Town of Ticonderoga

Board Meeting Agenda (Thursday, October 8, 2026)

Call Meeting to Order

Pledge to the Flag

Open Public Hearing: For a proposed Local Law override the tax levy limit.

Close Public Hearing

Resolution: adopting a Local Law Overriding the Tax Levy Limit Established in General Municipal Law Section 3-c (IF NEEDED).

Open Public Hearing: For a proposed Local Law providing for flood damage prevention.

Close Public Hearing

Resolution: to adopt the proposed Local Law providing for Flood Damage Prevention in the Town of Ticonderoga adopting a negative declaration in accordance with NYS Environmental Quality Review Act.

Public Opening Comments:

Opening Board Meeting Remarks:

I want to update everyone on where we are with respect to Gooseneck Pond. On September 29th a group of us met with Marlene Martin and Alec Betancourt, from the New York State Department of Health, to discuss our ongoing plans for using Gooseneck Pond as a water source for the town. During the meeting we presented the work that the task team has been focused on, including an updated Map Plan Report (MPR) which Greg Swart's, Suozzo & Doty Engineering, is preparing. In addition, we reviewed our three phased approach for bringing Gooseneck into compliance with the drinking water standards using UV disinfection, Chlorination and Filtration. We also discussed formation of a water district for the 107 homes in the Chilson Hill, Eagle Lake area, blending of waters from the Streetroad and Gooseneck systems, and our future work on the infrastructure related to Gooseneck. The exchange from both sides during this meeting was very positive and we will continue to work on opening lines of communication with the New York State Departments of Health, and Environmental Conservation, the Federal Environmental Protection Agency (EPA), and the Federal Court system.

Committee reports

Airport TT/JO – Report

Building, Building Grounds Committee DW/TT

Parks, Rec, Cemeteries, Library LB/HT

Economic Development JO/HT

Highway / Transfer Station DW

Resolution: to award the annual Fuel Bid to Avery Energy.

Public Safety DW

Public Works JO/TT

Resolution: to schedule a Public Hearing concerning a proposed extension of the Town's Sewer District No 7, Park Avenue Sewer District on October 22, 2026, at 8:30 a.m.

Resolution: Authorizing the purchasing agent to issue a purchase order with NYSTEC in the amount of $ 47,969.00 for the Water/Wastewater Cybersecurity assessment work. Funds to come from SS05 and reimbursed through grant funding from the Environmental Facilities Corporation (EFC). Further authorizing Department Head or Town Supervisor to execute said purchase order.

RESOLUTION ACCEPTING ENGINEERING REPORT AND AUTHORIZING SUBMISSION THEREOF TO THE NYS DEPARTMENT OF HEALTH AND FUNDING AGENCIES, IF ANY, RELATIVE TO AMHERST AVENUE WATERLINE PROJECT

WHEREAS, the Town of Ticonderoga ("Town") is pursuing the replacement of certain water infrastructure in or adjoining Amherst Avenue in the Town (the "Project"); and

WHEREAS, the Town Board of the Town received an engineering report dated July 22, 2026 for the Project from Wright-Pierce engineering; and

WHEREAS, the Town Board has reviewed said engineering report; and

WHEREAS, the Town Board wishes to accept the engineering report and authorize submission thereof to the NYS Department of Health and applicable funding agencies, if any.

NOW THEREFORE BE IT:

RESOLVED, that the Town Board hereby accepts the engineering report dated July 22, 2026, from Wright-Pierce engineers for the Project and authorizes submission thereof to the NYS Department of Health, and applicable funding agencies, if any, provided that this resolution shall not be construed to authorize the funding, approval or undertaking of any actual work relative to the Project; and be it further

RESOLVED, that the Town Supervisor, and in his or her absence, the Deputy Supervisor, and the Town's Water and Wastewater Superintendent be and they hereby are, authorized to take all action necessary to carry out this resolution; and be it further

RESOLVED, that this resolution shall take effect immediately.

ROLL CALL VOTE:

To: Ticonderoga Town Board
Re: Water and Sewer EDU Determination-Formal Objection Following Denial of Appeal
Members of the Town Board:

I am submitting this statement concerning the Town's determination assigning **two water EDUs and two sewer EDUs** to my commercial property in downtown Ticonderoga.

I previously appealed that determination to the Town Board. The Board denied my appeal by **Resolution #262-2026**, and the increased EDU classification became effective October 1, 2026.

I continue to object to that determination and am submitting this statement to formally preserve my objections and to address issues that remain unresolved following the denial of my appeal.

The property has a single commercial tenant and only one bathroom. Its actual use and demand on the water and sewer systems do not appear to provide a factual basis for doubling the property's EDU assessment.

More importantly, I have requested records from the Town concerning the legal authority and uniform application of this classification. Those requests include the ordinance, resolution, rate schedule, policy, or other authority establishing the asserted two-EDU minimum for commercial properties, as well as EDU classifications and supporting records for comparable commercial properties within the Town.

These records are material because the justification provided for my property's classification has been that commercial properties are subject to a two-EDU base. If that is the Town's policy, there should be clear legal authority establishing it and evidence that the same standard is being applied consistently to similarly situated commercial properties.

If comparable commercial properties are being assessed differently, the Town should be able to identify the objective distinctions that justify those differences.

Accordingly, I respectfully request that the Town Board:

1. Provide the specific legal authority establishing the two-EDU minimum that the Town applied to my property;
2. Complete the production of the records I have requested concerning EDU classifications and comparable properties;
3. Explain the objective criteria used to determine EDU classifications and how those criteria were applied to my property;
4. Suspend collection of the additional EDU charges while these outstanding records and classification issues are resolved; and
5. Reconsider Resolution #262-2026 if the requested records demonstrate that the asserted two-EDU standard is not supported by the governing law or has not been applied uniformly.

Nothing in this statement should be construed as acceptance of the two-EDU classification or a waiver of any rights or remedies available to me concerning the determination, the denial of my appeal, or the Town's response to my records requests.

Because I am presently outside New York, I intend to participate remotely in the October 8 meeting if permitted.

Please distribute this statement to every member of the Town Board and include it in the official record and minutes of the October 8, 2026, Town Board meeting.

Respectfully,

William Harbour
Property Owner

Human Services - Youth LB

Human Services - Seniors HT

Health Insurance JO

Contract Negotiations JO

Cable T.V. JO

Finance

Resolution: to schedule a Public Hearing regarding the 2027 Ticonderoga Town Budget and Water Rate increase on October 22, 2026, at 8:30 a.m.

Resolution: authorizing the following budget transfers:

o	A.1989.400	Contingency	($1,340.21)
o	A.1410.193	Town Clerk Vacation Buy Back	$316.94
o	A.1650.452	Central Communications Virtual Meeting	$192.00
o	A.3120.105	Police & Constable Retro Pay	$5.52
o	A.5610.421	Airport Electric	$106.75
o	A.8160.421	Refuse & Garbage Electric	$170.36
o	A.8810.464	Cemeteries Motor Fuel	$548.64

Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer $ 69,666.83).

o	A.2760	Library System Grant	($1,664.98)
o	A.7410.476	Library Books	$1,583.55
o	A.7410.479	Library System Fees	$81.43

Transfer revenue funds from Library System Grant to the appropriate expense lines.

o	A.2150.001	ChargePoint User Fees	($1,500.86)
o	A.1620.474	Parks Subscriptions ChargePoint Cloud	$1,500.86

Transfer revenue collected to appropriate expense line.

o	A.0909.000	General Fund Balance (Towns Share of Sales Tax)	($191,612.21)
o	A.0870.018	Capital Reserve – Buildings & Improvements	$191,612.21

Transfer sales tax revenue received for 2026 to the Capital Reserve for Buildings & Improvements.

o	A.0909.000	General Fund Balance (Charges–Prog for the Aging)	($4,558.36)
o	A.0870.014	Capital Reserve – Senior Bus	$4,558.36

Transfer donations received to the Capital Reserve for the Senior Bus.

o	A.2680	Insurance Recoveries	($389.88)
o	A.9060.821	Medical Insurance Retiree	$389.88

Transfer Insurance refund received to appropriate expense line.

o	A.2705	Gifts and Donations	($393.00)
o	A.3120.141	Police & Constable Part-Time	$161.00

o A.3120.191	Police & Constable Overtime	$232.00

Transfer Donations received for Triathlon detail to the appropriate expense lines.

o DA.1989.400	Contingency	($29.18)
o DA.5110.496	Highway Personnel Screening	$13.00
o DA.5112.466	Highway Road Materials	$16.18

Fund under budgeted Highway account & increased costs from Contingency (Balance after transfer $ 8,022.17).

o SS05.1989.400	Contingency	($1,334.82)
o SS01.8130.410	Sewage Treatment & Disposal Cont. Electric	$55.55
o SS04.8130.410	Sewage Treatment & Disposal Cont. Electric	$121.29
o SS05.8110.496	Sewer Personnel Screenings	$81.00
o SS05.8130.422	Sewage Treatment & Disposal Heating Oil	$44.31
o SS06.8130.410	Sewage Treatment & Disposal Cont. Electric	$144.67
o SS07.8130.410	Sewage Treatment & Disposal Cont. Electric	$196.60
o SS08.8130.410	Sewage Treatment & Disposal Cont. Electric	$233.25
o SS09.8130.410	Sewage Treatment & Disposal Cont. Electric	$258.53
o SS11.8130.410	Sewage Treatment & Disposal Cont. Electric	$183.48
o SS12.8130.410	Sewage Treatment & Disposal Cont. Electric	$16.14

Fund underbudgeted Sewer accounts & increased costs from Contingency (Balance after transfer $ 5,821.86).

o SW.1989.400	Contingency	($5,965.83)
o SW.8340.466	Transmission & Dist. Materials & Supplies	$5,317.07
o SW.8310.496	Water Personnel Screening	$206.00
o SW.8320.425	Power & Pumping Sewer	$442.76

Fund underbudgeted Water accounts & increased costs from Contingency (Balance after transfer $ 7,461.22).

o SW.8320.479	Water Filtration Plant	($4,441.90)
o SW.8320.468	Water Chemicals & Additives	$4,441.90

Transfer funds to cover underbudgeted account increased costs.

o SW.8340.210	Transmission & Dist. Equipment	($2,042.22)
o SW.8340.464	Transmission & Dist. Motor Fuel	$2,042.22

Transfer funds to cover underbudgeted account increased costs.

Resolution: authorizing the following budget adjustments:

o	A.1310.193	Finance Vacation Buy Back	$1,204.40
o	A.1355.416	Assessor Postage & Mailings	$3,672.56
o	A.1355.494	Assessor ORPTS	$5,077.00
o	A.1440.494	Engineer Comprehensive Plan	$1,871.00
o	A.1620.424	Buildings Water	$1,669.00
o	A.1620.425	Buildings Sewer	$1,878.00
o	A.3120.464	Police & Constable Motor Fuel	$4,491.29
o	A.5182.499	Street Lighting National Grid	$13,900.48
o	A.6772.464	Programs for the Aging Motor Fuel	$2,015.07
o	A.8160.427	Refuse & Garbage Tipping Fees C & D	$4,629.00
o	A.8510.464	Community Beautification Motor Fuel	$2,113.45
o	DA.5110.464	Highway Motor Fuel	$3,655.81
o	DA.5130.442	Highway Equipment Rental	$8,200.00
o	DA.5130.467	Highway Small Equipment & Tools	$2,970.91
o	SS06.8130.485	Sewage Treatment & Disposal Operational Costs	$2,639.00
o	SS05.8130.191	Sewage Treatment & Disposal Overtime	$3,310.85
o	SS12.8130.485	Sewage Treatment & Disposal Operational Costs	$6,846.50

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

Resolution: authorizing the following Inter-Fund Transfer:

o	A.9950.900	General Inter-fund Transfer	($7,760.25)
o	H61.5031	Chilson / Eagle Lake	$7,760.25

Transfer funds from General to Eagle Lake Water Project.

Resolution: authorizing the following Inter-Fund Loans:

o	A.0391	General Due From Other Funds	($172,385.87)
o	H21.0630	Airport Apron Expansion	$172,385.87

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

o	SW.0391	Central Water Due From Other Funds	($50.00)
o	H63.0630	Water Meter Project Due To Other Funds	$50.00

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

o	SS05.0391	Sewer Due from Other Funds	($5,066.75)
o	H71.0630	WWTP Upgrade	$5,066.75

Transfer funds from Sewer to Waste-Water Treatment Plant

Other Business

Resolution: to accept the minutes from the regular Town Board Meeting on September 10, 2026, the Financial Meeting on September 24, 2026, and the Budget Workshops on September 15, 17, 23, 29 and October 6, 2026.

Resolution: to pay the abstract.

Resolution: to accept the Supervisor's Report.

Town Clerk, Tonya Thompson

Attorney, Matt Fuller

Any further Discussion before this Board?

Public Closing Comments

Executive Session

Adjourn the Town Board Meeting

TOWN OF TICONDEROGA
COUNTY OF ESSEX, STATE OF NEW YORK
LOCAL LAW No. ___ of 2026

A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW SECTION 3-C

Be it enacted by the Town Board of the Town of Ticonderoga, as follows:

Section 1. Legislative Intent: It is the intent of this local law to override the limit on the amount of real property taxes that may be levied by the Town of Ticonderoga pursuant to General Municipal Law §3-c, and to allow the Town of Ticonderoga to adopt a budget for the fiscal year beginning January 1, 2027 and ending December 31, 2027 that requires a real property tax levy in excess of the "tax levy limit" as defined by General Municipal Law §3-c.

Section 2. Authority: This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes the Town Board to override the tax levy limit by the adoption of a local law approved by vote of at least sixty percent (60%) of the total voting power of the Town Board.

Section 3. Tax Levy Limit Override: The Town Board of Town of Ticonderoga, County of Essex is hereby authorized to adopt a budget for the fiscal year 2026 that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

Section 4. Severability: If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective date: This local law shall take effect immediately upon filing with the Secretary of State.

Only if needed

TOWN BOARD OF THE TOWN OF TICONDEROGA
ESSEX COUNTY, STATE OF NEW YORK

Resolution No. ___ of 2026
Adopted August 8, 2026

Introduced by _____
who moved its adoption

Seconded by _____

RESOLUTION ADOPTING PROPOSED LOCAL LAW PROVIDING FOR FLOOD DAMAGE PREVENTION IN THE TOWN OF TICONDEROGA

WHEREAS, the United States Federal Emergency Management Agency ("FEMA") has updated its maps applicable to areas that are subject to flooding and therefore present a threat to the health, safety and welfare of the public; and

WHEREAS, changes to said maps have necessitated amendments to the Town's local law providing for flood damage prevention; and

WHEREAS, an updated local law has been drafted which local law provides for flood damage prevention and references relevant maps and updated law; and

WHEREAS, the Town Board set a public hearing for the proposed local law which public hearing was duly noticed and published in accordance with New York law, and which public hearing was held and persons wishing to be heard were provided the opportunity to be heard; and

WHEREAS, the Town Board wishes to proceed with the adoption of said draft local law.

NOW, THEREFORE BE IT

RESOLVED, that the Town Board has reviewed the environmental assessment form and answered the questions in part 2 thereof, and having taken a hard look at the potential environmental impacts of said local law, hereby finds that the proposed local law does not have the potential to cause or contribute to one or more adverse environmental impacts, and therefore the Town Board hereby issues and adopts a negative declaration thereon, all in accordance with the New York State Environmental Quality Review Act; and be it further

RESOLVED, that the Town Board finds that the adoption of the local law providing for flood damage prevention is in the best interests of the public, including the residents and taxpayers of the Town; and be it further

RESOLVED, that the proposed local law providing for flood damage prevention in the Town is hereby adopted, and the clerk is directed to number the local law based on adoption, and file same with the New York Secretary of State, the New York Department of Environmental Conservation and such other entities as the clerk may determine; and be it further

RESOLVED, that the Town Supervisor is authorized to take any action necessary to carry out the provisions of this resolution; and be it further

RESOLVED, that this resolution shall take effect immediately.

ROLL CALL VOTE

Public Safety Meeting

September 29, 2026

Dave Woods called the meeting to order at 8:02am.

The following committee members were present: Dave Woods, Laura Best, Rhiannon Peters, Laura Wright, Dave Burrows, Tom LaPointe, and Ross Kelley.
Absent: Renee Kennedy, Chief Adam Hurlburt
Public: Tom Thatcher Supervisor James O'Bryan.

Dave Woods asked for public comments but there were none.

Police Department: The monthly police report was read. (attached)

EMS: The monthly EMS report was read. (attached)

Codes Department: The monthly codes report was read by Rhiannon Peters (see attachment). Dave Burrows suggested that the Town of Ticonderoga should also include the banning of AI Centers in the town when they redo the zoning for BESS.

Ross Kelley discussed Verizon discontinuing their copper based landlines. Supervisor O'Bryan stated he would talk with Josh Favreau at the county about it.

Tom Thatcher stated that Martha's ice cream in Lake George is getting a traffic light installed at their location after 10 years of asking the state DOT to put one in. Traffic at the Wind Chill was discussed.

Laura Best brought up the speeding issue on Carnegie Place. This was also discussed at the August Public Safety Meeting. She would like to propose a one-way street and will bring that up at the Highway meeting.

Dave Woods adjourned the meeting at 9:05am.

Adam Hurlburt
Chief of Police
(518) 585-2205

Ticonderoga Police Department

135 Burgoyne Road
P.O. Box 471
Ticonderoga, NY 12883

Mark Belden
Sergeant
Fax (518) 585-3601

Robert Budwick
Sergeant

To: Ticonderoga Town Board
From: Chief Adam Hurlburt
Re July 28th, 2026, to August 25th, 2026

The following is a summary of the activities of the Ticonderoga Police Department from July 28th, 2026, to August 25th, 2026

Patrol Statistics	Monthly	YTD
Approx. Calls to Service:	491	2664
Incident reports:	52	356
Arrests:	45	347
Uniform traffic tickets:	130	**751**
DWI arrests:	4	23
Accidents investigated:	12	92

Ticonderoga Emergency Squad, Inc.
118 Champlain Avenue
Ticonderoga, NY 12883
(518) 503-5055

September 24, 2026

To Ticonderoga Town Board/Public Safety Meeting

So far in the month of September, we have had a total of 45 calls. Total for the year is 794. We just had our State Inspection on Wednesday September 23. The inspection went very well. The State was very pleased with everything at our station.

Thank you,

Renee Kennedy
Operations Manager
Ticonderoga EMS

David Burrows
Code Enforcement Officer

Town of Ticonderoga

Office of Code Enforcement

P.O. Box 471 | 132 Montcalm Street
Ticonderoga, NY 12883
rpeters@townofticonderoga.org
dburrows@townofticonderoga.org
Office: 518-585-9851
Fax: 518-585-7023

Rhiannon Peters
Building Inspector

To: **Public Safety Committee & Ticonderoga Town Board**

From: **Rhiannon Peters** (Building Inspector), **David Burrows** (Code Officer)

Re: (*August 25th- September 28th) 2026* Activity Report

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

Building Inspection:

	(August-Sept)	YTD
Building Permits Issued:	12	106
Safety Inspections:	0	9
Pass/Fail:	0/0	5/3

Permit & Inspection Notes:

- 5- New Construction→ NYS Rt 74, Baldwin (2), Prospect Ln & Virginia's Path
- 3- Demolition→ Baldwin, NYS Rt 74 & Montcalm St
- 3- Re-Roofing→ The Portage, Montcalm St & NYS Rt 9N
- 1- Alterations/Repairs (Deck)→ Amherst Ave

Code Violation Notices:

	(August-Sept)	YTD
Order to Remedy:	2	24
Remediated:	1	5
Clean-Up Contractor:	0	5
NYS DFS	0	0
Condemned:	0	1
Do Not Occupy:	0	1
Appearance Tickets:	0	0

Code Violation Notes:

- 2-OTR: Garbage/Rubbish→ Grace Ave & Abercrombie St

Miscellaneous:

	(August-Sept)	YTD
*Complaints:	2	24
Resolved:	1	6

Misc. Complaint Notes:

- 2- Complaints regarding Rubbish/Garbage (1 Remediated & 1 In process)

Training:

- Accessible Provisions of NYS Building Codes
- Cyber Awareness Training
- Post Disaster Code Enforcement

Noteworthy Highlights / Achievements:

- Demolition of the Rear building behind Cobblers Bench took Place on 9/28/2026
- We have received the Demo Application for the Agway Building, we are still waiting on a Safety plan to be put in place before a Permit is issued

Town of Ticonderoga
Public Works Committee Meeting Minutes
September 29, 2026
10:00 am

Committee Members Present: Supervisor O'Bryan, Matt Fuller (Town Attorney), Tom Thatcher, Derrick Fleury, Eric Blanchard, Sabrina Ross

Committee Members Absent: None

Others: Caroline Hillyard Essex County (arrived late), Greg Swart (Suozzo, Doty & Associates Engineering), Kalyani Mer (Wright-Pierce),Dave Woods, Laura Best, Randy Swigor

Pledge of Allegiance

Public Comment: None

Items for Discussion:

1. Regan Development/ Fireman's Field
    a. Matt Fuller states the MPR has been filed.
        i. A Public Hearing will be scheduled.

2. Coates Point
    a. Randy Swigor presented information regarding a proposal to form a sewer district of approximately 12 residents of Coates Point.. A $50,000 grant may be available for the project. The Town would need to submit the grant application. He stated there would be no cost to the Town for this project.
        i. Randy will get further information before presenting it to the Town Board for further consideration.
    b. Matt Fuller discussed some finance options and the required paperwork and process.
    c. Derrick noted a district was formed in Heart Bay, but infrastructure was never started due to the cost. Derrick will see if Coates Point was part of that district.

3. CDL Training - Axel Dedrick
    a. Axel Dedrick would like to pursue his CDL.It would be beneficial to the department. Funding would be through the training budget. BOCES may offer a training program.
        i.Additional information will be needed regarding the cost, and available programs.

4. 108 Montcalm Street- Ticonderoga Revitalization Alliance

a. The Ticonderoga Revitalization Alliance is requesting a hold on water and sewer billing until further construction is completed.

i. After discussion, it was decided that charges will remain.

Supervisor O'Bryan stated that he has received daily calls from local businesses and will meet with them to discuss the EDU process.

Superintendent's Report

The water and sewer taps at 22 Pinnacle Street have been completed.

The water tap at Baldwin Road (Dreimiller) has been completed.

Walmart parking lot work is complete. Derrick will speak with Sal at the Highway Dept., regarding the blacktopping before discussing it with a contractor.

Discussion was held on septic hauler rates and the increase fee for permits. Additional costs have been spent on chemicals for phosphorus.

Derrick is working with Jen Weeks (Wright-Pierce) to replace an additional manhole on Lake George Avenue. The current 4-inch outlet would be replaced with an 8-inch outlet. This will need to be reviewed and approved by DEC.

Derrick asked about the status of the Cybersecurity Grant. Caroline Hillyard (Essex County) will follow up on this.

Derrick and Greg reviewed the filtration plant at Star Lake.

Chief Wastewater Operator's Report

Quarterly PFOS testing was discussed.

DEC letter noted if we go over another month, the Town will be in violation. Not over for the month of August.

Sewer line is clogged on Bridget Lane, work will continue.

Town Supervisor Discussions

None.

Town Projects for Discussion:

Water Meters- MJ Engineering (absent)
Update provided via email from Christina Armbruster:

- MJ began the EFC Equivalency Checklist on 08/12 to be submitted to EFC for federal loan requirements. Current progress is as follows:
-

Environmental Cross Cutter	Applicability	Deliverable
National Historic Preservation Act	Yes	SHPO Correspondence
Archeological and Historic Preservation Act	Yes	SHPO Correspondence
Protection of Wetlands	Yes	APA Correspondence
Farmland Protection Policy Act	Yes	NYSDAM & USDA impact determination letters
Floodplain Management	Yes	Floodplain Wetlands Assessment
Endangered Species Act	Yes	USFWS Correspondence
Fish and Wildlife Coordination Act	Yes	USFWS Correspondence
Migratory Bird Treaty Act	Yes	USFWS Correspondence
Wild and Scenic Rivers Act	No	Wild and Scenic River Map
Safe Drinking Water Act (Sole Source Aquifer)	No	SSA Map
Environmental Justice	No	Environmental Justice Areas Map
Magnuson-Stevens Fishery Conservation and Management Act	No	N/A
Coastal Barrier Resources Act	No	N/A
Coastal Zone Management Act	No	N/A
Clean Air Act	No	N/A

Incomplete action items:

  - Waiting for a response letter from the Adirondack Park Agency to satisfy the "Protection of Wetlands" requirement.
  - Requested clarification on the "Floodplain Wetlands Assessment" requirements from EFC. Additional public notice and comment may be required to satisfy the Floodplain Wetlands Assessment pending EFC response.
- MJ to send a formal comment response letter and final bid set to DOH and EFC once all loan requirements have been met and the project's financial plan is finalized.

Wastewater Treatment & Collection System- Wright-Pierce
Update provided via email from Kalyani Mer

Agenda

Wastewater Project

1. Project Funding

a. WP's contract for the wastewater project was accepted, and EFC is processing payment requests for engineering services. WP is coordinated with ECCR for required quarterly reporting.

b. WP is working on this quarter's reporting with Caroline at ECCR.

2. Combined Sewer System Separation:

a. CCTV – completed final reports and videos received and reviewed.

b. Survey –Working with team on edits to finalize survey master

i. Survey Team onsite on Wednesday, 9/30, to get missing data.

c. Geotech sitework – completed, awaiting boring logs and Geotech report.

d. WP is working on preliminary design alignments.

3. WPCP – Upgrades, Phosphorus, & Ventilation:

a. Report is currently under internal review and anticipated draft to Town by end of October.

4. Pump Stations:

a. Easements - work is ongoing.

b. Working on finalizing equipment selections, report, and cost estimates.

Amherst Avenue Water Line Replacement

a. Preliminary Engineering Report completed and sent to the Town on 7/22 for review.

b. PER completed in support of 7/31 CDBG funding application submission by Essex County.

c. Awaiting submission to DOH for review, pending Town Board approval.

Ticonderoga/Wright-Pierce On Call General Engineering Services Agreement

1. On call agreement has been executed

a. Lake George Ave Sewer

i. WP and Town did a walkthrough on 9/24, and WP is working on developing a Task Order for the Town's
review.

b. Would the Town like a task order to cover engineering assistance/reviews for the Regan Development Project?

Chilson/Eagle Lake- SDA (Suozzo, Doty & Associates)
Meeting at 1pm to further discuss: Meeting minutes will follow

Supervisor O'Bryan contacted Mr. Williams and will be sending him the proposal documents.

Essex County:

Caroline would like to coordinate a time to meet and discuss projects going forward.

The meeting adjourned at 11:44 a.m.
Next Committee meeting is October 27, 2026 at 10:00 a.m.
Minutes submitted by Sabrina Ross Water/Wastewater Clerk

NOTICE OF PUBLIC HEARING
TOWN OF TICONDEROGA, ESSEX COUNTY, NEW YORK

NOTICE IS HEREBY GIVEN, that the following Order calling for Public Hearing was duly adopted by the Town Board of the Town of Ticonderoga on October 8, 2026.

Dated: October 8, 2026

Tonya Thompson, Town Clerk
Town of Ticonderoga

RESOLUTION AND ORDER CALLING FOR PUBLIC HEARING
CONCERNING PROPOSED EXTENSION OF TOWN OF TICONDEROGA
SEWER DISTRICT NO. 7, PARK AVENUE SEWER DISTRICT

WHEREAS, by petition executed on September 12, 2026 (the "Petition"), Chilson Properties LLC (the "Owner"), and Regan Development Corporation, (the "Developer"), (together the "Petitioners") filed a petition with the Town Clerk of the Town of Ticonderoga, requesting an extension to the Town of Ticonderoga (the "Town") Sewer District No. 7 commonly known as the Park Avenue Sewer District (the "District") to include property identified for tax map purposes as tax map parcel 150.2-2-6.120, and described in a deed recorded in the Essex County Clerk's office in Book 2083 of Deeds at page 134 (the "Property"); and

WHEREAS, the Petitioners filed with the Petition a map, plan and report dated September 24, 2026 by EP Land Services LLC and stamped by James W. Easton, PE as engineer (the "MPR"), which MPR is on file with the Town of Ticonderoga Town Clerk; and

WHEREAS, the proposed boundary of the proposed extension to the District is as follows:

The following described parcel of land is shown on a drawing titled "MAP OF FIREMAN'S FIELD SEWER DISTRICT", dated August 5, 2026, prepared by AES Northeast, Scott B. Allen, LS..

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate on the southerly side of NYS Route 22 & 74 (an existing State Highway) and the westerly side of Wayne Avenue (an unimproved 65' wide strip dedicated to the Town of Ticonderoga) in the Town of Ticonderoga, County of Essex, State of New York, more particularly described as follows:

BEGINNING AT a found capped iron rod marked "Deming" in the southerly bounds of said NYS Route 22 & 74, which point is the northeasterly corner of lands of Chilson Properties, LLC by virtue of a deed recorded in the Essex County Clerk's office in Deed Liber 2083 at Page 134;

Thence South 1°07'45" West along the westerly bounds of said Wayne Avenue a distance of 1,135.75 feet to a found capped iron rod marked "Deming" at the northeasterly corner of lands now or formerly of National Grid Real Estate Tax Department by virtue of a deed recorded in the Essex County Clerk's office in Deed Liber 20 at Page 72;

Thence North 83°36'26" West along the northerly line of lands of said National Grid a distance of 398.25 feet to a found 3/4" iron rod at the southeasterly corner of lands now or formerly of Wal-Mart Real Estate Business Trust by virtue of a deed recorded in the Essex County Clerk's office in Deed Liber 1157 at Page 91;

Thence North 1°26'48" East along lands now or formerly of said Wal-Mart and lands now or formerly of Great Island Ticonderoga Properties Limited Partnership by virtue of a deed recorded in the Essex County Clerk's office in Deed Liber 1157 at Page 77 a distance of 1,039.54 feet to a found capped iron rod marked "Deming" in the southerly bounds of NYS Route 22 & 74;

Thence North 82°26'13" East along the southerly bounds of NYS Route 22 & 74 a distance of 394.65 feet to a found triangular concrete right-of-way monument;

Thence North 82°04'27" East along the southerly bounds of NYS Route 22 & 74 a distance of 0.69 feet to the point or place of beginning.

Containing therein 9.829 acres of land more or less.

The above property constitutes the Property, which is proposed to be subdivided into two (2) parcels, one of which will be owned by Developer or an entity owned or controlled by Developer, and the remainder of the Property which will be retained by Owner for future development, all as set forth in the MPR; and

WHEREAS, the improvements relative to the proposed extension are to be constructed at the sole cost and expense of the Developer; and

WHEREAS, the maximum amount proposed to be expended by the Developer as set forth in the MPR for the improvements relative to the proposed extension of the District is Four Hundred Thirty-Seven Thousand Two Hundred and No/100 US Dollars ($437,720). The Town will not be issuing bonds to finance the cost of constructing the proposed improvements; and

WHEREAS, the cost of constructing the proposed improvements will be paid for by the Developer and shall be at no cost to the Town or the District; and

WHEREAS, the Property within the boundaries of the proposed extension is zoned medium density residential and the proposed improvements to the property are mixed use residential and commercial buildings as may be permitted under the Town's zoning law; and

WHEREAS, the cost to the typical property, once the subdivision is completed and the proposed wastewater improvements constructed, as set forth in the MPR, is Seven Hundred Twenty and No/100 US Dollars ($720) per equivalent dwelling unit (EDU), which cost is no different for a typical one or two family home; and

WHEREAS, there is proposed in the MPR no connection fees for the proposed extension of the District; and

WHEREAS, the permission of the state comptroller is not required for the proposed extension; and

WHEREAS, the Town's wastewater collection system operates as a combined sewer system whereby portions of said collection system consist of stormwater and sanitary wastewater, and as part of the proposed District extension, the Developer has proposed a project for mitigation of the wastewater flows to the Town's combined sewer system, which project is as set forth in a report titled "Combined Sewer Overflow (CSO) Separation Report for NYS Route 74, Tax Parcel 150.2-2-6.120", prepared by EP Land Services LLC, James W. Easton, PE, dated January 20, 2025 and last revised May 30, 2026 (the "CSO Report"); and

WHEREAS, as part of the requested extension the Developer will undertake and complete, at it sole cost and expense, the improvements as set forth in said CSO Report and any approvals issued in connection therewith; and

WHEREAS, that the consideration and proposed extension is an action pursuant and subject to the New York State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Town Board of the Town wishes to adopt this Order calling for a public hearing on the proposed extension.

NOW THEREFORE BE IT:

RESOLVED AND ORDERED, that the Town Board hereby declares that, in accordance with SEQRA, the proposed district extension is a Type II action pursuant to 6 NYCRR 617.5(13) and the action is hereby precluded from further environmental review; and be it further

RESOLVED AND ORDERED, that a public hearing shall be scheduled for the proposed extension to the District to be held by the Town Board on October 22, 2026 at 8:30 am, prevailing time, at the Town Hall, 132 Montcalm Street, Ticonderoga, New York; and be it further

RESOLVED AND ORDERED, that a copy of the Petition, MPR and this resolution and Order be sent to the New York State Department of Audit and Control; and be it further

RESOLVED AND ORDERED, that a copy of the Petition, MPR and this resolution and Order be sent to the New York State Department of Health; and be it further

RESOLVED AND ORDERED, that the Town Clerk is direct to post this Order on the official sign board of the Town maintained by the Town Clerk, and to publish a notice of said public hearing including this Order, in the Times of Ticonderoga, and further published to the Town's website, all the foregoing at least ten (10) days before the public hearing and be it further

RESOLVED AND ORDERED, that this resolution shall take effect immediately.

**** END***

Board Meeting Date 10/08/2026				
Gross Payroll # 20	123,327.51			
Gross Payroll # 21	119,398.95			
Gross Payroll #				
Trust & Agency Total	**$242,726.46**			
Pre-Pays:	**$0.00**			
ABSTRACT # 10	**10/8/2026**	**Cash Transfers**	**YTD Revenue**	**YTD Expenses**
General (A)	170,853.33	170,853.33	5,590,024.82	3,770,993.10
CD20 LaChute Trail Connector	-	-		
CD21 LISC Zombie		-	-	-
CM Library Trust Special		-	121.40	-
Highway (DA)	36,290.44	36,290.44	1,826,992.80	954,120.85
H15 - Airport Runway And Taxiway Lighting	-	-		-
H17 - Ticonderoga Airport Improvements		-	-	-
H18 - Airport Pavement Management	-	-	-	-
H19 - Airport Apron Reconstruction / Taxiway Rehab	-	-	-	-
H20 - Airport Environmental Assessment	-	-	3,884.13	17,032.00
H21 - Apron Expansion	172,385.87	172,385.87	2,875.77	223,255.07
H36 - C/P Chilson Res. Replacement	-	-	40.69	-
H45 - C/P Equipment Purchase		-	-	-
H48 - FEMA Chilson Water Main		-	-	-
H49 - GIGP Daylight Streaming	-	-	-	-
H50 - C/P WQIP WWTP Disinfection	-	-	24.07	-
H51 - Res & Design French Sawmill		-	-	-
H53 - Clean Water Main Project	-	-	39.82	-
H54 - LaChute Signage Grant		-	-	-
H56 - Sewer Pollution Right to Know		-	-	-
H57 - Parking Lot Cannonball Path		-	-	-
H58 - WWTP HVAC Project		-	-	-
H59 - LCBP Storm Water Sewer Separation	-	-	-	-
H60 - Veterans RD Culvert/Bridge NY Project	-	-	-	
H61 - Chilson/Eagle Lake Water Exploration	7,760.25	7,810.25	18,644.01	26,404.26
H62 - Lead Service Line Replacement Grant	-		-	-
H63 - Water Meter Project	50.00		-	81,661.38
H64 - WWTP Ventilation Project GIGP	-		-	275.00
H65 - 5052 WWTP Phosphorous removal EPG	-		-	-
H66 - NYS DEC EPG #104867	-		-	-
H67- Wet Weather Operating Plan	-	-	-	-
H68 - Black Point HVAC 5099	-	-	-	-
H69 - LaChute River Walk Trail Extension	-	-	-	-
H70 - Skating Rink Project	-	-	8,750.00	8,750.00
H71-Waste Water Treatment Plat Upgrade WTP	5,066.75	5,066.75	310,655.93	342,424.00
H72- Lachute Riverfront Enhancement DRI	-	-	3,840.00	3,840.00
H73 - Streetscape DRI	-	-	14,187.50	14,187.50
H74 - Amherst Ave Waterline	-	-		25,839.39
PN - Permanent Fund Mt. Hope Cemetery			97.91	-
SF01- Ticonderoga Town/Village Joint Fire District	-		801,000.00	801,000.00
SF02 - Chilson Fire Protection District	-		107,345.00	107,345.00
SM03 - Ticonderoga Ems District	-		397,140.00	397,140.00
Claymore Sewer District (SS01)	55.55		6,060.25	1,357.90
Park Ave Sewer District (SS02)	11,156.02		55,241.98	44,791.14
Alex Ave Sewer District (SS03)	8,947.79		38,132.42	44,935.18
Homelands Sewer Dist (SS04)	4,774.29		32,898.21	20,274.69
Central Sewer (SS05)	47,429.89	135,089.71	1,603,196.78	1,180,030.31
Commerce Park Sewer (SS06)	18,327.67		81,198.00	74,644.16
Delano Point Sewer (SS07)	4,668.10		34,794.30	20,401.60
Baldwin Road Sewer Dist (SS08)	233.25		47,993.06	39,582.52
Black Point Road Sewer (SS09)	24,092.78		292,441.07	230,551.62
Hague Road Sewer (SS10)	-		-	-
9N & 74 Sewer (SS11)	6,164.73		32,687.90	27,772.98
Hague Sewer (SS12)	9,239.64		12,378.00	16,574.45
Consolidated Water (SW)	47,737.60		1,654,495.96	1,399,120.75
9N & 74 Water (SW01)	-		-	
Street Road Water (SW02)	-		-	
Alex Avenue I Water District (SW03)	-		-	-
Homelands Water District (SW04)	-		-	-
Alex Ave II Water District (SW05)	-		-	-
Central Water (SW06)	-	47,737.60	-	-
Park Ave Water Dist (SW07)	-			-
Shore Airport Water (SW09)	-		-	126,777.15
Multi Account Total	**575,233.95**	**575,233.95**	**12,977,181.78**	**10,001,082.00**
Total Expenditures This Abstract	**$817,960.41**	**TRUE**		

Supervisor's Report

10/8/2026

Account Title	GFNB	NYCLASS	GFNB ICS	Total
General	70,448.71	194,754.04	5,491,920.90	5,757,123.65
Airport	135,374.81			135,374.81
Highway	719,689.16	98,065.24	2,483,286.94	3,301,041.34
H17 - Airport				-
H36 - Master Drinking Water	7.34			7.34
Clean Water H49 H50 H53	147,334.12			147,334.12
H56 - Sewer Pollution Right to Know				-
H57 - Parking Lot Cannonball Path				-
H58 - WWTP - HVAC Planning Grant				-
H59 - LCBP NEIWPCC				-
H61 - Chilson Eagle Lake Project				-
All other Capital Projects	1,552,779.61			
SS01 - Claymore				-
SS02 - Park Ave				-
SS03 - Alex Ave				-
SS04 - Homelands				-
SS05 & All Districts	809,407.79	799,290.90	1,165,236.92	2,773,935.61
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				-
SW - Central Water All Districts	131,006.10	589,542.03	188,010.06	908,558.19
C/R - Carillon Park		5,992.30		5,992.30
C/R - Liberty Monument		28,523.45		28,523.45
C/R - Unemployment		35,444.93		35,444.93
C/R - Police Equipment		133,495.17		133,495.17
C/R - Senior Bus		76,224.02		76,224.02
C/R - Frazier Bridge		7,729.70		7,729.70
C/R - Forfeiture		2,027.19		2,027.19
C/R - Building Improvement		306,428.31		306,428.31
C/R - General Sidewalk Improvement		9,934.58		
C/R - Building & Grounds Equipment		36,160.22		
C/R - Airport Development		308,858.25		
C/R - Highway Equipment		499,603.10		499,603.10
C/R - DA Sidewalk Repair		57,663.78		
C/R - Sewer Equipment + Infrastructure		168,721.35		168,721.35
C/R - Sewer Repair		117,477.39		117,477.39
C/R - Water Equipment + Infrastructure		362,969.96		362,969.96
C/R - Water Repair		174,583.48		174,583.48
0				-
Library Trust		39,036.05		39,036.05
Mount Hope Cemetery		31,487.98		31,487.98
				15,013,119.44
Total	3,566,047.64	4,084,013.42	9,328,454.82	16,978,515.88