this Town has paid to help with ideas for Revitalization-resort-like atmosphere in Ticonderoga.

We have increased our business by educating each and every guest that Ticonderoga is a hub.

Each of our guests are given a "Concierge sheet" upon check-in, which contained businesses and resources available during their stay with us.-(see packet, page ?)

We help them plan their activities to attractions, restaurant's, museums and shops here in Ticonderoga and within an hour of us. Most of the time, they leave knowing they have more to see and are already planning their next trip here.

We silently help build the businesses that go on to receive the grants that we don't qualify for since our address is not Montcalm Street.

We don't ask for an advertising fee from a business and rarely receive a thank you.

We do it as a service to our clientele.

Each Concierge sheet-each conversation- leads to increased dollars put in at Ticonderoga's other businesses-who hopefully spend money locally- leading to increased income tax and sales tax dollars for Ti.

Essex County is the epicenter tourism, in the Adirondacks.

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It also is had the highest increase year-over-year last year-growing over 11.9%.

In 2024, Brookwood had over 6500 camper nights.

And over 4500 visitors to Brookwood Country Store. We have become the go-to for those staying at Rogers Rock State Park, Northern Lake George and more and more locals looking for something unique.

According to ROOST, Regional Office of Sustainable Tourism ,Brookwood's economic impact in the community of \$3.2 million flowing from our guests, money flowing back into our town and the Adirondacks during their stay, in 2024. When a local multiplier is applied- we generate \$4.3 million of impact.

In 2024, Brookwood's clientele generated more than \$136,000 in sales tax income throughout the Adirondacks.

When we succeed, those near us benefit from that success.

When we grow, others around us grow their businesses.

When we develop, our local economy benefits.

Whenever we have had questions, we search out experienced resources like Matt from the Chamber, Tonya-our infamous Town Clerk. And your past code officer-Bill Ball.

Each of them brings a unique set of Experience, knowledge and resourcefulness.

When it came to the code office, Bill Ball used it as a gateway of information.

When we realized that we needed to develop-he let us know what direction to head and what contacts at the DOH and the Adirondack Park Agency-we should talk to.

So we did just that, 189 pages from application to APA Permit. We thoughtfully planned, worked with all the many agencies to do what needed to be done-working to grow this campground into the resort that is today.

Currently, we have 4/5th of our current APA permitted project completed-we've added a pool area, a barn and patio, additional septic, another bath house and now we are looking to finally add our APA permitted campsites.

Additional Campsites which lead to more campers-who spend more money-locally-improving the local economy, increasing sales tax revenue.

In an effort to get ahead of our short development window and get things our contractors lined up, we hired a consultant to make sure all our many ducks were in a row.

One of his calls was to the current code officer, who stated that they had sent a letter out years ago to us saying if we were to continue to expand we would need to bring "the entire campground up to current code".

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My thoughts upon hearing that, “Surely, with all the agencies that were involved during the APA Permitting process-including this Town-that there was not condition related to that in our permit-and there is not.

So WHY am I here??  
I’ll explain why.

Our First issue, is with our interaction with the code office-administratively, any letter sent out with such an important edict- should have been sent by certified mail-or there is no proof it was ever mailed. (I have attached it for your review after obtaining a copy from code officer.)

Dated 2023-If we had received it, I would have been in front of that Board years ago and worked to change this code.

This letter is a good example of the difference of experience vs inexperience.

This is basically a “demand letter”, this is not a letter of resourcefulness. It also does not mention “grandfather” or obtaining a non-conforming variance. Stating our “entire campground would need to retroactively to what the code states,

It not only shows someone doesn’t know the zoning options available to a property that may be out of compliance-through no fault of the current owner-in which an economic hardship would be had. A variance.

First, lets look at “Motel and Tourist Accommodations”

Page 69, number 3-there are 4-four-lines. That’s it!!

Letter “a”-minimum land per each unit, shall be an area of not less than 1500 s/f.

Theres is no indication of size of unit-as this is written, cabin can be 48 sf OR 1500 sf-correct??!!

Now, lets move on to look at the campground code.

(I have attached the “campground code” for your review).

1-No one knows when this code was initially written.

It may have been adopted in 2019, but as you know the process that is an administrative task. No one really reads it, nor understands its implications.

2-The actual premise of this code was NEVER completed as to when it was to implemented-see page 71? So what date does work need to be completed by? 1970-or 2025?

3-This code mentions a fee, (page 72, letter “p”) of which was NEVER implemented by the Town-ever. Not for us, not for any previous owner. The code officer said to speak with Tonya-which I did.

There has never been a fee collected as long as she has worked as Clerk.

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4-New York Department of Health-located right here is Essex County-already oversees and has guidelines for Campgrounds( see attached sheet) They have their fingers in everything from-Development, maintaining, training, testing, fire codes-everything.

Campgrounds have evolved. This code-Most likely written between 1950-1970s, has not. This code is outdated, it clauses are incomplete and actually redundant with the code requirements and duties already carried out by the New York State Department of Health.

Experience matters.

NYDOH, has that experience so much so that it grows as the industry grows-Ticonderoga's Code has not done that.

NYDOH performs ALL the tasks that are described to be performed by the town code officer-with Experience, Insight and resourcefulness.

Here's an example of this town code officer and code says-

Page 71, number 1, letter i"- Lot Size.

Each lot in a travel trailer park (a campsite) must be a minimum of 2500 s/f in....

In what?? Its "Quantitative value is missing.

Another INCOMPLETE Clause.

And this is to be enforced??

NYDOH-PRIOR to 2001 was 1500 s/f AND what is lacking from the Town Code is a 10 foot setback between units to aid in fire protection. Since businesses-including Campgrounds have evolved-NYDOH changed that guideline to 1250 s/f 24 years ago.

ALL of our sites exceed NYDOH regulations.

And are 1850-2100 square feet.

There is a COST to inexperience.

Economically for this Town.

Economically for Brookwood-whomever the owner from this point forward may be.

The threat of a retroactive code clause would prevent anyone from investing in our property and grow.

Here's an example of what "compliance with this outdated code" which your code officer dictates,; would look like.

Your code officers letter and interpretation of said code, when questioned about clause"Q" on page \_\_72.

"Existing Mobile or travel trailer parks."

It would have us REMOVE 40% of our campsites to meet this 2500 sf requirement.

Not just the site borders but all our infrastructure is underground so electrical pedestals would need to be removed since they would now be in the middle of a campsite-along with the Water spigots would need to be moved, sewer connections dug out and removed

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The cost to remove that infrastructure and attempt to reconnect it to a new boundary??  
Incredible. Hundreds of thousands of dollars of construction costs.

If we did that, it affects our income-yes.  
But also the dollars spent in Ticonderoga and throughout the economically challenged Adirondacks.

We would need to remove 40% of our campsites?  
6500 camper nights / 40%  
x \$459/stay=\$1.2 million economic impact LOST!!!

Apply a local multiplier and that's a loss of \$1.7million dollars-loss of revenue within Ticonderoga and Essex county.

If Brookwood loses-Ticonderoga loses.

Remove 40% of our business and we lose a valuation reduction of at least \$1.6 million.

This Board will be sending a strong message to any business owner currently in Ticonderoga and those looking to build a business here.  
You will halt further investment into Ticonderoga with "retroactive codes"

Inexperience Costs.  
Your antiquated code is impeding growth and development of business here in Ticonderoga.  
Impede growth and development-this town will stagnate and begin losing your tax base, sales tax, less local dollars.

I'm sure you're seeing it with the Revitalization Grant approvals throughout Ticonderoga.

This doesn't just effect us. It effects Ticonderoga.

If I didn't care about best practices, I wouldn't be here.  
I would obtain my variance and move on-BUT. The code is wrong.  
It needs to be changed-not for just Brookwood, but the next guy.

I am more than willing to provide needed information to update or rewrite this code for campgrounds, with the latest guidelines if needed-but the New York State Department of Health, already does that.

To not change this code, will make Ticonderoga known as not open for business. The code has not evolved, is outdated and I am sure lacking in very important measures that may put businesses, the people they serve people and any further development at risk-due to its antiquity.

Lets review what is dictated to Campgrounds, under this code.

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Page 70, under Park Standards, letter “g” Utilities.

Defers responsibility for Water, sewer and other distribution systems for electricity to NY Sanitary Code and “local law”

There is NO “local law” guidelines listed for any of the listed utilities

And WHO does the Towns Code defer to-New York Department of Health.

Page 71, number 1 letter “i”

Mobile Homes-shall never be permanently parked in a travel trailer park.

What is an owner of the park where to want to live in a mobile home vs a stick built home?

Page 71, letter “vi”

Service Building-requires “public phone”

Outdated, There are no pay phones anymore.

Offices are locked when the Store is closed.

Page 71, letter “m”

Inspection. NEVER has been done by the Town

ALWAYS has been done by the New York Department of Health

Lets look at page 71, letter “n” -Park License”

It says “ town clerk will issue a license”.

This Town NEVER has-never.

Who does? The New York Department of Health.

So far, in briefly reviewing this incomplete zoning campground code-there is nothing but incompetence in writing it, no evolution or amendments to update it or it demonstrates a complete NEGLIGENCE in instituting it.

Furthermore, the NYDOH DOES IT ALL.

Chapter 1, par 7 has ALL campground guidance.

The Town needs to defer ALL, not just some, of any code to NYDOH.

They show competence, enforce compliance, aid in development and growth.

1-The DOH inspects all of our cabins and campsites, including septic and water inspections-once a year.

The DOH also Inspects our Store-inspects our grocery sections, cooler temps, storage areas, floor and ceiling clearances.(Ticonderoga cant do that)

2-The DOH collects a fee every year.

3-The DOH oversees and inspects any and all changes to our water and septic systems.

4-The DOH determines, in concert with, the APA-road dimensions, grades, storm water remediation (all not in Ticonderoga’s code)

5-The DOH makes sure fire extinguishers, smoke detectors, and fire escape plans are in place for all cabins.

6-The DOH issues guidance and engineering requirements for the size of campsites, including minimum square footage and setbacks and borders of each for fire prevention-which is not in Ticonderoga’s code.



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7-The DOH has pool regulations-whether its design, filtration, development, inspections and oversight. Ticonderoga does not.

8-The DOH has engineers that work with an owners engineer to develop whatever systems are needed-Ti cant do that.

The APA Permitting process addresses ALL aspects of this incomplete code AND much more-stormwater, roads widths, grades, silt runoff, drainage, neighboring properties. None of which, Ticonderoga's code officer is not qualified to oversee or inspect.

The NYDOH oversees and APA Permitting process oversees ALL that attempts to have, in this incomplete town code-and much more comprehensively.

I am asking for 2 things;

1-I am asking for a Resolution-eliminating this uninformed campground code. And allowing us-your only campground-to continue to follow NYDOH guidelines and oversight -without additional conflict.

Doing so, will Remove redundancy and have Ticonderoga adopt the policy Clinton County has already done decades ago-Let the NYDOH oversee campground code. They do it well.

2-It is also, in the best interest of Ticonderoga to allow the APA to do what is good at and make a Resolution to have no zoning compete with or be above APA approvals.

If any development is over 25% improvement, it already needs to come before the Town Board but the APA has already performed the due diligence.

Ticonderoga has a \$10 million dollar grant to revitalize.

You say you are moving forward.

You need to find a code officer that doesn't just read a page.

You need someone that seeks to understand the code, suggest modifications when appropriate and can say this is how.

You need to have someone that understands growth and business.

Your current code enforcement officer-has no construction or development background.

His inexperience has costs-not just to me, but to town.

The only one winner with his hiring-the attorney who he needs to call on every issue that he is confronted with.

He is impeding economic growth here in Ticonderoga, and attempting to enforce an antiquated campground code that will never hold up in Court. (Handouts will be attached at the end of these minutes)

Supervisor Wright asked if Mr. Jacoby had answered that letter (No). His suggestion would be to address the letter concerns. The law is the law we have on the books right now. We are in the process of updating the Comprehensive Plan for the Town and the Zoning Regulations will not be addressed until after that has been accomplished. There is a process to follow.

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Report of Committees

Airport – Tom Thatcher, Councilman

**TICONDEROGA AIRPORT 4B6**

**MINUTES**

**5 August 2025**

Attendance: Alan Densmore, Ash Alexender, Gary Vosburg, Tom Thatcher, Mark Wright, Brian Duros

Public: Bob Salls, Chris Keppers, Tim Woods, Laura Jarvis, Tonya Thompson, Keith Dolbeck

Tonya addressed the committee as to any changes in Airport Tiedown or Landing Fees, it's time to have new cards printed. The committee reviewed our current charges and felt they were in line with others in the area. No changes were made.

Fuel sales: 3315 gallons sold in July. 12574 gallons YTD. Our price is steady at \$5.15/gal.

New Hanger: Tim Woods reported everything was close to being signed by the lawyers. He had questions about the building permit; he was referred to Building & code enforcement for requesting a permit.

Port-a-Jon at the airport has been moved inside the fence to the Fuel farm area. Alan has the unit tied down. Keith Dolbeck requested that a Port-a-Jon be put back outside the fence for the people that walk and ride bikes in the area. This request will be passed on to the town board for review.

Brian reported that he's keeping up with lighting repairs.

Runway north end tree removal: Chris Dostie, Sylvamo Mill manager, needs the copy of survey to get a permit from the DEC to clear cut.

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the area required. Alan to contact him to supply the documents needed.

Alan noticed at the fuel farm that the ground around the bollards has crush stones that are getting brought on to the fuel pad. This area needs to have flagstone or blacktop to stop this from happening.

Tom to talk to Highway Superintendent.

Airport Mowing: Areas around lights, fuel farm and hanger are being done by committee members and volunteers. Taxiway and runway need to be mowed.

Tom to talk to Highway Superintendent on setting up a schedule for mowing.

Jon Hanna Memorial: We have received over \$1000.00 for this. The committee agreed that there should be a park bench with a plaque installed in his memory.

Tom will take care of this and report back to the committee.

There will be a memorial service for Jon Hanna at the Hague Community Center on Saturday, September 27 at 1:00pm. All are encouraged to attend.

Next meeting: Tuesday, September 2nd at 8:30am. Minutes submitted by Chair: Tom Thatcher

Supervisor Wright will address the Port-a-Jon request, it is not the Town's job to put a Port-a-Potty outside for public use, this was moved inside for a few reasons #1 because it was being overused by the people who were not pilots and we had to clean it out, and the other is because it is more convenient Pilot Use, it is right there when they are fueling and parking their aircrafts. We hear what was said, but he doesn't agree with him that there needs to be a Porta-Jon outside the fence just because it happens to be a popular walking area. Using that kind of logic, people will be asking us to put a Porta-Jon in the Park, Carillon Park, up near the hospital, up near Walmart, it is just not our responsibility to provide public restrooms for them. He does not know what everyone else feels, but he is not in favor of moving the Porta-Jon outside the fence again or adding a second one.

Supervisor Wright also noted that we are still working on the Airport lease documents, we are preparing a response to the response, but we cannot continue to work on this forever. This is a low priority as we have more important things to do. This should have been completed by now, this is on them for dragging this out. It is important, but this needs to be finalized.

Building and Grounds – Dave Woods, Councilman

- Fire Escape has been installed at the Armory
- Highway is getting a new overhead door

Parks, Recreation, Historical Lands, Beach, Cemeteries and Monuments  
Joyce Cooper, Councilwoman

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**Parks and Recreation Committee Meeting Minutes**

**July 15, 2025**

Committee members present were Jerry Cooper, Nicole Green, Nancy Kelley, Tonya Thompson and Chairs Dave Woods and Joyce Cooper. Also present were Pam Moser and Supervisor Mark Wright.

**Town Buildings Discussion:**

The **1888 Building** needs structural work. An engineering study should be done and priorities set for work needed. It is felt drainage issues should be addressed first. Other work such as replacement windows and a heating system could be next steps. NRDC is already looking for grants to help fund such improvements.

The **Community Building** will be 100 years old in 2026, and its appearance needs help. There is black discoloration all around the building's upper half which should be removed. The cupola needs painting. Windows do not work properly and contribute to heat loss in the building. Its heating system is old and in danger of failing. It is hoped the discoloration can be addressed in the near future. Because these 2 buildings are on the National Historic Registry, any work on these buildings' exteriors should be approved by the New York State Historic Preservation Office.

It is felt the Alfandre Report, which addressed the condition of all town-owned buildings, should be updated. Repairs of the 1888 Building should be the first focus of the Town.

Concern was also expressed about the condition of the Agway Building and the antique store next to the K of C building. Although privately owned, their cleanliness and/or condition are concerning.

**Fourth of July:**

The activities in the park and parade went smoothly. Parking and traffic after the fireworks are always an issue. More help is needed directing traffic. Although all our police officers were on duty and County Sherriff officers were present, it was not enough. This should be addressed for 2026. Although parking is prohibited in Recreation Park during the fireworks, cars were parked near the Kissing Bridge and had to be removed before the fireworks could start. This is a safety issue and better blockage of this park's entrance should be in place next year.

**Black Point Beach:**

Tonya Thompson noted that there is no light at the beach. The committee agreed that a streetlight should be installed on the pole at the beach. The only cost will be the monthly charge for electricity. Tonya will make contact with National Grid. She will also report the many streetlights around town that need replacement.

**Pickleball/Tennis Courts:**

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Joyce reported that although two of the courts have been resurfaced, no bids have been received for striping the courts. Professional quality removable nets will be ordered for these 2 courts using grant money. The cost of the resurfacing was shared by NRDC grant money and the Parks and Recreation budget. Patty Hogan will submit a final budget for all the work still needed. These court improvements are very expensive but necessary considering the number of people who are now playing pickleball locally as well as nationally. Joyce is investigating the 2025 Parks and Rec budget for any other remaining funds that could be allocated for the court improvements.

**2026 Budget Considerations:**

The following should be considered for purchase through the 2026 budget allocations: 2 seating benches, one for the Bicentennial Park Playground shaded area, and one for the Upper LaChute Trail extension; more appropriate-style trash cans are needed for the fields in Recreation Park. The more decorative cans should be used on the Montcalm Street corridor.

A more important consideration will be constructing a new westside and pedestrian-safe entrance to Bicentennial Park. Grant money could also be sought to repave many sections of the walking trail in Recreation Park.

The next Parks and Recreation Committee Meeting will be on Tuesday, August 19<sup>th</sup> at 8:30 am.

Supervisor Wright noted that the Town does own the 1888 building and it is Town property; but we do need stamped engineering documents in order to put the bid together, they also need to find funding for the project.

Economic Development – Mark Wright, Supervisor

**Town of Ticonderoga**

**Economic Development Committee (EDC) Minutes (07/16/2025)**

**Attendees:** Mark A. Wright (Chair); Nicole Justice Green (NRDC); John Bartlett (TMSP); Matt Courtright (TACC); Heath Towne (Vice-Chair); Beth Hill (Fort Ticonderoga Association).

**Excused:** N/A

**Guests:** Carol Calabrese.

Mark Wright opened the meeting (1500).

**DRI Updates**

- **108 Montcalm:** Nicole provided the latest update. Façade work should be completed mid-August. There was a 2-week delay due to a preexisting structural issue which has

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since been remedied. The sign is currently in a warehouse in Plattsburg. Architectural work for the rear residential section is approximately 25% complete and may be done by October. Construction will follow. John Bartlett asked how many apartments would be in the rear. Nicole stated that it would be determined by the engineering design, but estimated five (5) units. There could be more, but the property must also accommodate one parking space per unit.

- **KofC:** The project is out for bid for the architectural and engineering phase. There have been 42 submissions. Wright asked if the Festival Guild was still an interested tenant to which Nicole stated it was.
- **Small Projects:** One awardee has dropped out and monies will be reallocated. Nicole stated they have maintained a list of other projects which were approved but for which no monies remained.
- **Branding:** Matt Courtright reported he has had conversations with NYS DOS. He expects to turn in project forms to NYS this week and then wait for a contract. Matt explained what the project entails.

**Other Activities**

- **TACC update:** Matt Courtright reported the first Farmer's Market of the season as successful. This season's market will be shorter by approximately 2 weeks. Wright stated Ti PD did not support but he would like to see if PD can schedule the K9 during some of these events. The group discussed Downtown Summer Nights. Wright stated the Town received the request to close Montcalm on 8/22 for one of those nights. Matt stated they attempt to have one or two signature nights each year for this event. Wright stated he was in favor of this, but it does incur a cost to the town for overtime. He expects that the public will see this as a normal summer event over a period of time.
- **Town:** Mark Wright reported that Dan Kelleher of ROOST briefed the Town Board at the last board meeting regarding ROOST activities. ROOST is attempting to get in front of all 18 towns. Wright also related that an individual offered to donate a vehicle to be used as an airport courtesy car. The group once again discussed the topic of some kind of service to connect people to/from the airport, train station, fort, and around the town. Perhaps there is a competitive grant but the business must be sustainable (money in summer to get through winter).
- **Comprehensive Plan:** Wright reported the committee had its kickoff meeting with all committee members on 7/19. This is a great group of talented people. The town website now has information on this process, meeting dates, etc. and the public is invited to attend committee meetings to listen to the process, not necessarily interject. There will be two public workshops and other methods by which the public can interact similar to the DRI process.
- **Children's Sculptures:** Nicole reported on the children's story book sculptures planned for the library property. This is funded via a private foundation which became more

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interested in providing grant money after witnessing the success of the Walls Between Waters mural project. Sculptures should be here by Autumn, but it could occur later. Nicole also stated that Walls Between Waters is funded for next year.

- **La Chute Trail:** Wright reported that the Town is waiting for one last application of seed in specific areas by Reale Construction. Once completed, the project will be closed and a ribbon cutting arranged.
- **250<sup>th</sup> Celebration:** Beth Hill provided information. The Fort has received many requests for associated activities, but these must fit the theme of the overall event. The Knox event will move through town in December. Fort Ticonderoga Association is again using an outside PR team with the goal of achieving national attention. The Fort continues its premium experiences which has the capability to keep tourists 2 days in the area. The Fort has seen no cuts in any of their federal funding.
- **Lodging:** Heath reported the Best Western is now under new management...again. The Trek event went well, and another event (Trekonderoga) is coming in August. Heath shared a cancellation policy with Stone House to help them handle an ongoing issue. Heath mentioned the early closure of Rogers Rock. Matt stated TACC and the Town have reached out to legislators in protest of this action by DEC. Nicole stated 2 Land Bank homes will be for sale.

**ACTION ITEMS:** none.

Meeting adjourned: 1616.

Highway – Dave Woods, Councilman

**Town of Ticonderoga  
Highway and Transfer Station  
July 29, 2025, minutes of Meeting**

**Present:** Dave Woods, Mark Wright, Jon Porter, Sal Barnao

**Others:** Joyce Cooper, Tom Thatcher

**Public Discussion**

Said the Pledge of Allegiance

- Joyce- I was wondering if they are going to make the road behind the business district an actual road and name it.
  - Mark – No, it will not be made into a road with a name. It will stay as it is.
- Joyce – We had a garbage truck breakdown on Amherst Ave the other day. They lost a bit of trash. The driver did clean up most of the mess. We may need to have the street cleaned as it did leave a trail of dried slop.

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- Joyce – Handicap parking by the new handicap park picnic table. Can we pave a place and put up a sign for the handicap to access the park at the top by the sewer plant access.

End public comment.

**Committee Discussion**

- Mark- The parking lot on Burgoyne, I'd like to see that completed this year.
  - Sal- We plan on doing our paving late summer early fall.
- Dave – Can you order more bumpers for the armory? We could use 3 or 4 more.
  - Sal – I will look and see what I have and if I don't have any then I will look into getting them ordered.
- Sal – The paving on Warner Hill has been completed. We have shoulder work to complete.
- Mark- It has been asked if we can place a crosswalk from the Post Office across the street.
  - Sal- that would not be legal as it is not ADA compliant in that area. You could possibly add it above at the intersection of Algonkin and Champlain Ave because there is no curbing.
- Mark – We have a request for Montcalm to be closed Friday August 22, 2025. Lake George / Montcalm Street intersection to Champlain Ave / Montcalm Street Intersection 4pm to 9pm.
- Mark – Sidewalks, what is the status?
  - Dave – they concrete company said next week they will be able to pull 300 ft on the opposite side of Amherst Ave.
  - Mark- Can we see if we are able to pull the section in front of the Hancock House? It looks like it is disintegrating.
  - Sal- we would like to possibly start on Algonkin if we have funding left.
- Mark – Tim said to make sure everyone is aware that the free dump days is not the C&D Recycle area it is just the dump section.
- Dave – we would like to talk about the possibility to purchase a new truck to plow Chilson.
  - Sal- our newest current tandem is 2018
  - We will discuss that further at a budget meeting.
- Discussion was had about replacing the garage door.

Meeting was adjourned at 9:42am

Minutes were taken and prepared by Rebecca Norton

Municipal Facility Evaluation – Tom Thatcher, Councilman

No meeting – bids have come in and we are reviewing.



**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

Public Safety – Dave Woods, Councilman

**Public Safety Meeting**

July 29, 2025

Dave Woods called the meeting to order at 8:00am with the Pledge of Allegiance.

The following committee members were present: Dave Woods, Joyce Cooper, Laura Wright, Rhiannon Peters, Ross Kelley, and Renee Kennedy.

Absent: Adam Hurlburt and Dave Burrows.

Public: Supervisor Mark Wright, Cameron Green and Tom Thatcher.

Cameron Green, representing Fort Ticonderoga, gave a presentation regarding “Onward to Canada.” This event will be held on August 29-30, 2025 as part of the 250<sup>th</sup> celebration. Cameron will contact Chief Hurlburt regarding support needed for the event.

Supervisor Wright stated that Montcalm Street will be closed from Champlain Avenue to Lake George Avenue on August 22, 2025, from 4pm to 9pm for a Summer Nights merchant event.

Codes Department: The monthly codes report was read by Rhiannon Peters (see attachment). There are 1 order to remedy. Discussed a letter that was sent to owner of Mountain Time Antiques. The owner of Agway will be meeting with codes next week to decide fate of the building.

Discussed collapsed porch on Lake George Avenue. Codes Department was unable to contact the owner of the property regarding clean up of the porch debris. After committee discussion, Joyce Cooper suggested the Public Safety Committee recommend to the Town Board that the debris is cleaned up before school starts. The Public Safety Committee was unanimous in making the recommendation. According to Supervisor Wright, the Town will clean up the debris and add the cost to the property taxes on that property.

Police Department: The monthly police report was read by Records Clerk, Laura Wright (see attachment). New police vehicles are arriving today. Vendors are lined up to decal the vehicles as well as install radio and computer equipment. Suggestion made by Laura for a Public Information Officer to be identified and sent to training. Recent high visibility cases are the reason for this. A lot of media outlets have been contacting the Police Station. Supervisor Wright said Chief Hurlburt would be the PIO for the police station and the Town Supervisor would be the PIO for the rest, and he thought the training was a good idea.

Joyce Cooper stated that the electric scooters on Amherst Avenue are going very fast. The kids are not wearing helmets and are riding with multiple kids on each scooter. They are not pausing at intersections.

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

EMS: Renee Kennedy gave the Ticonderoga EMS report (see attached). There is discussion with the Essex County regarding ongoing EMS support.

Ross Kelley discussed line of sight issues with Alexandria Bridge sidewalk and the intersection of Lord Howe Street. Supervisor Wright stated the County owns that road and they will not be changing the height of the sidewalks. He stated that the only possibility would be a 4-way stop at the intersection. The County will be issuing an official statement soon.

Ross Kelley also stated that the State has put down cables to measure traffic by the Wind Chill. Lastly, Ross asked for the Town to look into putting a crosswalk at the post office. He stated people are trying to cross Champlain Avenue and they are having to deal with very fast traffic and a lot of times the people are coming out from behind a parked car because there is no crosswalk.

Dave Woods adjourned the meeting at 9:03am.

The following is a summary of the activities of the Ticonderoga Police Department from June 24, 2025 to July 29<sup>th</sup> 2025.

| <u>Patrol Statistics</u>  | <u>Monthly</u> | <u>YTD</u> |
|---------------------------|----------------|------------|
| Approx. Calls to Service: | 500            | 2645       |
| Incident reports:         | 43             | 209        |
| Arrests:                  | 35             | 182        |
| Uniform traffic tickets:  | 152            | 501        |
| DWI arrests:              | 1              | 11         |
| Accidents investigated:   | 13             | 65         |

To: Ticonderoga Town Board/Public Safety Meeting

So far in the month of July we have had 94 calls. We attend the first Farmers Market with a great turn out. Car show is on August 2, 2025 and we have been asked to have an ambulance down in the park in case of any emergencies.

Renee Kennedy  
Operations Manager  
Ticonderoga EMS

(June 25<sup>th</sup> - July 28<sup>th</sup>) 2025 Activity Report

**The following is a summary of activities for the Code Enforcement Office.**

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

**Building Inspection:**

|                          | (June-July) | YTD |
|--------------------------|-------------|-----|
| Building Permits Issued: | 13          | 78  |
| Safety Inspections:      | 0           | 3   |
| Pass/Fail:               | 0/0         | 2/0 |

**Permit & Inspection Notes:**

- 6-Deck/Porch Permits→Shore Airport, Pinnacle St, Morhous Dr, Water St, Racetrack Rd and NYS Route 9N
- 2- Accessory Structures Permits→ Wicker St & Outlet Dr
- 2- Alteration/Repair Permits→ Defiance St & Park Ave
- 1- Generator Install with Pad Permit→ Wicker St
- 1- New Single-Family Home→ Mossy Point Rd
- 1- Septic Replacement→ NYS Route 9N

**Code Violation Notices:**

|                      | (June-July) | YTD |
|----------------------|-------------|-----|
| Order to Remedy:     | 1           | 21  |
| Remediated:          | 0           | 7   |
| Clean-Up Contractor: | 0           | 0   |
| NYS DFS              | 0           | 0   |
| Condemned:           | 0           | 0   |
| Do Not Occupy:       | 0           | 2   |
| Appearance Tickets:  | 0           | 0   |

**Code Violation Notes:**

- Electrical issues (Prior Safety Inspection)→ Montcalm Manor-Follow up from Court appearance. Still ongoing issues needing Remedy

**Miscellaneous:**

|              | (June-July) | YTD |
|--------------|-------------|-----|
| *Complaints: | 1           | 20  |
| Resolved:    | 0           | 7   |

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

**Misc. Complaint Notes:**

- Free range chickens causing issues in Park Ave Neighborhood, getting on homeowner's cars, feces on property/sidewalks.

**Training:**

- Proactive Code Enforcement Lessons-Webinar

**Safety & Resource Grants (YTD):**

N/A

**Noteworthy Highlights / Achievements:**

- Owner of Agway building will be meeting an Engineer next week. The owners' contractor will be in town today 7/29 to board up remaining windows, to prevent entry or further vandalism.
- Discuss Lake George Ave property concerning porch remnants.

Public Works – Mark Wright, Supervisor

**Town of Ticonderoga  
Public Works Committee Meeting Minutes  
July 29, 2025  
10:00 am**

**Committee Members Present:** Mark Wright, Tom Thatcher, Derrick Fleury, Eric Blanchard, Sabrina Ross

**Committee Members Absent:** Matt Fuller (Town Attorney)

**Others:** Hannah Neilly (Essex County), Jennifer Weeks (Wright-Pierce) Chris Pierce (Wright-Pierce)

**Pledge to the Flag**

**Public Comment:** None

**Items for Discussion:**

Pearl Street Trailer Park (At a Glance Properties)

- a. Account # 51-00159200 will need to be changed to 4 EDU for water and 4 EDU for sewer and 16 vacant lot fees of .10 EDU for water and sewer. Billing will show a total of 5.6 EDU for water and 5.6 EDU for sewer.
- b. Close account # 51-00525550 as it has been merged with the adjoining lot.

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

- i. It is recommended to the Town Board to correct account # 51-00159200 to 5.6 EDU for water and 5.6 EDU for sewer as noted by assessor, Letitia Williams.
- ii. It is recommended to the Town Board to close account # 51-00525550, as it has been combined with the adjoining property.

60 Schuyler Street

- a. This property is listed as a 2 family in the tax roll; it needs to be increased to 2 EDU water and 2 EDU sewer.

- i. It is recommended to the Town Board to increase the account for 60 Schuyler Street to 2 EDU water and 2 EDU sewer.

29 Myers Street

- a. This property is now owned by the Essex County Land Bank; the account will need to be closed.

- i. It is recommended to the Town Board to correct the account balance for 29 Myers Street to \$0, as it is now owned by Essex County Land Bank.
- ii. It is recommended to the Town Board to close the account for 29 Myers Street.

15 Defiance Street

- a. This property has an apartment and needs to be increased to 2 EDU water and 2 EDU sewer.
  - i. It is recommended to the Town Board to increase the account for 15 Defiance Street to 2 EDU water and 2 EDU sewer, as there is an apartment in the home.

**Superintendent's Report**

Black Point sewer district: residents that are not in district and would possibly like to join at their expense. Derrick will discuss with Matt and get estimates. Homeowners will be responsible for the cost of hookup.

2 reports need to be completed: 1) Emergency response plan for DOH- new format required, needs to include cybersecurity. 2) Vulnerability Assessment. Wright-Pierce will help with this.

**Chief Wastewater Operator's Report**

Woody Lane has been experiencing many breaks due to age. Homeowners have had a flooded basement several times, expressed to Tonya they may file a claim against the town.

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Needs a new water main through that section. Raising the sidewalk would also benefit. Hannah will check to see if it can be added to the Amherst project.

Phosphorus counts have been off. Reports can take up to 2 weeks to return. Hannah will check to see if equipment can be purchased early through funding. Chris will also research phosphorus analyzers.

**Town Supervisor Discussions**

None

**Town Projects for Discussion**

**Water Meters- MJ Engineering**

Items Completed

- Draft Basis of Design Report and 30% documents submitted on 7/23/25
- Initial comments provided by Derrick on 7/25/25

Next Steps

- Schedule meeting with the Town to review the BOD report/30% documents (Week of 8/4 or 8/11)
- Confirm assigned EDUs and large water users lists
- Finalize BOD report/30% documents
- Prepare Phase 2 proposal for detailed design and construction services. Current contract included services up through schematic design only.

**Wastewater Treatment & Collection System- Wright-Pierce**

**Contract:**

A copy of the finalized contract was emailed by Chris to the Town on Thursday, July 24<sup>th</sup> for the Town's final review. Scope items were updated based on discussions at the last meeting with the committee, Derrick, and Eric.

**Combined Sewer System Separation:**

I reached out to ATL regarding nondestructive options for locating the penstock(s) and they don't have the capability, but they gave me a contact at a ground penetrating radar company who I have reached out to. I would like to try to confirm the approximate locations of the penstocks with Patriot Hydro. Can the Town provide a contact?

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Jamie Easton indicated that the SHPO signoff for the Regan Development project does not cover the offset project area, so I have included that area in the overall collection system project Archeology and Environmental work.

Archeological and CCTV work is anticipated to start in August/September and will involve access to private property. Archeology will involve small test pits for this initial evaluation and Arold will be looking to get to whatever MH's are accessible using their regular rig and then accessing the remaining MH's with their easement setup. Town assistance will be needed for obtaining access and notifying property owners.

WPCP – Upgrades, Phosphorus, & Ventilation:

No items at this time.

Pump Stations:

No items at this time.

Project kick-off and initial site visits anticipated August/September.

**Chilson/Eagle Lake- AES**

Matt has both appraisals. The homeowners are still interested in test sites.

Hydrogeologists changed where they want to drill on the properties. Hannah will email Derrick to contact homeowners to get on site.

The meeting adjourned at 10:40am

Next Committee meeting is August 26th, at 10:00

Minutes submitted by Sabrina Ross Water/Wastewater Clerk

**Resolution #320-2025** brought by Dave Woods, seconded by Heath Towne to close account # 51-00525550 (At a Glance Properties) and set balance to \$0 retroactive to the 3<sup>rd</sup> quarter billing as it has been combined with the adjoining lot. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #321-2025** brought by Tom Thatcher, seconded by Heath Towne to correct account # 51-00159200 (At a Glance Properties) to 4 EDU water, 4 EDU sewer and 16 vacant lot fees of 0.10 EDU water and sewer; billing will show a total of 5.6 EDU for water and 5.6 EDU for sewer, retroactive to the 3<sup>rd</sup> quarter billing. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #322-2025** brought by Dave Woods, seconded by Tom Thatcher to increase account # 51-00510300 (60 Schuyler Street) to 2 EDU water and 2 EDU sewer as it is listed as a 2-family dwelling in the tax roll. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

**Resolution #323-2025** brought by Heath Towne, seconded by Joyce Cooper to correct the balance on account # 51-00161200 (29 Myers Street) to \$0, as they are exempt from utility billing. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #324-2025** brought by Heath Towne, seconded by Joyce Cooper to close account # 51-00161200 (29 Myers Street) as it is owned by Essex County Land Bank and they are exempt from utility billing. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #325-2025** brought by Dave Woods, seconded by Tom Thatcher to increase account # 51-00512300 (15 Defiance Street) to 2 EDU water and 2 EDU sewer as there is an apartment there per the tax roll. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #326-2025** brought by Heath Towne, seconded by Joyce Cooper to remove the Debt Service Fee from Shore Airport Road Water District (SW09) users and refund those users the debt fees they have paid to date for 2025. BOND WILL BE PAID OFF FROM USER FUNDS. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #327-2025** brought by Tom Thatcher, seconded by Dave Woods to modify the language in the quarterly Drinking Water Warning for Chilson and Eagle Lake Water Users letter to reflect the current status for the benefit of public awareness (see below). **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

## **Drinking Water Warning**

### **Chilson and Eagle Lake Water Users (Town of Ticonderoga)**

**The Town of Ticonderoga has failed to provide proper treatment for *Cryptosporidium*.**

***What is Cryptosporidium?*** *Cryptosporidium* is a single-celled protozoan parasite commonly found in lakes and rivers, especially when the water is contaminated with sewage and animal waste. *Cryptosporidium* can cause gastrointestinal illness (e.g., diarrhea, vomiting, cramps).

***Who is at risk?*** Infants, some elderly or immunocompromised persons such as those undergoing chemotherapy for cancer; those who have undergone organ transplants; those who are undergoing treatment with steroids; and people with HIV/AIDS or other immune system disorders who can be particularly at risk from infections. You should seek advice about drinking water from your physician or health care provider.

***What are the symptoms?*** Symptoms may include profuse, watery diarrhea, abdominal cramps, vomiting, lethargy, and general malaise.

***What should I do?*** **Do Not Give Water To Infants, Some Elderly Or Immunocompromised Persons Such As Those Undergoing Chemotherapy For Cancer; Those Who Have Undergone Organ Transplants; Those Who Are Undergoing Treatment With Steroids; And People With HIV/Aids Or Other Immune System Disorders Who Can Be Particularly At Risk From Infections.**

**ANYONE AT RISK NOTED ABOVE SHOULD USE BOTTLED WATER OR BOILED WATER FOR THEIR DRINKING WATER AND FOOD PREPARATION PURPOSES.**



## **Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

**What happened? What is being done?** Pursuant to the Long Term 2 Enhanced Surface Water Treatment Rule ("LT2ESWTR"), on or before October 1, 2014, the Town of Ticonderoga was required to provide water treatment for the Gooseneck Reservoir source to inactivate *Cryptosporidium*. The Town of Ticonderoga has been engaged in a process to provide such treatment and/or provide an alternative source of water. As of October 1, 2014, that process has not been completed. The United States Environmental Protection Agency ("EPA") issued an order dated October 3, 2014 requiring the Town of Ticonderoga to meet these treatment requirements.

**August 2025 Update:** The Town continues the process of identifying lawful drinking water sources for the Chilson and Eagle Lake drinking water users. Sites have been identified, and the hydrogeologist is continuing its review of the sites. It is expected that test wells will be drilling in the coming months. The results will then form the basis for review and consideration by the Town Board and the public. While the current June 2025 deadline has not yet been formally extended in U.S. District Court, the Town has been advised by the EPA that the EPA will not pursue enforcement actions against the Town at this time given the Town's good faith efforts to pursue lawful and affordable drinking water alternatives. The Town Board continues its efforts to find good, safe and affordable sources of drinking water for the Chilson and Eagle Lake drinking water users.

Further information can be obtained by contacting the Town of Ticonderoga Water Department at 518-585-6144, or logging on to the Town of Ticonderoga webpage at: <http://www.townofticonderoga.org>

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

Human Services: Youth – Joyce Cooper, Councilwoman

### **Youth Commission Meeting 8/12/2025**

#### **Summer Camp**

I have finished summer camp this year with around 100 children signed up. Our average attendance ranged from fifty-eight children to two sixty-two children a day. We consistently went on trips to K of C, Fort Ticonderoga and the beach for swimming. We finished up with a trip down to the fun spot to round out the summer camp final week.

#### **Summer Beach**

We have our inspection back from. The health department for our beach. We had no violations at all and filed protocols with the letter. All paperwork was correct and filled out properly.

#### **Youth Soccer**

Soccer is going to be starting soon. We have interested coaches for each of our teams. We have had quite a few signups for soccer in the past 2 weeks. We are going to have a sign-up night. Practices should start this month.

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

**The after-school program**

The after-school program has a few returning employees, hopefully we could start a little sooner than we did last year. This depends on if we have enough employees for this year.

Human Services: Seniors – Heath Towne, Councilman

**TI AREA SENIORS MEMBERSHIP MEETING**

**MINUTES JULY 30, 2025**

**IN ATTENDANCE:** Sharon Mitchell, President, Joan Kay, Vice President, Patty Reid, Secretary/Treasurer, Marlene Charboneau, Activities Director, Heath Towne – Town of Ticonderoga Representative

**MEMBERS:** Jackie Hurlburt, Lucie Bobbie, Bev O’Neal, Marcia Hay, Sandy O’Dell, Aileen Rafferty and Colleen Bessett

**CALL TO ORDER:** Meeting was called to order at 1:00 by the President, Sharon Mitchell.

**PLEDGE OF ALLEGIANCE:** The pledge of Allegiance was recited by the membership.

**MINUTES:** The minutes of the June 25<sup>th</sup> meeting were read by Patty Reid. Motion by Jackie Hurlburt to accept the minutes as read. Seconded by Aileen Rafferty. All in favor. Motion carried.

**FINANCIAL REPORT:** The June financial report was given by Patty Reid. The beginning balance was \$15,749.19. The ending balance is \$14,884.94.

**OLD BUSINESS**

**LAKE GEORGE STEAMBOAT CO.:** Sharon stated that everyone had a great time. We are looking at possibly going on a Brunch Cruise on a Sunday next year.

**DEPOT THEATRE:** The musical is on Sunday, August 17<sup>th</sup> at 3pm. We will be going to dinner after the show. We will also be carpooling for anyone who needs a ride.

**FUND RAISER:** Sharon reported that the board members go around to different businesses and ask for donations. We will be at Walmart on Saturday, August 2<sup>nd</sup> and Sunday, August 10<sup>th</sup> from 8am to 12noon.

**2026 BUDGET:** Sharon reported that we received a letter from Mark Wright requesting our budget for the year 2026 by August 18<sup>th</sup>. The board will be working on the budget next week.

**DRAWING FOR THE ACAP LUNCH:** The two members chosen for the free lunch at ACAP are Katrinka Tromblee and Ana Galeano.

**TOWN REPORT:** Heath Towne, Town of Ticonderoga Representative

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

Heath reported that Mike Edson was presented with an award for 50 years with the fort and the fife and drum. The award was presented at the Alumni Awards at the K of C.

August 21<sup>st</sup> will be the free dump day at the transfer station.

If any seniors have items they would like to get rid of and are not able to get to the dump, Contact Sal at the Highway Dept. and they will pick it up for you.

The extra Handi-cap spot in the parking lot has not been painted yet. Heath will check with Sal.

The town is mowing down the tall grass in the town. If there are areas let them know at the town.

The Racetrack Road building is out for bid.

Pickleball courts are almost completed. The last ballfield at the park will have a concrete pad installed for Bleachers.

The Newberry's building has had a sign put up reading "Newberry Commons".

Construction has begun on the building that burned down by the Agway bldg.

The Agway Bldg. windows have been boarded up.

**BIRTHDAYS:** Aileen Rafferty read off the birthdays for August.

**ACTIVITY REPORT:**

**SENIOR SUPPER:** Marlene reported that the supper will be on Thursday, August 7<sup>th</sup> at 5:00pm. It will be at the Café Adirondack.

**AARP SAFETY DRIVERS COURSE:** We have scheduled a safety drivers' course on Tuesday, August 12th from 9:00am to 3:30pm.

**DEPOT THEATRE:** There is a sign-up sheet for the musical "Million Dollar Quartet". The cost is \$32.00 per person.

**PICKLEBALL:** Marlene stated that Mike Tighe has been giving pickleball lessons. The lessons are now over. The new players will be playing with the less aggressive players to start with. Eventually they will be able to play with the rest of the group.

**RAFFLE:** Winner of the free milkshake or sundae and free coffee or hot chocolate at Stewart's is Colleen Bessett.

**ADJOURNMENT: Motion** by Sandy O'Dell to adjourn the meeting at 2:00pm. Seconded by Jackie Hurlburt. All in favor. Motion carried.

Health Insurance – Mark Wright, Supervisor  
No Meeting

Contract Negotiations – Mark Wright, Supervisor  
No meetings; however, labor relations will meet with the board before the next board meeting.

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

I.T./Cable TV – Mark Wright, Supervisor

Spectrum Northeast, LLC (“Spectrum”) was recently notified that HBO Family, ThrillerMax, MovieMax, and OuterMax are ceasing service on or after August 15, 2025. This change is out of Spectrum’s control.

On August 15, 2025, the channels will be slated with, “Programming is no longer available.”

Spectrum Northeast, LLC (“Spectrum”) is contractually required to add Big Ten Network to Spectrum TV Select and Spectrum TV Select Signature packages on the channel lineups serving your community.

Resolutions for Consideration

**Resolution #328-2025** brought by Dave Woods, seconded by Tom Thatcher authorizing the creation of new accounts:

|              |  |
|--------------|--|
| H71.0200     | Cash   |
| H71.0380     | Accounts Receivable                          |
| H71.0391     | Due From Other Funds                         |
| H71.0510     | Estimated Revenue                            |
| H71.0521     | Encumbrances                                 |
| H71.0522     | Expenditures                                 |
| H71.0599     | Appropriated Fund Balance                    |
| H71.0600     | Accounts Payable                             |
| H71.0626     | Bond Anticipation Notes Payable              |
| H71.0626.010 | BANs Payable Short Term Loan                 |
| H71.0630     | Due to Other Funds                           |
| H71.0821     | Reserve For Encumbrances                     |
| H71.0909     | Fund Balance, Unreserved                     |
| H715.0960    | Appropriations                               |
| H715.0980    | Revenues                                     |
| H71.2401     | Interest & Earnings                          |
| H71.2770     | Miscellaneous                                |
| H71.3089     | State Aid                                    |
| H71.3990     | NYS WIIA Grant                               |
| H71.5031     | Interfund Transfers                          |
| H71.5710     | Serial Bond                                  |
| H71.5730     | Bond Anticipation Notes                      |
| H71.5731     | BAN Redeemed From Appropriations             |
| H71.5789     | Other Debt / NYS EFC                         |
| H71.1420.400 | Attorney Contractual Exp                     |
| H71.1440.400 | Engineer Contractual Exp                     |
| H71.8110.400 | Sewer Dist. Contractual Exp.                 |
| H71.8340.400 | Transmission & Distribution Contractual Exp. |
| H71.9730.700 | Bond Anticipation Notes Interest             |

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

For creation of new project, H71, Wastewater Treatment Plant Upgrade.

SW09.8389.430 Water Expenses - Other

For refunding overpayment of district user debt payments.

**All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #329-2025** brought by Dave Woods, seconded by Tom Thatcher to offer employment to Aden LaBarge as a Highway Motor Equipment Operator, full-time, with benefits at the rate of \$23.44/hour. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #330-2025** brought by Joyce Cooper, seconded by Heath Towne to offer employment, as part-time, on-call, Assistant Recreation Supervisor with a rate of \$17.56/hr., no benefits, to Alexis Towne. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #331-2025** brought by Joyce Cooper, seconded by Heath Towne to offer employment to Mary Michalak as an Activities Attendant at the rate of \$15.50/hour, no benefits. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #332-2025** brought by Tom Thatcher, seconded by Heath Towne authorizing the following budget transfers:

|            |                              |            |
|------------|------------------------------|------------|
| A.1989.400 | Contingency                  | (\$303.49) |
| A.8020.491 | Planning Legal Services      | \$112.50   |
| A.3620.491 | Safety Inspection Legal Fees | \$190.99   |

Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer \$ 54,800.80).

|            |                               |            |
|------------|-------------------------------|------------|
| A.2770     | General Miscellaneous Revenue | (\$232.71) |
| A.3120.412 | Police Copier                 | \$82.68    |
| A.1670.412 | Central Svcs Copier (Codes)   | \$150.03   |

Transfer refunds for copier overpayments to appropriate expense lines.

|            |                                |               |
|------------|--------------------------------|---------------|
| A.2210.005 | Fire Insurance Escrow          | (\$40,500.00) |
| A.1420.405 | Attorney Fire Insurance Escrow | \$40,500.00   |

Transfer funds from Escrow account to appropriate expense line.

|            |                             |            |
|------------|-----------------------------|------------|
| A.2260     | Stop DWI Grant              | (\$723.00) |
| A.3120.198 | Police & Constable Stop DWI | \$723.00   |

Transfer Grant revenue received to the appropriate expense line.

|             |                          |              |
|-------------|--------------------------|--------------|
| DA.1989.400 | Contingency              | (\$2,250.00) |
| DA.5130.442 | Highway Equipment Rental | \$2,250.00   |

Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer \$ 6,225.00).

|             |                                  |                |
|-------------|----------------------------------|----------------|
| DA.5110.466 | Highway Road Materials           | (\$260,257.29) |
| DA.5112.266 | Highway Impr. CHIPS Expenditures | \$260,257.29   |

Transfer funds until reimbursement is received.

|               |             |           |
|---------------|-------------|-----------|
| SS05.1989.400 | Contingency | (\$18.19) |
|---------------|-------------|-----------|

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

SS06.8130.410 Sewage Treatment & Disposal Cont. Electric \$18.19  
Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer \$ 9,076.34).

SS05.2770 Miscellaneous Revenue (\$8,103.20)  
SS09.8130.405 Sewage Treatment & Disposal Contractual \$8,103.20

Transfer sewer tap fees received to the appropriate expense line.

SW06.1989.400 Contingency (\$73.72)  
SW06.8310.475 Water Admin DOJ Compliance Advertising \$60.24  
SW06.8310.468 Water Safety Equipment & Supplies \$13.48

Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer \$ 14,099.79).

SW.2770 Miscellaneous Revenue (\$8,875.06)  
SW.8340.466 Trans & Dist Water System Materials & Supplies \$8,875.06

Transfer water tap fees received to the appropriate expense line.

**All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #333-2025** brought by Tom Thatcher, seconded by Heath Towne authorizing the following budget adjustments:

|             |  |            |
|-------------|--|------------|
| A.1310.193  | Director of Finance Vacation Buy-back  | \$1,169.20 |
| A.1310.495  | Prof./Contractual Payroll Services     | \$272.85   |
| A.3120.193  | Police & Constable Vacation Buy-Back   | \$1,276.00 |
| A.7140.472  | Playgrounds & Recreations Center Meals | \$2,738.94 |
| A.3120.412  | Police Copier/Printer Maint & Supplies | \$857.86   |
| A.3120.191  | Police & Constable Overtime            | \$5,739.31 |
| DA.5130.463 | Highway Veh/Equip Repair & Maint.      | \$4,972.16 |

Funding un/underbudgeted accounts and increased costs by respective Fund Balances.

**All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #334-2025** brought by Dave Woods, seconded by Joyce Cooper authorizing the following Inter-Fund Transfer:

|            |                             |              |
|------------|-----------------------------|--------------|
| A.9950.900 | General Inter-fund Transfer | (\$3,890.00) |
| H61.5031   | Chilson / Eagle Lake        | \$3,890.00   |

Transfer funds from General to Eagle Lake Water Project.

**All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #335-2025** brought by Dave Woods, seconded by Joyce Cooper authorizing the following Inter-Fund Loans:

|          |                              |               |
|----------|------------------------------|---------------|
| A.0391   | General Due From Other Funds | (\$10,647.56) |
| H21.0630 | Airport Apron Expansion      | \$10,647.56   |

Transfer funds from General to Airport Apron Expansion project under funding is received.

|          |  |               |
|----------|--|---------------|
| SW.0391  | Central Water Due From Other Funds     | (\$18,657.50) |
| H63.0630 | Water Meter Project Due To Other Funds | \$18,657.50   |

Transfer funds from Central Water to Water Meter project until funding is received.

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

A.0391                      General Due From Other Funds                      (\$22.50)  
H64.0630                      WWTP Ventilation/Phosphorous/Collection                      \$22.50

Transfer funds from General to WWTP Ventilation/Phosphorous/Collection project until funding is received.

SS05.0391                      Sewer Due From Other Funds                      (\$16,417.50)  
H71.0630                      WWTP Upgrade                      \$16,417.50

Transfer funds from Sewer to Waste-Water Treatment Plant Upgrade project, until funding received.

**All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #336-2025** brought by Heath Towne, seconded by Tom Thatcher to approve the July Abstract # 07-2025. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

| <b>Board Meeting Date<br/>7/10/2025</b> |                     |  |  |  |
|---|---------------------|--|--|--|
| Gross Payroll # 14                      | 118,616.69          |  |  |  |
| Gross Payroll # 15                      | 128,304.82          |  |  |  |
| Gross Payroll #                         | -                   |  |  |  |
| <b>Trust &amp; Agency Total</b>         | <b>\$246,921.51</b> |  |  |  |
|   |                     |  |  |  |
| <b>Pre-Pays:</b>                        | <b>\$0.00</b>       |  |  |  |
|   |                     |  |  |  |
|   |                     |  |  |  |
|   |                     |  |  |  |

| <b>ABSTRACT # 7</b>                       | <b>7/10/2025</b> | <b>Cash<br/>Transfers</b> | <b>YTD<br/>Revenue</b> | <b>YTD<br/>Expenses</b> |
|---|------------------|---------------------------|------------------------|-------------------------|
| General (A)                               | 169,924.09       | 169,924.09                | 4,395,428.96           | 1,738,145.09            |
| CD20 LaChute Trail Connector              | -                | -                         |                        |                         |
| CD21 LISC Zombie                          |                  | -                         | -                      | 15,776.37               |
| CM Library Trust Special                  |                  | -                         |                        | -                       |
| Highway (DA)                              | 34,564.11        | 34,564.11                 | 1,827,509.41           | 746,373.52              |
| H15 - Airport Runway And Taxiway Lighting | -                | -                         |                        | 3,500.00                |
| H17 - Ticonderoga Airport Improvements    |                  | -                         | -                      | -                       |
| H18 - Airport Pavement Management         | -                | -                         | -                      | -                       |

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing  
at 6:00 p.m. in the Community Building Conference Room**

|  |          |          |            |           |
|--|----------|----------|------------|-----------|
| H19 - Airport Apron<br>Reconstruction / Taxiway<br>Rehab | -        | -        | -          | -         |
| H20 - Airport Environmental<br>Assessment                | 2,955.12 | 2,955.12 | -          | 3,905.12  |
| H21 - Apron Expansion                                    | 3,592.24 | 3,592.24 | 31,738.60  | 43,219.67 |
| H36 - C/P Chilson Res.<br>Replacement                    | -        | -        | -          | -         |
| H45 - C/P Equipment Purchase                             |          | -        | -          | -         |
| H48 - FEMA Chilson Water<br>Main                         |          | -        | -          | -         |
| H49 - GIGP Daylight<br>Streaming                         | -        | -        | -          | -         |
| H50 - C/P WQIP WWTP<br>Disinfection                      | -        | -        | -          | -         |
| H51 - Res & Design French<br>Sawmill                     |          | -        | -          | -         |
| H53 - Clean Water Main<br>Project                        | -        | -        | -          | -         |
| H54 - LaChute Signage Grant                              |          | -        | -          | -         |
| H56 - Sewer Pollution Right to<br>Know                   |          | -        | -          | -         |
| H57 - Parking Lot Cannonball<br>Path                     |          | -        | -          | -         |
| H58 - WWTP HVAC Project                                  |          | -        | -          | -         |
| H59 - LCBP Storm Water<br>Sewer Separation               | -        | -        | -          | -         |
| H60 - Veterans RD<br>Culvert/Bridge NY Project           | -        | -        | 621,622.81 | -         |
| H61 - Chilson/Eagle Lake<br>Water Exploration            | 157.50   | 6,015.00 | 3,455.91   | 3,613.41  |
| H62 - Lead Service Line<br>Replacement Grant             | -        |          | -          | -         |
| H63 - Water Meter Project                                | 5,790.00 |          | -          | 6,577.50  |
| H64 - WWTP Ventilation<br>Project GIGP                   | 67.50    |          | -          | 607.50    |
| H65 - 5052 WWTP<br>Phosphorous removal EPG               | -        |          | -          | -         |
| H66 - NYS DEC EPG<br>#104867                             | -        |          | -          | -         |
| H67- Wet Weather Operating<br>Plan                       | -        | -        | -          | -         |
| H68 - Black Point HVAC 5099                              | -        | -        | -          | -         |



**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing  
at 6:00 p.m. in the Community Building Conference Room**

|  |            |            |              |            |
|--|------------|------------|--------------|------------|
| H69 - LaChute River Walk Trail Extension           | -          | -          | 18,540.00    | 16,997.43  |
| H70 - Skating Rink Project                         | -          |            | -            | 185,000.00 |
| PN - Permanent Fund Mt. Hope Cemetery              |            |            | -            | -          |
| SF01- Ticonderoga Town/Village Joint Fire District | -          |            | 752,352.00   | 752,352.00 |
| SF02 - Chilson Fire Protection District            | -          |            | 105,240.00   | 105,240.00 |
| SM03 - Ticonderoga Ems District                    | -          |            | 397,140.00   | 397,140.00 |
| Claymore Sewer District (SS01)                     | 112.25     |            | 4,541.50     | 1,369.14   |
| Park Ave Sewer District (SS02)                     | 10,622.00  |            | 40,129.90    | 31,889.51  |
| Alex Ave Sewer District (SS03)                     | 8,655.67   |            | 28,256.42    | 30,870.75  |
| Homelands Sewer Dist (SS04)                        | 4,860.80   |            | 24,048.62    | 15,236.19  |
| Central Sewer (SS05)                               | 41,481.30  | 131,976.63 | 1,086,809.43 | 539,283.32 |
| Commerce Park Sewer (SS06)                         | 17,868.78  |            | 58,862.49    | 54,021.20  |
| Delano Point Sewer (SS07)                          | 4,652.78   |            | 25,539.88    | 14,038.57  |
| Baldwin Road Sewer Dist (SS08)                     | 7,039.64   |            | 35,176.84    | 39,484.87  |
| Black Point Road Sewer (SS09)                      | 28,001.46  |            | 210,760.23   | 181,473.20 |
| Hague Road Sewer (SS10)                            | 6,350.22   |            | 3,162.15     | -          |
| 9N & 74 Sewer (SS11)                               | -          |            | 23,424.46    | 19,731.65  |
| Hague Sewer (SS12)                                 | 2,331.73   |            | 6,022.66     | 7,036.84   |
| Consolidated Water (SW)                            | 133,130.92 |            | 825,699.66   | 934,154.11 |
| 9N & 74 Water (SW01)                               | -          |            | -            |            |
| Street Road Water (SW02)                           | -          |            | -            | -          |
| Alex Avenue I Water District (SW03)                | -          |            | -            | -          |
| Homelands Water District (SW04)                    | -          |            | -            | -          |

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

|   |                     |                   |                      |                     |
|---|---------------------|-------------------|----------------------|---------------------|
| Alex Ave II Water District (SW05)       | -                   |                   | -                    | -                   |
| Central Water (SW06)                    | -                   | 133,267.92        | 1,181.08             | 32,641.95           |
| Park Ave Water Dist (SW07)              | -                   |                   | -                    | -                   |
| Shore Airport Water (SW09)              | 137.00              |                   | 73,683.46            | 125,495.04          |
| <b>Multi Account Total</b>              | <b>482,295.11</b>   | <b>482,295.11</b> | <b>10,600,326.47</b> | <b>6,045,173.95</b> |
| <b>Total Expenditures This Abstract</b> | <b>\$729,216.62</b> | <b>TRUE</b>       |                      |                     |

**Resolution #337-2025** brought by Dave Woods, seconded by Tom Thatcher to accept the July Supervisor's Report, as submitted. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

## Supervisor's Report

7/10/2025

| Account Title                       | GFNB                | NYCLASS    | GFNB ICS     | Total        |
|-------------------------------------|---------------------|------------|--------------|--------------|
| General                             | 23,483.50           | 186,408.25 | 5,232,424.48 | 5,442,316.23 |
| Airport                             | 127,103.53          |            |              | 127,103.53   |
| Highway                             | 793,285.86          | 93,862.76  | 1,886,660.99 | 2,773,809.61 |
| H17 - Airport                       |                     |            |              | -            |
| H36 - Master Drinking Water         | 100,218.63          |            |              | 100,218.63   |
| Clean Water H49 H50 H53             | 158,611.39          |            |              | 158,611.39   |
| H56 - Sewer Pollution Right to Know |                     |            |              | -            |
| H57 - Parking Lot Cannonball Path   |                     |            |              | -            |
| H58 - WWTP - HVAC Planning Grant    |                     |            |              | -            |
| H59 - LCBP NEIWPCC                  |                     |            |              | -            |
| H61 - Chilson Eagle Lake Project    |                     |            |              | -            |
| <b>All other Capital Projects</b>   | <b>1,704,717.12</b> |            |              |              |
| SS01 - Claymore                     |                     |            |              | -            |
| SS02 - Park Ave                     |                     |            |              | -            |

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing  
at 6:00 p.m. in the Community Building Conference Room**

|   |            |            |              |              |
|---|------------|------------|--------------|--------------|
| SS03 - Alex Ave                         |            |            |              | -            |
| SS04 - Homelands                        |            |            |              | -            |
| <b>SS05 &amp; All Districts</b>         | 889,177.46 | 765,038.79 | 1,113,649.77 | 2,767,866.02 |
| SS06 - Commerce                         |            |            |              | -            |
| SS07 - Delano Point                     |            |            |              | -            |
| SS08 - Baldwin                          |            |            |              | -            |
| SS09 - Black Point                      |            |            |              | -            |
| SS10 - Hague Rd                         |            |            |              | -            |
| SS11 - 9N&74                            |            |            |              | -            |
| SW01 - 9N&73                            |            |            |              | -            |
| SW02 - Street Road                      |            |            |              | -            |
| SW03 - Alex Ave I                       |            |            |              | -            |
| SW04 - Homelands                        |            |            |              | -            |
| SW05 - Alex Ave II                      |            |            |              | -            |
| <b>SW - Central Water All Districts</b> | 102,011.21 | 564,278.34 | 356,075.92   | 1,022,365.47 |
| C/R - Carillon Park                     |            | 5,741.14   |              | 5,741.14     |
| C/R - Liberty Monument                  |            | 22,445.83  |              | 22,445.83    |
| C/R - Unemployment                      |            | 33,926.08  |              | 33,926.08    |
| C/R - Police Equipment                  |            | 68,416.84  |              | 68,416.84    |
| C/R - Senior Bus                        |            | 44,103.26  |              | 44,103.26    |
| C/R - Frazier Bridge                    |            | 7,405.74   |              | 7,405.74     |
| C/R - Forfeiture                        |            | 1,940.35   |              | 1,940.35     |
| C/R - Building Improvement              |            | 375,635.29 |              | 375,635.29   |
| C/R - General Sidewalk Improvement      |            | 180,801.72 |              |              |
| C/R - Building & Grounds Equipment      |            | 19,963.60  |              |              |
| C/R - Airport Development               |            | 247,282.19 |              |              |
| C/R - Highway Equipment                 |            | 420,419.39 |              | 420,419.39   |
| C/R - DA Sidewalk Repair                |            | 55,192.62  |              |              |

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

|  |              |              |              |               |
|--|--------------|--------------|--------------|---------------|
| C/R - Sewer Equipment + Infrastructure |              | 94,475.20    |              | 94,475.20     |
| C/R - Sewer Repair                     |              | 112,553.75   |              | 112,553.75    |
| C/R - Water Equipment + Infrastructure |              | 312,926.23   |              | 312,926.23    |
| C/R - Water Repair                     |              | 101,492.70   |              | 101,492.70    |
| 0                                      |              |              |              | -             |
| Library Trust                          |              | 36,229.11    |              | 36,229.11     |
| Mount Hope Cemetery                    |              | 29,223.88    |              | 29,223.88     |
|  |              |              |              | 14,059,225.67 |
| Total                                  | 3,898,608.70 | 3,779,763.06 | 8,588,811.16 | 16,267,182.92 |

**Resolution #338-2025** brought by Tom Thatcher, seconded by Joyce Cooper to rescind Resolution #290-2025 from the July 24, 2025, Town Board Financial Meeting, authorizing the closure of Montcalm Street on August 22, 2025, for Downtown Summer Nights from the hours of 4:00 pm (1600) to 9:00 pm (2100). The event requiring closure has been canceled. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #339-2025** brought by Tom Thatcher, seconded by Heath Towne to adopt the order calling for a public hearing on September 11, 2025 at 6:00 p.m., at the Community Building, 132 Montcalm Street, in Ticonderoga, New York, on the question of increasing and improving the facilities of the Sewer District Nos. 2-9, 11 and 12. Further resolve to authorize and direct the Town Clerk to cause a copy of the Notice of Public Hearing hereinafter provided to be published once in the official newspaper designated for this purpose, and also to cause a copy thereof to be posted on the sign board of the Town. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #340-2025** brought by Dave Woods, seconded by Joyce Cooper authorizing the Supervisor to execute the Agreement Between the Town of Ticonderoga and Wright-Pierce Engineering Consultants, P.C. for Wastewater Treatment and Collection System Improvements Project subject to review by the Town Attorney. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #341-2025** brought by Heath Towne, seconded by Joyce Cooper to accept the minutes of the July 10, 2025, Regular Town Board Meeting and July 24, 2025, Finance Meeting.

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

**All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #342-2025** brought by Tom Thatcher, seconded by Joyce Cooper to Pay the Abstract #8-2025. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

| <b>Board Meeting Date</b><br><b>8/14/2025</b> |                     |  |  |  |
|---|---------------------|--|--|--|
| Gross Payroll # 16                            | 140,804.36          |  |  |  |
| Gross Payroll # 17                            | 141,149.01          |  |  |  |
| Gross Payroll #                               | -                   |  |  |  |
| <b>Trust &amp; Agency Total</b>               | <b>\$281,953.37</b> |  |  |  |
|   |                     |  |  |  |
| <b>Pre-Pays:</b>                              | <b>\$0.00</b>       |  |  |  |
|   |                     |  |  |  |
|   |                     |  |  |  |
|   |                     |  |  |  |

| <b>ABSTRACT # 8</b>                                | <b>8/14/2025</b> | <b>Cash Transfers</b> | <b>YTD Revenue</b> | <b>YTD Expenses</b> |
|--|------------------|-----------------------|--------------------|---------------------|
| General (A)  | 303,714.93       | 303,714.93            | 4,538,529.03       | 2,708,117.06        |
| CD20 LaChute Trail Connector                       | -                | -                     |                    |                     |
| CD21 LISC Zombie                                   |                  | -                     | -                  | 15,776.37           |
| CM Library Trust Special                           |                  | -                     |                    | -                   |
| Highway (DA)                                       | 633,958.75       | 633,958.75            | 1,827,509.41       | 1,530,171.19        |
| H15 - Airport Runway And Taxiway Lighting          | -                | -                     |                    | 3,500.00            |
| H17 - Ticonderoga Airport Improvements             |                  | -                     | -                  | -                   |
| H18 - Airport Pavement Management                  | -                | -                     | -                  | -                   |
| H19 - Airport Apron Reconstruction / Taxiway Rehab | -                | -                     | -                  | -                   |
| H20 - Airport Environmental Assessment             | -                | -                     | -                  | 3,905.12            |
| H21 - Apron Expansion                              | 10,647.56        | 10,647.56             | 31,738.60          | 53,867.23           |

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing  
at 6:00 p.m. in the Community Building Conference Room**

|  |           |           |            |           |
|--|-----------|-----------|------------|-----------|
| H36 - C/P Chilson Res.<br>Replacement          | -         | -         | -          | -         |
| H45 - C/P Equipment<br>Purchase                |           | -         | -          | -         |
| H48 - FEMA Chilson Water<br>Main               |           | -         | -          | -         |
| H49 - GIGP Daylight<br>Streaming               | -         | -         | -          | -         |
| H50 - C/P WQIP WWTP<br>Disinfection            | -         | -         | -          | -         |
| H51 - Res & Design French<br>Sawmill           |           | -         | -          | -         |
| H53 - Clean Water Main<br>Project              | -         | -         | -          | -         |
| H54 - LaChute Signage<br>Grant                 |           | -         | -          | -         |
| H56 - Sewer Pollution<br>Right to Know         |           | -         | -          | -         |
| H57 - Parking Lot<br>Cannonball Path           |           | -         | -          | -         |
| H58 - WWTP HVAC<br>Project                     |           | -         | -          | -         |
| H59 - LCBP Storm Water<br>Sewer Separation     | -         | -         | -          | -         |
| H60 - Veterans RD<br>Culvert/Bridge NY Project | -         | -         | 621,622.81 | -         |
| H61 - Chilson/Eagle Lake<br>Water Exploration  | 3,890.00  | 22,570.00 | 3,613.41   | 7,503.41  |
| H62 - Lead Service Line<br>Replacement Grant   | -         |           | -          | -         |
| H63 - Water Meter Project                      | 18,657.50 |           | -          | 25,235.00 |
| H64 - WWTP Ventilation<br>Project GIGP         | 22.50     |           | -          | 630.00    |
| H65 - 5052 WWTP<br>Phosphorous removal EPG     | -         |           | -          | -         |
| H66 - NYS DEC EPG<br>#104867                   | -         |           | -          | -         |
| H67- Wet Weather<br>Operating Plan             | -         | -         | -          | -         |
| H68 - Black Point HVAC<br>5099                 | -         | -         | -          | -         |
| H69 - LaChute River Walk<br>Trail Extension    | -         | -         | 18,540.00  | 16,997.43 |

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing  
at 6:00 p.m. in the Community Building Conference Room**

|  |            |            |              |              |
|--|------------|------------|--------------|--------------|
| H70 - Skating Rink Project                               | -          |            | -            | 185,000.00   |
| H71-Waste Water<br>Treatment Plat Upgrade<br>WTP         | 16,417.50  | 16,417.50  |              | 16,417.50    |
| PN - Permanent Fund Mt.<br>Hope Cemetery                 |            |            | -            | -            |
| SF01- Ticonderoga<br>Town/Village Joint Fire<br>District | -          |            | 752,352.00   | 752,352.00   |
| SF02 - Chilson Fire<br>Protection District               | -          |            | 105,240.00   | 105,240.00   |
| SM03 - Ticonderoga Ems<br>District                       | -          |            | 397,140.00   | 397,140.00   |
| Claymore Sewer District<br>(SS01)                        | -          |            | 4,600.50     | 1,369.14     |
| Park Ave Sewer District<br>(SS02)                        | -          |            | 40,312.56    | 31,889.51    |
| Alex Ave Sewer District<br>(SS03)                        | -          |            | 28,662.93    | 30,870.75    |
| Homelands Sewer Dist<br>(SS04)                           | -          |            | 24,105.52    | 15,236.19    |
| Central Sewer (SS05)                                     | 321,570.81 | 322,458.00 | 1,166,202.98 | 994,537.34   |
| Commerce Park Sewer<br>(SS06)                            | 18.19      |            | 59,438.13    | 54,039.39    |
| Delano Point Sewer (SS07)                                | 869.00     |            | 25,633.78    | 14,038.57    |
| Baldwin Road Sewer Dist<br>(SS08)                        | -          |            | 35,413.16    | 39,484.87    |
| Black Point Road Sewer<br>(SS09)                         | -          |            | 211,570.97   | 198,401.20   |
| Hague Road Sewer (SS10)                                  | -          |            | 3,287.82     | -            |
| 9N & 74 Sewer (SS11)                                     | -          |            | 23,446.91    | 19,731.65    |
| Hague Sewer (SS12)                                       | -          |            | 6,022.66     | 7,036.84     |
| Consolidated Water (SW)                                  | 26,381.08  |            | 844,233.52   | 1,090,309.60 |
| 9N & 74 Water (SW01)                                     | -          |            | -            |              |
| Street Road Water (SW02)                                 | -          |            | -            | -            |
| Alex Avenue I Water<br>District (SW03)                   | -          |            | -            | -            |
| Homelands Water District<br>(SW04)                       | -          |            | -            | -            |

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing  
at 6:00 p.m. in the Community Building Conference Room**

|   |                       |                     |                      |                     |
|---|-----------------------|---------------------|----------------------|---------------------|
| Alex Ave II Water District (SW05)       | -                     |                     | -                    | -                   |
| Central Water (SW06)                    | -                     | 26,381.08           | -                    | 32,641.95           |
| Park Ave Water Dist (SW07)              | -                     |                     | -                    | -                   |
| Shore Airport Water (SW09)              | -                     |                     | 73,747.86            | 125,495.04          |
| <b>Multi Account Total</b>              | <b>1,336,147.82</b>   | <b>1,336,147.82</b> | <b>10,842,964.56</b> | <b>8,476,934.35</b> |
| <b>Total Expenditures This Abstract</b> | <b>\$1,618,101.19</b> | <b>TRUE</b>         |                      |                     |

**Resolution #343-2025** brought by Dave Woods, seconded by Tom Thatcher to accept the Supervisor's Report as submitted. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

## Supervisor's Report

8/14/2025

| Account Title                       | GFNB                | NYCLASS    | GFNB ICS     | Total        |
|-------------------------------------|---------------------|------------|--------------|--------------|
| General                             | 62,335.08           | 186,408.25 | 4,944,953.31 | 5,193,696.64 |
| Airport                             | 121,719.66          |            |              | 121,719.66   |
| Highway                             | 638,146.83          | 93,862.76  | 1,893,113.10 | 2,625,122.69 |
| H17 - Airport                       |                     |            |              | -            |
| H36 - Master Drinking Water         | 100,224.99          |            |              | 100,224.99   |
| Clean Water H49 H50 H53             | 158,622.26          |            |              | 158,622.26   |
| H56 - Sewer Pollution Right to Know |                     |            |              | -            |
| H57 - Parking Lot Cannonball Path   |                     |            |              | -            |
| H58 - WWTP - HVAC Planning Grant    |                     |            |              | -            |
| H59 - LCBP NEIWPCC                  |                     |            |              | -            |
| H61 - Chilson Eagle Lake Project    |                     |            |              | -            |
| <b>All other Capital Projects</b>   | <b>1,704,717.12</b> |            |              |              |
| SS01 - Claymore                     |                     |            |              | -            |
| SS02 - Park Ave                     |                     |            |              | -            |



**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing  
at 6:00 p.m. in the Community Building Conference Room**

|   |              |            |              |              |
|---|--------------|------------|--------------|--------------|
| SS03 - Alex Ave                         |              |            |              | -            |
| SS04 - Homelands                        |              |            |              | -            |
| <b>SS05 &amp; All Districts</b>         | 1,055,083.29 | 765,038.79 | 1,117,458.27 | 2,937,580.35 |
| SS06 - Commerce                         |              |            |              | -            |
| SS07 - Delano Point                     |              |            |              | -            |
| SS08 - Baldwin                          |              |            |              | -            |
| SS09 - Black Point                      |              |            |              | -            |
| SS10 - Hague Rd                         |              |            |              | -            |
| SS11 - 9N&74                            |              |            |              | -            |
| SW01 - 9N&73                            |              |            |              | -            |
| SW02 - Street Road                      |              |            |              | -            |
| SW03 - Alex Ave I                       |              |            |              | -            |
| SW04 - Homelands                        |              |            |              | -            |
| SW05 - Alex Ave II                      |              |            |              | -            |
| <b>SW - Central Water All Districts</b> | 324,759.62   | 564,278.34 | 223,761.27   | 1,112,799.23 |
| C/R - Carillon Park                     |              | 5,741.14   |              | 5,741.14     |
| C/R - Liberty Monument                  |              | 22,445.83  |              | 22,445.83    |
| C/R - Unemployment                      |              | 33,926.08  |              | 33,926.08    |
| C/R - Police Equipment                  |              | 68,416.84  |              | 68,416.84    |
| C/R - Senior Bus                        |              | 54,103.26  |              | 54,103.26    |
| C/R - Frazier Bridge                    |              | 7,405.74   |              | 7,405.74     |
| C/R - Forfeiture                        |              | 1,940.35   |              | 1,940.35     |
| C/R - Building Improvement              |              | 380,635.29 |              | 380,635.29   |
| C/R - General Sidewalk Improvement      |              | 130,891.72 |              |              |
| C/R - Building & Grounds Equipment      |              | 23,595.22  |              |              |
| C/R - Airport Development               |              | 272,282.19 |              |              |
| C/R - Highway Equipment                 |              | 520,419.39 |              | 520,419.39   |
| C/R - DA Sidewalk Repair                |              | 55,192.62  |              |              |

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

|  |              |              |              |               |
|--|--------------|--------------|--------------|---------------|
| C/R - Sewer Equipment + Infrastructure |              | 164,475.20   |              | 164,475.20    |
| C/R - Sewer Repair                     |              | 112,553.75   |              | 112,553.75    |
| C/R - Water Equipment + Infrastructure |              | 312,926.23   |              | 312,926.23    |
| C/R - Water Repair                     |              | 101,492.70   |              | 101,492.70    |
| 0                                      |              |              |              | -             |
| Library Trust                          |              | 36,229.11    |              | 36,229.11     |
| Mount Hope Cemetery                    |              | 29,223.88    |              | 29,223.88     |
|  |              |              |              | 14,101,700.61 |
| Total                                  | 4,165,608.85 | 3,943,484.68 | 8,179,285.95 | 16,288,379.48 |

Tonya M. Thompson, Town Clerk

A request came from last week's Planning and Zoning Board meeting from an applicant for the temporary use of Town Property behind the Arrow Bank downtown. (The board would like a request in writing).

We are offering the Free Dump Day next week on the 21<sup>st</sup> – Seniors and Qualified Disabled residents are being asked to call the Town Clerk's Office to get on a schedule list for pick-up.

Matthew Fuller, Town Attorney

Will report in Executive Session

Supervisor Wright announced that we did receive two (2) bids for the Renovation at 102 Racetrack Road for the Police Department. We have asked the engineer to review and recommend. We should be able to award at the next meeting.

Councilwoman Cooper want to thank those involved with getting the replacement bus while ours is being repaired.

Public Comment

Brenda Wells asked about a letter from a resident on Woody Lane requesting some assistance from recent flooding with a few water breaks in the area.

Mrs. Thompson stated that it has been turned into our insurance company and we are awaiting a response.

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

**Resolution #344-2025** brought by Dave Woods, seconded by Tom Thatcher to exit the Regular Town Board meeting at 7:13 p.m. and enter into an Executive Session to discuss matters of litigation. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #345-2025** brought by Tom Thatcher, seconded by Heath Towne authorizing the Town Supervisor to approve and execute the settlement with Real Construction as approved by the Town Attorney. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #346-2025** brought by Dave Woods seconded by Joyce Cooper to exit out of Executive Session at 7:41 p.m. and re-enter the Regular Town Board meeting acknowledging that a Resolution was moved in Executive regarding a settlement. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Meeting adjourned at 7:41 p.m.

Respectfully submitted, Tonya M. Thompson, Town Clerk

**Town of Ticonderoga**

**Board Meeting agenda (Thursday, August 14, 2025; 6:00 p.m.)**

---

**Call Meeting to Order**

**Pledge to the Flag**

**Opening Remarks**

Proclamation – Star Trek Original Series Set Tour 10<sup>th</sup> Anniversary

**RESOLUTION** to acknowledge the contributions of James Cawley to his hometown of Ticonderoga and proclaim Friday, August 15 through Sunday, August 17, 2025, as *STAR TREK ORIGINAL SERIES SET TOUR WEEKEND* in the Town of Ticonderoga, New York.

**Presentations**

Brookwood RV Park

**Public Hearings**

**Committee reports**

Airport TT

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

Building Grounds Parks Rec Library JC/DW

Economic Development MW

Highway / Transfer Station DW

Municipal Facility Evaluation TT

Public Safety DW

Public Works MW

**RESOLUTION** to close account # 51-00525550 (At a Glance Properties) and set balance to \$0 retroactive to the 3<sup>rd</sup> quarter billing as it has been combined with the adjoining lot.

**RESOLUTION** to correct account # 51-00159200 (At a Glance Properties) to 4 EDU water, 4 EDU sewer and 16 vacant lot fees of 0.10 EDU water and sewer; billing will show a total of 5.6 EDU for water and 5.6 EDU for sewer, retroactive to the 3<sup>rd</sup> quarter billing.

**RESOLUTION** to increase account # 51-00510300 (60 Schuyler Street) to 2 EDU water and 2 EDU sewer as it is listed as a 2-family dwelling in the tax roll.

**RESOLUTION** to correct the balance on account # 51-00161200 (29 Myers Street) to \$0, as they are exempt from utility billing.

**RESOLUTION** to close account # 51-00161200 (29 Myers Street) as it is owned by Essex County Land Bank and they are exempt from utility billing.

**RESOLUTION** to increase account # 51-00512300 (15 Defiance Street) to 2 EDU water and 2 EDU sewer as there is an apartment there per the tax roll.

**RESOLUTION** to remove the Debt Service Fee from Shore Airport Road Water District (SW09) users and refund those users the debt fees they have paid to date for 2025. BOND WILL BE PAID OFF FROM USER FUNDS.

**RESOLUTION** to modify the language in the quarterly Drinking Water Warning for Chilson and Eagle Lake Water Users letter to reflect the current status for the benefit of public awareness.

Human Services - Youth JC

Human Services - Seniors HT

Health Insurance MW

Contract Negotiations MW

I.T. / Cable T.V. MW

**Resolutions**

**RESOLUTION** authorizing the creation of new accounts:

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing  
at 6:00 p.m. in the Community Building Conference Room**

- H71.0200                      Cash
- H71.0380                      Accounts Receivable
- H71.0391                      Due From Other Funds
- H71.0510                      Estimated Revenue
- H71.0521                      Encumbrances
- H71.0522                      Expenditures
- H71.0599                      Appropriated Fund Balance
- H71.0600                      Accounts Payable
- H71.0626                      Bond Anticipation Notes Payable
- H71.0626.010                  BANs Payable Short Term Loan
- H71.0630                      Due to Other Funds
- H71.0821                      Reserve For Encumbrances
- H71.0909                      Fund Balance, Unreserved
- H715.0960                      Appropriations
- H715.0980                      Revenues
- H71.2401                      Interest & Earnings
- H71.2770                      Miscellaneous
- H71.3089                      State Aid
- H71.3990                      NYS WIIA Grant
- H71.5031                      Interfund Transfers
- H71.5710                      Serial Bond
- H71.5730                      Bond Anticipation Notes
- H71.5731                      BAN Redeemed From Appropriations
- H71.5789                      Other Debt / NYS EFC
- H71.1420.400                  Attorney Contractual Exp
- H71.1440.400                  Engineer Contractual Exp
- H71.8110.400                  Sewer Dist. Contractual Exp.
- H71.8340.400                  Transmission & Distribution Contractual Exp.
- H71.9730.700                  Bond Anticipation Notes Interest

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

For creation of new project, H71, Wastewater Treatment Plant Upgrade.

- SW09.8389.430 Water Expenses - Other

For refunding overpayment of district user debt payments.

**RESOLUTION** to offer employment to Aden LaBarge as a Highway Motor Equipment Operator, full-time, with benefits at the rate of \$23.44/hour.

**RESOLUTION** to offer employment, as part-time, on-call, Assistant Recreation Supervisor with a rate of \$17.56/hr., no benefits, to Alexis Towne.

**RESOLUTION** to offer employment to Mary Michalak as an Activities Attendant at the rate of \$15.50/hour, no benefits.

**RESOLUTION** authorizing the following budget transfers:

- A.1989.400 Contingency (\$303.49)
- A.8020.491 Planning Legal Services \$112.50
- A.3620.491 Safety Inspection Legal Fees \$190.99

Fund underbudgeted General accounts & increased costs from Contingency  
(Balance after transfer \$ 54,800.80).

- A.2770 General Miscellaneous Revenue (\$232.71)
- A.3120.412 Police Copier \$82.68
- A.1670.412 Central Svcs Copier (Codes) \$150.03

Transfer refunds for copier overpayments to appropriate expense lines.

- A.2210.005 Fire Insurance Escrow (\$40,500.00)
- A.1420.405 Attorney Fire Insurance Escrow \$40,500.00

Transfer funds from Escrow account to appropriate expense line.

- A.2260 Stop DWI Grant (\$723.00)
- A.3120.198 Police & Constable Stop DWI \$723.00

Transfer Grant revenue received to the appropriate expense line.

- DA.1989.400 Contingency (\$2,250.00)
- DA.5130.442 Highway Equipment Rental \$2,250.00

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

**Fund underbudgeted General accounts & increased costs from Contingency**

**(Balance after transfer \$ 6,225.00).**

- DA.5110.466 Highway Road Materials (\$260,257.29)
- DA.5112.266 Highway Impr. CHIPS Expenditures \$260,257.29

**Transfer funds until reimbursement is received.**

- SS05.1989.400 Contingency (\$18.19)
- SS06.8130.410 Sewage Treatment & Disposal Cont. Electric \$18.19

**Fund underbudgeted General accounts & increased costs from Contingency**

**(Balance after transfer \$ 9,076.34).**

- SS05.2770 Miscellaneous Revenue (\$8,103.20)
- SS09.8130.405 Sewage Treatment & Disposal Contractual \$8,103.20

**Transfer sewer tap fees received to the appropriate expense line.**

- SW06.1989.400 Contingency (\$73.72)
- SW06.8310.475 Water Admin DOJ Compliance Advertising \$60.24
- SW06.8310.468 Water Safety Equipment & Supplies \$13.48

**Fund underbudgeted General accounts & increased costs from Contingency**

**(Balance after transfer \$ 14,099.79).**

- SW.2770 Miscellaneous Revenue (\$8,875.06)
- SW.8340.466 Trans & Dist Water System Materials & Supplies \$8,875.06

**Transfer water tap fees received to the appropriate expense line.**

**RESOLUTION** authorizing the following budget adjustments:

- A.1310.193 Director of Finance Vacation Buy-back \$1,169.20
- A.1310.495 Prof./Contractual Payroll Services \$272.85
- A.3120.193 Police & Constable Vacation Buy-Back \$1,276.00
- A.7140.472 Playgrounds & Recreations Center Meals \$2,738.94
- A.3120.412 Police Copier/Printer Maint & Supplies \$857.86
- A.3120.191 Police & Constable Overtime \$5,739.31
- DA.5130.463 Highway Veh/Equip Repair & Maint. \$4,972.16

**Funding un/underbudgeted accounts and increased costs by respective Fund Balances.**

**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

**RESOLUTION** authorizing the following Inter-Fund Transfer:

- A.9950.900                      General Inter-fund Transfer                      (\$3,890.00)
- H61.5031                      Chilson / Eagle Lake                      \$3,890.00

Transfer funds from General to Eagle Lake Water Project.

**RESOLUTION** authorizing the following Inter-Fund Loans:

- A.0391                                      General Due From Other Funds                      (\$10,647.56)
- H21.0630                      Airport Apron Expansion                      \$10,647.56

Transfer funds from General to Airport Apron Expansion project under funding is received.

- SW.0391                      Central Water Due From Other Funds                      (\$18,657.50)
- H63.0630                      Water Meter Project Due To Other Funds                      \$18,657.50

Transfer funds from Central Water to Water Meter project until funding is received.

- A.0391                                      General Due From Other Funds                      (\$22.50)
- H64.0630                      WWTP Ventilation/Phosphorous/Collection                      \$22.50

Transfer funds from General to WWTP Ventilation/Phosphorous/Collection project until funding is received.

- SS05.0391                      Sewer Due From Other Funds                      (\$16,417.50)
- H71.0630                      WWTP Upgrade                      \$16,417.50

Transfer funds from Sewer to Waste-Water Treatment Plant Upgrade project, until funding received.

**RESOLUTION** to approve the July Abstract.

**RESOLUTION** to accept the July Supervisor’s Report, as submitted.

**RESOLUTION** to rescind Resolution #290-2025 from the July 24, 2025, Town Board Financial Meeting, authorizing the closure of Montcalm Street on August 22, 2025, for Downtown Summer Nights from the hours of 4:00 pm (1600) to 9:00 pm (2100). The event requiring closure has been canceled.

**RESOLUTION** to adopt the order calling for a public hearing on September 11, 2025 at 6:00 p.m., at the Community Building, 132 Montcalm Street, in Ticonderoga, New York, on the question of increasing and improving the facilities of the Sewer District Nos. 2-9, 11 and 12. Further resolve to authorize and direct the Town Clerk to cause a



**Minutes from the Ticonderoga Town Board Meeting held on August 14, 2025, commencing at 6:00 p.m. in the Community Building Conference Room**

copy of the Notice of Public Hearing hereinafter provided to be published once in the official newspaper designated for this purpose, and also to cause a copy thereof to be posted on the sign board of the Town.

**RESOLUTION** authorizing the Supervisor to execute the Agreement Between the Town of Ticonderoga and Wright-Pierce Engineering Consultants, P.C. for Wastewater Treatment and Collection System Improvements Project subject to review by the Town Attorney.

**RESOLUTION** to accept the minutes of the July 10, 2025, Regular Town Board Meeting and July 24, 2025, Finance Meeting.

**RESOLUTION** to Pay the Abstract.

**RESOLUTION** to accept the Supervisor's Report as submitted.

Town Clerk, Tonya Thompson

Attorney, Matt Fuller

**Discussion**

- Airport porta-potty
- New PD station bids

**Public Comment**

**Executive Session**

**RESOLUTION** to enter executive session to discuss matters of current litigation.

**Adjourn** the Town Board Meeting



State of New York Department of Health  
Saratoga Lake District Office

# PERMIT

To Operate a  
Campground

This is to certify that  
**BROOKWOOD KAYAK SPORT LLC**

the operator of  
**BROOKWOOD RV RESORT**  
at  
**133 NYS ROUTE 98**  
**TICONDEROGA, NY 12861**

Located in the **TOWN of TICONDEROGA in Essex**  
granted permission to operate said establishment in compliance with the provisions  
of Subpart 7.3 of the State Sanitary Code and  
under the following conditions:

- (1) This permit is subject to any and all applicable State, Local and Federal laws, Ordinances, Codes, Rules and Regulations.
- (2) This permit is valid for seasonal occupancy (May 15 to October 15, 2021) of 100 campers and 7 trailers.
- (3) This permit is the valid for operation of the above name.
- (4) This facility has a permit Supervisor Level IV (must be on the grounds every day).
- (5) Use of the premises for new campers is prohibited until approval is granted by NYSDOH and the Town of Ticonderoga.

Witness My Hand and Seal this 1st day of

August 2021.

THUS PERMIT

1421 00000000

Signature of Permit

Permit Supervisor


Signature of Supervisor for County

CONSPICUOUSLY

08/01/21 10:00 AM

EX-1

THIS IS A TWO-SIDED DOCUMENT

|  |   |
|--|---|
|  <p><b>NEW YORK</b><br/>STATE OF<br/>OPPORTUNITY.</p> <p><b>Adirondack<br/>Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86<br/>Ray Brook, New York 12977<br/>Tel: (518) 891-4050<br/>www.apa.ny.gov</p> | <p><b>APA Permit<br/>2019-0127</b></p>  |
| <p>In the Matter of the Application of</p> <p><b>BROOKWOOD R.V. RESORT, LLC<br/>MARK JACOBY, BUFFIE VEREECKE<br/>Permittees</b></p> <p>for a permit pursuant to § 809 of the Adirondack<br/>Park Agency Act</p>  | <p><b>Date Issued: May 12, 2021</b></p> <p>To the County Clerk: Please<br/>index this permit in the grantor<br/>index under the following names:</p> <ol style="list-style-type: none"><li><b>1. Brookwood R.V. Resort, LLC</b></li><li><b>2. Mark Jacoby</b></li><li><b>3. Buffie Vereecke</b></li></ol> |

**SUMMARY AND AUTHORIZATION**

This permit authorizes installation of tourist cabins after-the-fact, the prospective expansion of an existing campground, and construction of a barn, pool, and campground improvements in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Ticonderoga, Essex County.

This authorization shall expire unless recorded in the Essex County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the County Clerk's Office. The Agency will consider the project in existence when the permit has been recorded.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional or local.

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### **PROJECT SITE**

The project site is a 24.6±-acre parcel of land located on NYS Route 9N in the Town of Ticonderoga, Essex County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 160, Block 1, Parcels 10 and 11.100 (Lot 10 and Lot 11.100). Lot 11.100 is described in a deed from Peter R. Ward and Denise M. Ward to Brookwood R.V. Resort, LLC, dated April 3, 2014, and recorded April 8, 2014 in the Essex County Clerk's Office at Book 1763, Page 112. Lot 10 is described in a deed from Thomas J. Williams to Mark Jacoby and Buffie S. Vereecke dated July 14, 2015 and recorded July 21, 2015 in the Essex County Clerk's Office at Book 1807, Page 25.

The project site contains broad-leaved evergreen wetlands located along the western property boundary. Additional wetlands not described herein may be located on or adjacent to the project site.

The project site is improved by a pre-existing campground comprised of 97 campsites, camp store, recreation hall, a single-family dwelling and garage, two bathhouses, a laundry building, an equipment shed and four tourist cabins. The project site is also improved by 13 on-site wastewater treatment systems.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves the after-the-fact approval of four tourist cabins (camping cabins) and the prospective construction of a barn, a swimming pool, playground, and bocce ball court. Eleven existing campsites will be re-located to different areas of the campground and 28 new sites will be installed. The barn will be used for equipment storage and contain restrooms, a laundry facility, and an outdoor movie area. The new restrooms and laundry facility will be served by a new on-site wastewater treatment system, and the existing on-site wastewater treatment system will be upgraded to serve the new campsites.

The construction of tourist cabins was undertaken by a prior owner on the project site between 2004 and 2014. As these cabins constitute a new tourist accommodation on Low Intensity Use lands, it appears that an Agency permit was required for the undertaking. A review of Agency records indicates that no permit was obtained. By issuance of this permit, the tourist accommodation shall be recognized as lawful for Agency purposes.

The project is shown on the following maps, plans, and reports:

- The current campground configuration and sites to be re-located are depicted on a survey map (Current Site Plan), prepared by Howard W. Weeden, P.L.S, P.C., received by the Agency January 22, 2021.
- The location of new and re-located sites are depicted on a survey map (Campground Plan), prepared by Howard W. Weeden, P.L.S, P.C., received by the Agency January 22, 2021.
- The barn, pool, playground, and bocce ball court locations are depicted on a hand-drawn and annotated plan, titled "Site Plan" (Lot 10 Site Plan), received by the Agency October 26, 2020.

- Septic locations and design are depicted on a five-page set of plans titled "Brookwood RV Resort" (Septic Plan), prepared by Cheslik Consulting, LLC. received by Agency October 26, 2020.
- A cross section of the road and stormwater plans are detailed in a two-page set of plans titled "Brookwood RV Resort" (Road Stormwater Plan), prepared by Cheslik Consulting, LLC. received by Agency October 26, 2020.
- Stormwater plans for the barn are depicted on an untitled four-page set of plans (Barn Stormwater), prepared by Cheslik Consulting, LLC. received by Agency January 4, 2021.

Reduced-scale copies of the Campground Plan, Lot 10 Site Plan, and Septic Plan for the project are attached as a part of this permit for easy reference. The original, full-scale maps and plans described in this paragraph are the official plans for the project, with copies available upon request from Adirondack Park Agency headquarters in Ray Brook, New York.

#### **AGENCY JURISDICTION**

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the establishment of any tourist accommodation on Low Intensity Use lands in the Adirondack Park.

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the expansion by more than 25% of any campground on Low Intensity Use lands in the Adirondack Park.

#### **CONDITIONS**

##### **THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The project shall not be undertaken until this permit has been recorded in the Essex County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project, for as long as the campground and tourist accommodation remains on the site. Copies of this permit and all plans shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit P2019-0127, issued May 12, 2021, the

conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

### **Development**

#### **Construction Location and Size**

5. This permit authorizes the construction of a 40-foot by 72-foot barn, swimming pool, bocce ball court and playground in the locations shown and as depicted on the Lot 10 Site Plan. The height of the barn shall not exceed 40 feet, as measured from the highest point of the structure to the lower of either original or finished grade. Any change to the location, dimensions, or other aspect of the barn or pool, shall require written Agency authorization.
6. This permit authorizes the addition of 28 new campsites and re-location of 11 campsites in the locations depicted on the Campground Plan. Any change to the location, dimensions, or other aspect of the campsites shall require written Agency authorization.
7. Any expansion of the existing tourist cabins, the construction of any additional cabins, the establishment of any additional campsites, or the construction of any principal building shall require a new or amended permit.

#### **Outdoor Lighting**

8. Any new free-standing or building-mounted outdoor lights associated with the barn, pool tourist accommodations, or campsites on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Route 9N, Bull Rock Road or adjoining property.

#### **Signage**

9. All signs associated with the campground on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].

#### **Tree Cutting/Vegetation Removal**

10. Within 50 feet of the centerline of Route 9N no trees greater than 4 inches in diameter at breast height may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

#### **Wetlands**

11. The undertaking of any activity involving wetlands shall require a new or amended permit.

**Density**

12. After the construction of the barn authorized herein, there shall be no more than one additional principal building located on the project site at any time. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

**Campground Operations**

**Months of Operation**

13. The campground shall only operate between May 1 and October 15 annually. Any change to the open season shall require prior written Agency authorization.
14. All RVs/travel trailers in the campground (including rentals) shall be readily moveable. This means that they must: (a) be designed for and capable of regular over-road travel and currently registered as a vehicle; (b) have wheels on at all times; (c) not have any associated structural elements such as decks, roofs or fencing; (d) not require a NYSDOT Special Hauling Permit for travel over State roads; and (e) not be permanently connected to water, sewer and electric hook-ups; and (f) be disconnected from all sewer, water and electric hook-ups from October 16 to April 30 when the campground is not in operation.

**Invasive Species Control/Sanitizing Equipment**

15. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.

**Infrastructure**

**Wastewater**

16. If installed within five years of the date of issuance of this permit, the on-site wastewater treatment systems shall be constructed in conformance with the locations and design shown on the Septic Plan. Construction of the systems shall be supervised by a design professional (licensed engineer or registered architect). Within 30 days of complete system installation and prior to its utilization, the design professional shall provide written certification to the Agency that the system was built in compliance with the approved plans.

No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.

**Stormwater Management/Erosion Control**

17. The project shall be undertaken in compliance with the Barn Stormwater Plan and Road Stormwater Plan.



**CONCLUSIONS OF LAW**

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Low Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Low Intensity Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project.

PERMIT issued this 12<sup>th</sup> day  
of May, 2021.

ADIRONDACK PARK AGENCY

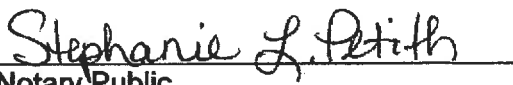
BY:

  
Robert J. Lore  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 12<sup>th</sup> day of May in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert J. Lore, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

STEPHANIE L. PETITH  
Notary Public - State of New York  
Qualified in Franklin County  
No. 01PE6279880  
Commission Expires Apr. 16, 2025

  
Notary Public

Office of Code Enforcement  
P.O. 471 | 132 Montcalm Street  
Ticonderoga, NY 12883



David Burrows  
Code Enforcement  
Officer  
Office: 518-585-9851  
Fax: 518-585-7023

Date: 5/8/2023

Tax Map: 160.1-1-11.100

Address: 133 NYS Route 9N, Ticonderoga NY 12883

Owner Address: Brookwood RV Resort LLC 133 NYS Route 9N, Ticonderoga NY 12883

Dear Mr. and Mrs. Jacoby

A recent review of the property file associated with the aforementioned property has revealed zoning issues which I would like to address, which may affect future expansion of said property.

The current zoning requirements for an RV Park, which was adopted more than twenty years ago, lists an RV Park as a Special Use. Detailed RV Park requirements listed within the Zoning Ordinance require annual inspection by the Code Enforcement Office to verify that the detailed requirements are being met. There are also other requirements which are not being met as well, which can be found in the Zoning Ordinance under the Special Use Section, Article VII, page 67. The zoning ordinance may be found at the Town of Ticonderoga website and selecting Ordinance and Laws.

Our records do not reflect that the RV Park at the above property received a Special Use permit. At this time, this office considers the RV Park a pre-existing, non-conforming property, and will allow the use of said property as it is currently configured. Any expansion or reconfiguration of the current property may trigger a site plan review and the RV Park may be required to meet the current zoning for such as detailed in the Zoning Ordinance.

We consider the RV Park a pre-existing, non-conforming condition. A Variance and Special Use Permit to operate under the non-conforming condition shall be applied for as first steps in becoming compliant with the Town's Zoning Ordinance. Any expansion or reconfiguration of the park will result in the entire park becoming compliant with the zoning ordinance at the owner's expense. A current plot plan with existing infrastructure, RV sites, and tent sites will be required by the Town.

The Area Variance and Site Plan Review applications may be found at the Town of Ticonderoga's website under Departments, and then Planning and Zoning Board. Please read the required submittal section to verify a complete application.

This is an Equal Opportunity Program. Discrimination is prohibited by Federal Law. Complaints of discrimination may be filed with USDA, Director, Office of Civil Rights, Room 326-W, Whitten Bldg., 1400 Independence Ave, SW, Washington, DC 20250-9410

Ex-3

| Town of Ticonderoga  |   |   |   |
|--|---|---|---|
| Schedule 1   |   |   |   |
| ZONING SCHEDULE OF USES                                    |   |   |   |
| ZONING DISTRICT  | PERMITTED PRINCIPAL USES                        | PERMITTED ACCESSORY USES  | SPECIAL USES                                    |
| Historic, Park, State Lands, Land Conservation, Town Lands | Agricultural Use and Agricultural Use Structure | Off street parking, signs and other customary incidental uses to the permitted principal use allowed in this zone | Major Public Utility Use                        |
|  | Flush-Mounted Solar Panel                       | Tier 2 Solar Energy Systems   | Sand, Gravel and Topsoil Extraction, Commercial |
|  | Hunting and Fishing Cabin                       |   | Sportsmen's Club/Firing Range                   |
|  | Nursery   |   | Tier 3 Solar Energy Systems                     |
|  | Public or Semipublic Building                   |   |   |
|  | Public Parks                                    |   |   |
|  | Rooftop Solar System                            |   |   |
|  | Sand, Gravel and Topsoil Extraction, Private    |   |   |
|  | Tier 1 Solar Energy Systems                     |   |   |
|  |   |   |   |
| Rural Residential  | Agricultural Use and Agricultural Use Structure | Home occupations  | Veterinary Clinic                               |
|  | Cemeteries                                      | Off street parking and loading areas  | Lodge   |
|  | Places of Worship                               |   | Dude ranch                                      |
|  | Public or Semi-Public Building                  | Garage, Private   | Golf course                                     |
|  |   | Private stables   | Kennel  |
|  | Nursery   | Private swimming pools  | Major Public Utility Use                        |
|  | Mobile Home                                     | Recreational Facilities, Private  | Mobile home park                                |
|  | Dwelling  | Tier 2 Solar Energy Systems   | Sand, Gravel and Topsoil Extraction, Commercial |
|  | Hunting or Fishing Cabin                        |   | Schools   |
|  | Public parks & playgrounds                      |   | Public stables                                  |
|  | School  |   | Sportsmen's Club/Firing Range                   |
|  | Tier 1 Solar Energy Systems                     |   | Sawmill, Chipping and Pallet Mill               |
|  |   |   | Tourist accommodations                          |
|  |   |   | Trailer Camp                                    |
|  |   |   | Trailers on a single parcel                     |
|  |   |   | Travel Trailer Camp                             |
|  |   |   |   |
|  |   |   |   |
|  |   |   |   |
| Medium Residential   | Cemetery  | Garage, private   | Bed-And-Breakfast                               |

Footnotes: Manufacturing research, warehouse uses: Must not detract from primary commercial/retail nature of area.  
Warehouse must be in separate building from retail or residential and lot coverage <50%.

Ex-4

4. No sign shall be illuminated by or contain flashing, intermittent, rotating, or moving lights. All Luminous signs, indirectly illuminated signs, and lighting devices shall employ only lights emitting light of constant intensity
5. No sign shall be placed upon or be supported by any water body or any tree, rock, or other natural object rather than the ground. Amended April 12, 2001.

## **ARTICLE VII SPECIAL USE PERMITS**

7.13 Special Use Permits. Pursuant to an in accordance with Town Law Section 274-B, the Planning Board is empowered to grant, deny, or grant with conditions or modifications, special use permits for uses set forth in this Zoning Law which are designated as requiring a special or conditional use permit.

1. General provisions: The special use for which conformation with additional standards is required by this law shall be deemed to be permitted uses in their respective districts, subject to the satisfaction of the requirements of this law. All such uses are declared to possess characteristics of such unique and special forms that each specific use shall be considered as an individual case.
2. Required Maps and Plans: An area map, showing the location of the property on which the special use is proposed with respect to surrounding property, streets and other important features and a plan for the proposed development of a site for a permitted special use, shall be submitted with an application for a special permit. The plan shall show the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, topography, special features, and any other pertinent information, including such information about neighboring properties as may be necessary to determine and provide for the enforcement of this ordinance.
3. Public bearing on Application for Special Permit: The Planning Board shall fix reasonable time for the public hearing on the application for a special permit and give public notice thereof by the publication, in the official paper, of a notice of such hearing, at least five days prior to the date thereof, and shall, at least five days before such hearing, mail notices thereof to the parties, and to the regional State Park Commission having jurisdiction over any State park or parkway within five hundred feet of the property affected by such appeal, and shall decide the same within sixty days after the final hearing.
4. Expiration of Special Permit: A special permit shall be deemed to authorize only one particular special use, and such permit shall be considered null and void, if, within one year of the date of issue all improvements required for this special use are not completed, and if the special use shall cease for more than one year for any reason, unless otherwise provided in the Planning Board's approval of said use.
5. Revocation of Special permits: A use authorized by special permit may be revoked by the zoning Board of Appeals if it is found and determined that there

has been a failure of compliance with any one of the terms, conditions, limitations and requirements imposed by said permit.

6. Conditions and safeguards: The planning board shall attach such conditions and safeguards to the special permit as are necessary to assure continual conformance to all applicable standards and requirements. The planning board may impose a time limit of no less than 3 years for the expiration of a special use permit where the facts and conditions surrounding the particular application warrant such time limit, and prior to the expiration of same, the applicant shall re-apply for a continuation of such special use permit. The planning board may waive any provision hereof which in its discretion may not apply to a particular project.

#### 7.13 General Standards for Special Permits

1. The location and size of the use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
2. The location, nature and height of buildings, walls, signs and fences, and nature and extent of landscaping on site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.
3. Parking areas shall be of adequate size for the particular use, properly located, and suitable screened for adjoining residential uses, and the entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances.

#### 7.14 Additional Standards for certain special uses. The following additional standards shall apply to the uses set forth below.

1. Service Stations.
  - a. No damaged or dismantled vehicles or vehicular parts shall be stored externally for a period in excess of two weeks.
  - b. The following minimum distance requirements shall be adhered to: 12' from pump island to any lot line; 20' from building to each side lot line; minimum distance 500' in any direction from place of public assembly (including schools, churches, parks, theatres, etc.); access drives from the street frontage shall not be less than 20' from any property corner, and not wider than 50'; no access drive shall be closer than 10' to any lot line
  - c. A suitable fence or screen planting six feet in height shall be provided where a filling station abuts a residential street
  - d. Driveways and service areas shall be surfaced with a non-dust-producing surface. Lights shall be directed onto the lot of the filling station in such a manner that no direct beam of light or unnecessary glare shines into other property or the highways.
2. Multiple Dwellings: Garden apartments and multiple dwellings shall include not less than one acre of contiguous land.

- a. **Maximum Building Coverage:** "The maximum building coverage of the lot shall not exceed twenty-five percent, including accessory buildings. The remained of the lot, excluding necessary parking areas and vehicle access facilities shall be reserved as open space.
  - b. **Maximum height of Buildings:** thirty-five feet or 2 1/2 stories.
  - c. **Additional regulation**
    - i. The maximum density permitted shall not exceed twelve dwelling units per acre.
    - ii. Adequate recreational facilities shall be provided. A minimum of ten percent of the total area shall be devoted to recreational activities.
- 3. **Motels and Tourist Accommodations.** Where permitted in this local law, motels, hotels, and tourist accommodations shall conform to the following requirements
  - a. Minimum land area per each unit shall not be less than 1,500 square feet.
  - b. Off-street parking shall be provided in accordance with Schedule II of this local law.
- 4. **Sand, Gravel and Topsoil Extraction, Commercial.** The excavation and sale of sand, gravel, clay, shale, topsoil or other natural mineral deposits shall be subject to the following conditions:
  - a. Any proposed excavation adversely affecting natural drainage or structural safety of adjoining buildings or load shall be prohibited.
  - b. The top of any slope shall not be closer than forty feet to a property line, nor within one hundred feet of any public street or highway.
  - c. Land having an area of more than one acre from which topsoil has been removed or covered over by fill, shall be seeded to provide an effective cover crop within the fast growing season following the start of said operation.
- 5. **Flood Hazard Areas.** These areas are shown on the Flood Hazard Boundary Map for the Town of Ticonderoga, Federal Insurance Administration, Federal Emergency management Agency, U.S. Department of Housing and urban Development. All activity in such areas shall conform to the Town of Ticonderoga Flood hazard Regulations.
- 6. **Wetland Areas.** The areas shown on the Department of Environmental Conservation's Freshwater Wetlands Map for the Town of Ticonderoga. All activity in such areas shall conform to the Town of Ticonderoga Freshwater wetlands regulations.
- 7. **Mobile Home and Travel Trailer Parks: Park Design Standards.** In addition to the general requirements herein provided, the following standards shall apply to all mobile home and travel trailer parks:
  - a. **Application for a park permit**
    - i. The applicant for a mobile home park or travel trailer park permit shall be responsible for furnishing all percolation tests, plans, engineering, land surveying services, environmental studies, and all other information required to determine compliance with the provisions of this law. Applications shall be in writing and signed by the applicant.
    - ii. Each application shall be accompanied by a site plan as required herein at a scale of one inch equals 100 feet, and shall show location of proposed lots, interior roadways and walkways, parking spaces, power and telephone lines, water and sewer systems, service buildings, park property, boundary lines and dimensions, significant natural

features such as woods, watercourse, rock outcrops, wetlands, and the names of adjacent property owners.

- b. **Grading and Drainage:** Lands used as a mobile home or travel trailer park shall be well drained, of ample size, and free from any heavy or dense growth of brush or weeds. The land shall be properly graded to insure proper drainage during and following a rainfall and shall at all times be drained so as to be free from stagnant pools of water. No lots shall be laid out in areas designated as wetlands on the state wetlands map or subject to flooding on Federal Flood hazard maps.
- c. **Access:** Each park shall have at least four hundred feet of frontage on a public road. Internal roads shall be such that access to the public road be not more frequent than one in six hundred feet. Where more than fifty units are planned, at least two entrances shall be provided.
- d. **Lots:** Each park shall be subdivided and marked off into lot numbered consecutively, the number being conspicuously posted on each lot with such number to correspond to the lot shown on the site plan submitted. All lots shall face interior roadways.
- e. **Setback:** All buildings, mobile homes or travel trailers shall be setback seventy-five feet from the center line of any public road. Such areas shall be seeded and adequately landscaped to provide screening from the road.
- f. **Interior Roads:** All roads shall be at least twenty feet wide and shall be hard surface and lighted in a manner to insure a proper traveling surface at all times. The owner or operator shall be responsible for constructing, maintaining and plowing such roads.
- g. **Utilities:** Water supply, sewage disposal and other distribution systems for electricity, gas, fuel oil, etc. shall be provided in accordance with the requirements of Chapter 1, Part 7 of the New York State Sanitary Code and this local law.
- h. **Garbage:** Each park shall provide equipment sufficient to prevent littering and shall provide metal depositories with tight fitting covers. They shall be placed at convenient locations, and shall be emptied regularly and kept at all times in a sanitary condition.
- i. **Fire inspection:** Each park owner or manager shall cooperate with the fire chief in the district in which the park is located in arranging an annual inspection of the premises and conditions within the park. Recommended modifications shall be accomplished prior to renewal license renewal.
- j. **Park Office:** The owner or manager of a park shall maintain an office in the immediate vicinity of the park, and shall maintain accurate records of names of park residents, home address, make, description, year and license or identification number of the mobile home or travel trailer. These records shall be available to any Law Enforcement Official, the Town Enforcement Officer, and the Town Assessor.
- k. **Mobile Home Park Requirements**
  - i. **Lot Size:** Each mobile home lot shall contain at least seventy-five hundred square feet and no more than one mobile home shall be permitted to occupy one lot.

- ii. **Stand:** Each mobile home lot shall be provided with stand which provides an adequate foundation to insure against shifting and settling and must provide adequate anchors to insure against uplifting and overturning.
- iii. **Yards:** Each mobile home lot shall have a minimum setback of twenty feet from interior streets and there shall be a minimum setback of twenty feet between any mobile home, including addition, and a rear or side lot line.
- iv. **Parking:** Each mobile home lot shall provide off-street parking spaces for two automobiles, which shall be paved with a hard surface to eliminate mud and dust. Guest parking shall also be provided reasonably nearby in the amount of two spaces for every ten lots.



1. **Travel Trailer Park Requirements**

- i. **Lot Size:** Each lot in a travel trailer park shall be a minimum of twenty-five hundred square feet in
- ii. **Slope:** Lots shall be located on generally level ground, not to exceed an 8% slope that is well drained, free of adequate; pull-through sites should be provided.
- iii. **Mobile homes:** Mobile homes shall not be parked permanently or temporarily in any travel trailer park site.
- iv. **Occupancy:** Travel trailers shall not be parked for occupancy in a travel trailer park for more than one hundred eighty days in any one year, unless authorized service building is provided. However, the travel trailer park operator may designate an area of the park site to be used to store unoccupied travel trailers for longer periods than one hundred and eighty days.
- v. **Recreation:** A minimum of five percent of the total area of the travel trailer park shall be dedicated to recreational area and shall be reasonably equipped and fully maintained by the park operator
- vi. **Service Building:** Any park containing twenty or more lots shall provide a building(s) containing at least two automatic washers and dryers, a public telephone, and unless admission to the park is restricted to units equipped with these facilities, one toilet, lavatory and shower for each sex for each twenty lots. All service buildings shall be of substantial construction and shall be maintained in a clear sanitary and slightly condition.
- m. **Inspection.** The applicant shall notify the Town Clerk when the park is ready for final inspection. The enforcement officer shall promptly make arrangements with the applicant to make a final inspection. If satisfied that the park project complies with the regulations contained herein and that the project has been completed as specified on the approved site plan, the enforcement officer shall issue a certificate of completion granting final permission to use the park.
- n. **Park License.** Upon completion of final inspection, issuance of a certificate of completion and payment of the fee required herein, license to operate the mobile home park shall be issued by the Town Clerk, authorizing the



operation the park for the period of one year from the date thereof. The Town Board may revoke any license to maintain and operate a park when the licensee has been found guilty by a court of competent jurisdiction of violating any provision of this law. After such conviction, the license may be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with this law. The license certificate shall be conspicuously posted in the office of on the premises of the park at all times.

- o. **License Renewal.** The park license shall be renewed annually on the anniversary of the original date of approval. It shall be the park owner's responsibility to initiate the renewal procedure by completing the renewal application form and submitting it to the Town Clerk thirty days prior to the expiration of the current license. After inspecting the park for health and safety irregularities or design modifications, the enforcement officer shall approve or disapprove the application in writing.
- p. **License Fee.** The license fee or the license renewal fee, in such amount as the Town Board may establish by resolution, shall be submitted with the completed renewal application. The license fee shall not be returned if the renewal application is disapproved. An applicant whose renewal application has been disapproved shall be granted thirty days grace period in which to correct any deficiencies noted by the enforcement officer. In such cases, the license fee shall include the original inspection and up to two re-inspections. Thereafter, a new application shall be required.
- q. **Existing Mobile Home parks or travel trailer parks.** Mobile home parks or travel trailer parks existing in the town prior to the \_\_\_\_\_ were provided four years from the effective date of this law to comply with the provisions of this law except where otherwise stated. Existing parks shall be entitled to receive an annual license upon payment of the fee set by the Town Board to operate a park until the deadline stated above. All requirements of this law shall be met by the owners of the existing parks within the time set forth. The enforcement office shall make a thorough inspection of all parks which existed prior to enactment of this law and notify the owner thereof, at least six months prior to the deadline, of all sections of this law which have not been complied with. Thereafter, it shall be the park owner's responsibility to correct these violations and arrange for the enforcement officer to make final inspection for compliance prior to the deadline date. If said violation has not been corrected by this date, the enforcement officer shall give notice to the Town Clerk and/or Town Board to refuse renewal of said park owner's license to operate. The Town Board will take whatever steps are necessary to enforce closure of the park.

**7.15 State Environmental Quality Review (SEQR).** All activities occurring within the Town shall conform to the requirements and guidelines of Article 8 of the Environmental Conservation law. "State Environmental Quality Review Act (SEQR) and as amended.

## Purpose of Variances

Firstly, jurisdictions would prefer as an equitable matter that a landowner enjoy the same privileges and burdens of similarly-situated owners, provided the applicant didn't cause the irregularity.

Secondarily, there is some risk that absent a variance option, where a strict application of the regulations would unreasonably deprive a landowner of all economically reasonable use or value of their property, it may be considered a regulatory taking. Better to allow small deviations where no substantial harm is caused than to risk having to compensate a landowner for a regulatory taking.

## Examples of Variances

Likely the most common area variance requests relate to setbacks (the distance between a building and a street or other protected feature, e.g., river). For example, a variance reducing the setback from a roadway might be appropriate where a (1) residential parcel is shaped oddly, and (2) because of this physical irregularity the applicant could not build a home of similar size to its neighboring, regularly-shaped, residential properties, if (3) the full setbacks were required.

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**New York State Department of Health  
(NYSDOH) campground campsite square  
footage requirements**

The New York State Department of Health regulates campground operations, including campsite size, to ensure public health and safety. #

**Minimum area per campsite**

- For campsites existing before March 7, 2001: 1,500 square feet.
- For new campsites or existing campsites modified after March 7, 2001: 1,250 square feet. #

**Additional requirements**

In addition to the minimum area, campsites must maintain a separation distance between camping units. This typically requires a five-foot clearance from the campsite boundary to the camping unit and its attachments, resulting in a 10-foot separation between units on adjacent sites. Alternative separation distances or fire safety measures may also be permitted. Other requirements include suitable grades and soil for drainage and limiting each campsite to one camping unit. #

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EX-9

**PERMITS**

**Building a Campground**

See Section 1.2  
Campgrounds

Application for Permit to  
Operate

Section 1.2

**Campgrounds**

The Clark County Health Department works with the local campground owner/operator to ensure that the site meets the minimum standards for a healthy and safe camping area per the 1978 Sanitary Code.

**Applying for a Permit to Operate**

Campgrounds are regulated by the New York State Sanitary Code, Section 1.2. All campgrounds, with the exception of those with no water, the jurisdiction of the Health Department and state of several operating plans.

**How to Campgrounds (Construction)**

Anyone wishing to develop a new campground in Clark County must first obtain approval by a preliminary engineering for the proposed facility.

Approval will also be required from the local town, town, village, township or Environmental Conservation and possibly the Adirondack Park Agency.

**County Inspections of Campgrounds**

Regular inspections are performed by Clark County Health Department inspectors to ensure that the site meets the minimum standards for a healthy and safe camping area per the 1978 Sanitary Code.

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G clinton county ny campground zoning

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## Campground zoning regulations in Clinton County, NY

Campgrounds in Clinton County, NY are subject to a combination of state and county regulations, focusing primarily on public health and safety. #

### 1. New York State Sanitary Code

- **Primary Regulatory Body:** The Clinton County Health Department works with campground owners to ensure compliance with the New York State Sanitary Code, Subpart 7-3.
- **Permit Requirement:** All campgrounds exceeding five camping sites fall under the Health Department's jurisdiction and necessitate an annual operating permit. #

### 2. Campground construction and expansion

- **Professional Engineer Plans:** Developing a new campground in Clinton County requires submitting plans crafted by a Professional Engineer.
- **Multi-Agency Approval:** Approval will likely be needed from:
  - The local Town
  - New York State Department of Environmental Conservation (NYSDEC)
  - Potentially the Adirondack Park Agency (APA).
- **APA Permit for New/Expansion:** If within the Adirondack Park, new campgrounds or expansions of 25% (in number of sites or principal building square footage since May 22, 1973) require an APA permit, except in Hamlet areas. #

### 3. Clinton County Health Department Inspections

- **Regular Inspections:** Health Department inspectors conduct regular inspections to verify:
  - Drinking water safety
  - General sanitation

#### Campgrounds - Clinton County Health..

Campgrounds. The Clinton County Health Department

Clinton County (NY) Hea... |



referral of zoning actions to the clinton county planning board

2) Make a copy of all materials required by and accepted as a complete application by..

Clinton County, New York (gov) |

#### View Document - Unofficial New York Codes, Rules and Regulations

View Document Unofficial New York Codes, Rules and Regulations. 7-3.3..

govt website.com |

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clinton county ny campground zoning

### 3. Clinton County Health Department Inspections

- **Regular Inspections:** Health Department inspectors conduct regular inspections to verify:
  - Drinking water safety
  - General sanitation
  - Sewage and garbage disposal
  - Fire safety. #

### 4. Zoning and local ordinances

- **Local Zoning:** It's important to consult with your local zoning board to confirm the specific designation and permitted uses for campgrounds in your area, as many locations have specific ordinances regarding campgrounds and RV parks.
- **County Planning Board:** The Clinton County Planning Board reviews referrals of zoning actions and requires detailed application materials, including sketches drawn to scale. #

### 5. Specific campground regulations (NYS)

- **Campsite Space:** Minimum campsite sizes are defined in regulations, with new or modified sites after March 7, 2001, requiring a minimum of 1,250 square feet.
- **Fire Safety:** Regulations specify distances for grills and campfires, prohibiting bonfires on campsites and requiring readily available fire extinguishers.
- **Access Roads:** Fire apparatus access roads must be maintained with specific width and clearance requirements within 300 feet of each camping unit. #

In essence, establishing and operating a campground in Clinton County involves complying with both state-level sanitary codes enforced by the Clinton County Health Department, and local zoning ordinances, potentially requiring permits and approvals from various agencies depending on the location and project specifics. #

Campgrounds - Clinton County Health...

Campgrounds: The Clinton County Health Department...

Clinton County 987 | Has...



referral of zoning actions to the clinton county planning board

2) Make a copy of all materials required by and accepted as a complete application by.

Clinton County, New York | gov |

View Document - Unofficial New York Codes, Rules and Regulations

View Document - Unofficial New York Codes, Rules and Regulations. ... 7-5.8..

gov.medicine.com |



## Local Restaurants:

Burleigh's Luncheonette – 4.4 mi -- 121 Montcalm St, Ticonderoga, NY 12883

[www.burleighluncheonette.com](http://www.burleighluncheonette.com) - (518) 585-6262

Turn left (north) onto 9N. Stay straight at the traffic circle onto Montcalm Street. Burleigh's is on the left-hand side of the road just before Glens Falls Bank.

Breakfast and lunch diner style meals - \$ open for breakfast and lunch (dinner also Thurs-Sat)

Ticonderoga Bagel and Coffee – 4.6 mi -- 172 Champlain Ave., Ticonderoga, NY 12883 -- (347) 525-6856

Turn left (north) onto 9N. Stay straight at the traffic circle onto Montcalm Street. Turn right at the stop light onto Champlain Ave. Ticonderoga Bagel and Coffee is on the left-hand side of the road across from the Post Office.

Bagels, muffins, sandwiches and drinks - \$ open for breakfast and lunch

Ledge Hill Brewing – 4.2 mi -- 92 Montcalm St, Ticonderoga, NY 12883 -- (518) 962-2803

Turn left (north) onto 9N. Stay straight at the traffic circle onto Montcalm Street. Ledge Hill Brewing is on the right-hand side of the road just after Sunshine Cleaners. Pub fair - \$ open for Friday and Saturday

Champ Cafe – 4.3 mi -- 113 Montcalm, Ticonderoga, NY 12883

Turn left (north) onto 9N. Stay straight at the traffic circle onto Montcalm Street. Champ Cafe is on the left-hand side of the road after Brees Salon. Coffee and Pastries - \$ open for breakfast

Maplefields Cafe – 4.9 mi -- 1162 State Route 9N., Ticonderoga, NY 12883

Turn left (north) onto 9N. Turn left at the traffic circle onto Wicker Street/9N. Maplefields is on the right-hand side of the road just past McDonalds. Sandwiches, pizza, subs - \$ open for breakfast, lunch and dinner

Happy Star Chinese – 4.2 mi -- 189 Montcalm Street, Ticonderoga, NY 12883 -- (518) 585-7488

Turn left (north) onto 9N. Stay straight at the traffic circle onto Montcalm Street. Happy Star is on the left-hand side of the road just before the optical store. Chinese Food - \$\$ open for lunch, dinner

House of Pizza – 4.3 mi -- 115 Montcalm Street, Ticonderoga - [www.houseofpizzarestaurant.com](http://www.houseofpizzarestaurant.com) - (518) 585-3000

Turn left (north) onto 9N. Stay straight at the traffic circle onto Montcalm Street. House of Pizza is on the left-hand side of the road by the Community Bank.

Pizza, Italian meals, chicken, salads, sandwiches, seafood - \$\$ open for lunch, dinner

Porter's Pizzeria – 4 mi -- 59 Montcalm Street, Ticonderoga - (518) 558-1030

Turn left (north) onto 9N. Stay straight at the traffic circle onto Montcalm Street. Porter's Pizzeria is on the left-hand side of the road across from the fire station. Pizza, Italian meals - \$\$ open dinner

Fort View Inn – 7.1 mi -- 325 NYS 22, Ticonderoga, NY 12883 -- (518) 585-7767

Turn left (north) onto 9N. Stay straight at the traffic circle, drive through downtown Ticonderoga. Turn right at the flashing light onto State Route 22. Fort View Inn is on the right hand side of the road.

Steak, seafood, pasta, salads, sandwiches, wings - \$\$ open for lunch and dinner

Wind Chill Factory – 3.1 mi -- 794 State Route 9N, Ticonderoga, NY 12883 -- (518) 585-3044

Turn left (north) onto 9N. Wind Chill Factory is on the right-hand side of the road.

Ice cream, sandwiches, pizza - \$ open for lunch and dinner

Hot Biscuit Diner – 3.8 mi -- 14 Montcalm St, Ticonderoga, NY 12883

[www.hotbiscuitdiner.com](http://www.hotbiscuitdiner.com) - (518) 585-3483

Turn left (north) onto 9N. Stay straight at the traffic circle onto Montcalm Street. Hot Biscuit Diner is on the right-hand side of the road just before Montcalm Liquors.

Breakfast, lunch, dinner diner style meals - \$ open for breakfast, lunch

Seymour's & The Tap Room – 2.3 mi -- 609 State Route 9N, Ticonderoga, NY 12883 -- (518) 585-2801

Turn left (north) onto 9N. Seymour's & The Tap Room are on the left-hand side of the road at the golf course.

Steak, pasta, salad, soup, sandwiches - \$\$\$ open for lunch and dinner

Burgoyne Grill – 5.4 mi -- 260 Burgoyne Rd, Ticonderoga, NY 12883 -- (518) 585-2378

Turn left (north) onto 9N. Take the third exit at the traffic circle onto Wicker Street. Turn right onto NY 22/74. Turn right onto Burgoyne Road. Turn left into the parking lot. Soup, salads, sandwiches, steak, seafood - \$\$ open for dinner

Eddie's Restaurant - < 1 mi -- 68 State Route 9N, Ticonderoga, NY 12883 - (518) 585-7030

Turn right (south) onto 9N. Eddie's is on the left-hand side of the road.

Steak, seafood, pasta, salads - \$\$\$ open for dinner

Paper and Pencil - < 5 mi -- 117 Burgoyne Rd, Ticonderoga, NY 12883 - (518) 503-5275

Turn left (north) onto 9N. Turn left onto Tower Rd., turn left onto Burgoyne Rd., Turn left onto Frazier Bridge, turn right into parking lot

**Groceries:**

Walmart – 4.7 mi -- 1134 Wicker St., Ticonderoga, NY 12883

Turn left (north) onto 9N. Turn left at the traffic circle onto Wicker Street/9N. Walmart is on the right-hand side of the road just before McDonalds.

Marnelli's Meats & Italian Market – 4.2 mi -- 24 Wayne Ave., Ticonderoga, NY 12883 -- (518) 503-5218

Turn left (north) onto 9N. Stay straight at the traffic circle onto Montcalm Street. Turn right onto Wayne Ave, the market is on the left-hand side of the road.

Sandwiches/Meat Market - \$ open for lunch

**Park/Boat Launches/Beaches/Dog Park:**

Bicentennial Park/La Chute Canoe/Kayak Launch – 4.6 mi - Montcalm St., Ticonderoga, NY 12883

Canoe/Kayak launch, adjacent to the Kissing Bridge in the park

Turn left (north) onto 9N. Stay straight at the traffic circle onto Montcalm Street. Park and launch area is on the left-hand side of the road.

Mossy Point Boat Launch – 6 mi

Turn left (north) onto 9N. Turn right onto Alexandria Ave. Turn right onto Water Street which becomes Black Point Road. Boat launch is on the right-hand side of the road.

Lake Champlain Boat Launch – 6 mi - Fort Ti Road, Ticonderoga, New York, 12883

Turn left (north) onto 9N. Stay straight at the traffic circle on to Montcalm Road. Go through downtown Ticonderoga, stay straight at the flashing light onto Fort Ti Road. The boat launch is just past Fort Ticonderoga.

Black Point Beach – 6 mi

Turn left (north) onto 9N. Turn right onto Alexandria Ave. Turn right onto Water Street which becomes Black Point Road. Beach is on the right-hand side of the road just past the boat launch.

Hague Town Beach Park – 6 mi - Lake Shore Dr., Hague, NY 12836

Turn right (south) onto 9N which becomes Lake Short Drive. Beach is on the left-hand side of the road.

Ticonderoga Dog Park

Turn left (north) onto 9N. Turn right onto Alexandria Ave. Turn left onto Lord Howe. Dog park is on the right-hand side of the road.

Peggy's Point – 4.2 mi (Dogs have access to get into the lake/human swimming not allowed)

Turn right (south) onto 9N. Peggy's Point is on the left-hand side of the road after the Trout House Village, before the Hague Welcome Center.

**Historical Site/Hiking:**

Fort Ticonderoga – 6 mi - 100 Fort Ti Rd., Ticonderoga, NY 12883

Turn left (north) onto 9N. Stay straight at the traffic circle on to Montcalm Road. Go through downtown Ticonderoga, stay straight at the flashing light onto Fort Ti Road. Fort Ticonderoga is on the right-hand side of the road.

Mount Defiance – 6.4 mi

Turn left (north) onto 9N. Stay straight at the traffic circle onto Montcalm St. Turn right onto Champlain Ave. (Sunoco on the corner), turn left onto The Portage St., turn left onto Defiance St.

Hancock House – 4.0 mi - 6 Moses Circle, Ticonderoga, NY 12883

Turn left (north) onto 9N. Turn left at the traffic circle onto Wicker St. The Hancock House is on the right-hand side.

Cook Mountain Preserve – 4 mi

Turn left (north) onto 9N. Turn right onto Alexandria Ave. (Windchill Factory on the corner), then turn right onto Baldwin Rd. Preserve is on the right-hand side of the road.

**Propane Refill:**

Tractor Supply – 5.3 mi -- 9 Commerce Drive., Ticonderoga, NY 12883 – (518) 585-6450

Turn left (north) onto 9N. Turn left at the traffic circle onto Wicker Street/9N. Turn left at the traffic light onto Route 74. Tractor Supply is on the right-hand side of the road.

**Diesel/Gas Fuel:**

Maplefields – 4.9 mi -- 1162 State Route 9N., Ticonderoga, NY 12883

Turn left (north) onto 9N. Turn left at the traffic circle onto Wicker Street/9N. Maplefields is on the right-hand side of the road just past McDonalds.