

TOWN OF TICONDEROGA COMPREHENSIVE PLAN UPDATE

COMMITTEE MEETING #2 SUMMARY NOTES

Location: Ticonderoga Town Board Room

Date: September 29, 2025

Time: 5:00 – 7:00 p.m.

MEETING ATTENDANCE

Committee Members

Brian Ledger, Chair

Scott Hearburg

Doug McTyler

Ash Alexander

Joe W. Vilardo

Margaret Lauman

Mark Wright, Supervisor

Consulting Team

Jamie Konkoski, LaBella Associates

Megan Wright, LaBella Associates

SUMMARY NOTES

1. Community Profile Highlights

- For the Town's largest employers, it was noted that St. Mary's is no longer open.
- Committee members would like to know how many people in Ticonderoga are employed at the Community College.
- Short-Term Rentals
 - Send updated screenshot of AirDNA results for Ticonderoga with available rentals shown on map.
 - Seasonality of STRs in Ti noted as important for the local economy and that trends in declining occupancy and revenue from STRs could indicate that there is decreasing demand in the area or that the market is saturated.
- Consultant team will determine if the NYS Broadband map shows Ticonderoga (unsure of the granularity of the data) to identify specific areas with existing service gaps. Mark also knows many of the areas in the Town that are currently under/un-served.
- The Committee agreed to review the draft Community Profile and send feedback to Jamie in one month.

2. Review of Past Plans Summary Report

- Committee member noted that the Hacker Building noted in the survey should be called the Newbury Commons Building due to a negative association with the former label.
- A Capital/Municipal Building Improvement Plan was completed by the Town and should be added to the Past Plan Report Summary.
- Due to time limitations, it was agreed that the Committee will meet virtually to go through the remaining status updates in the Past Plans Report. The group got through Goal C in the Town of Ticonderoga 2006 Comprehensive Plan.

3. Review of Draft Survey Questions

- Committee agreed that a note in the survey introduction should be made that not all questions on the survey need to be answered for results to be submitted.
- Move the demographics section to the end of the survey
- Question 3: Where do you live in Ticonderoga?
 - Add South Ti
 - Combine Baldwin and Black Point into "Hamlet"
 - Remove Fort Ticonderoga Station, Mount Defiance, and Putnam Pond
- Question 9: Do you have a multi-generational connection in Ticonderoga?
 - Keep
- Question 12: What community assets do you value the most?
 - Change "community" to "cultural"
 - Change "historic properties" to "properties listed on the National Register of Historic Places"
 - Add churches/religious organizations
- Question 15: What do you think are the top issues or challenges facing Ticonderoga today?
 - Split the need for more housing into the need for more owner and rental housing
 - Add drinking water
- Question 17: Will be revised to ask respondents' opinions on various statements.
 - Keep access to public transportation option (senior bus, Essex County bus system, train station)
- Question 18: Remove the word "condition" from the question
 - Add 18a (conditional question) for respondents who are not happy with the current offerings of Ticonderoga: "Why did you answer the way you did?"
- Remove question 21
- Question 23: What should be the priority downtown improvements beyond the ones the DRI is funding?
 - Add list of DRI-funded projects
- Question 24: Change first row to "Waterfront wayfinding" rather than "Waterfront access" and specify beach and boat launch access
 - Remove the vacant Lowe's property reference
- Question 26: make open-ended
- Question 31: change to tabular format and make agree/disagree
- The Committee would like to add a question on crime, safety, and police enforcement.
- The Committee agreed that mailers/postcards for the survey would be the best way to spread the word and increase the response rate. The consultant team will check to see if there is enough budget for this.

4. Stakeholder Identification

- The Committee will be emailed a form to fill out that identifies stakeholders in the community for one-on-one interviews and focus group meetings. The Committee will return their filled-out forms to Jamie in two weeks' time.
- Committee member noted that the Town Planning and Zoning Board are combined, so the interviews/focus group meetings for those can be combined.
- Committee member interest in specific focus groups:
 - Brian – anything but arts and culture
 - Scott – any
 - Doug – any, but specifically business group
 - Ash – youth organizations or recreation
 - Joe – any, but specifically business group
 - Margaret – any

5. Next Steps:

- CPC Meeting #3: TBD, online via Zoom
 - Complete review of Past Plans Summary report
 - Upload survey into Survey Monkey
 - Check in on possibility of postcards/mailers for survey
 - Finalize Community Profile after stakeholder interviews and focus groups

ITEM	ACTION ITEM	OWNER
1	Set up online Committee meeting to continue review of Past Plans Summary	Jamie
2	Revise Past Plans Summary to include Alfandre report	Consulting Team
3	Put survey into Survey Monkey	Consulting Team
4	Complete stakeholder forms	Committee Members
5	Begin scheduling stakeholder meetings	Consulting Team
6	Incorporate edits into Community Profile	Consulting Team
7	Check NYS Broadband map – identify underserved areas	Consulting Team
8	Confirm # of employees at NCCC Ti campus	Consulting Team
9	Draft STR Summary for Community Profile	Consulting Team