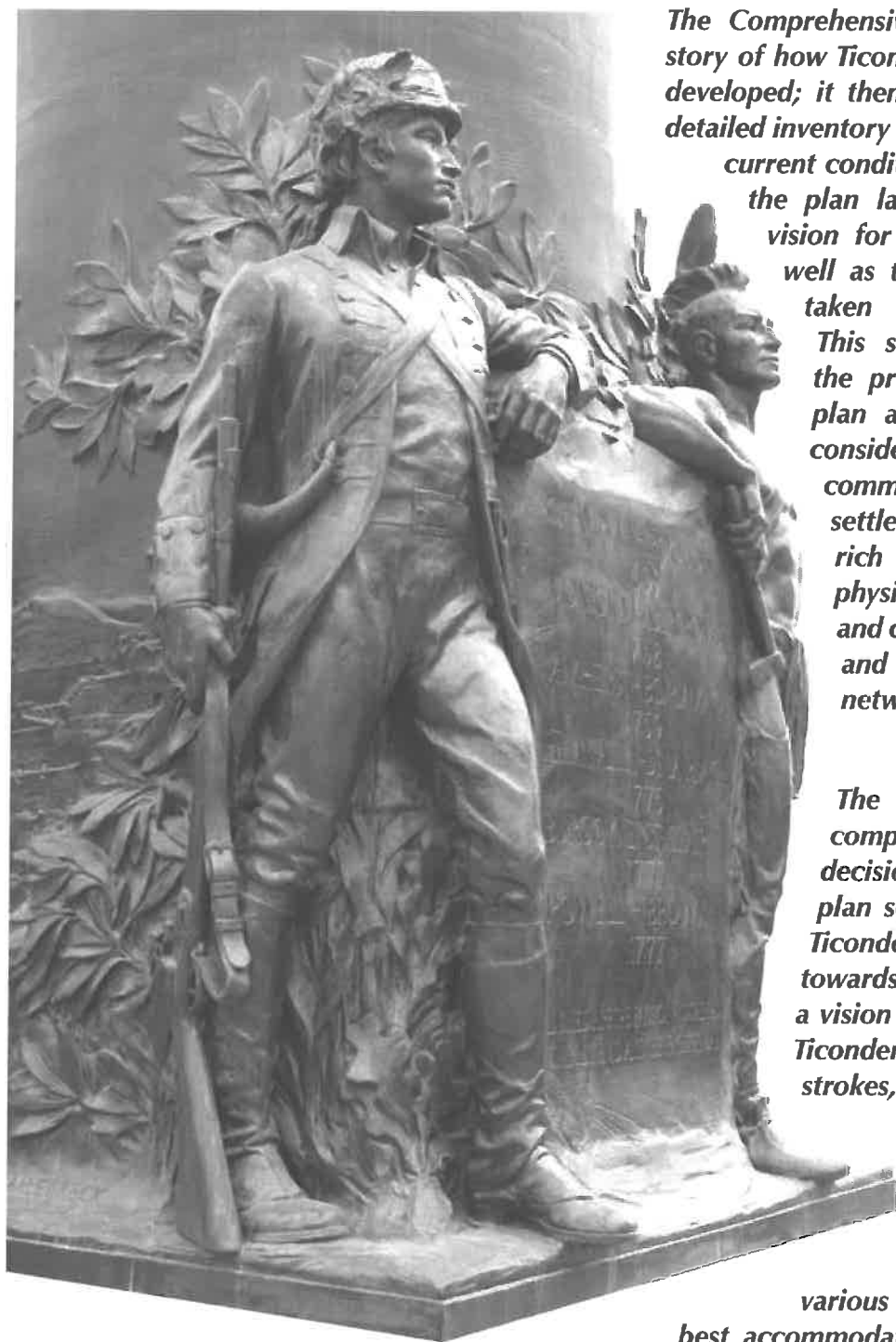




4. TICONDEROGA TOMORROW

4.1. PLANNING FOR THE FUTURE



The Comprehensive Plan began with the story of how Ticonderoga was founded and developed; it then continued to provide a detailed inventory and analysis of the town's current condition. In this final chapter, the plan lays out the community's vision for its long-term future, as well as the steps that should be taken to achieve that vision. This section integrates all of the preceding chapters of the plan and is based on careful consideration of Ticonderoga's community fabric – the town's settlement patterns, economy, rich history, rural character, physical constraints, location and capacity of public services and facilities, transportation network.

The primary purpose of a comprehensive plan is to guide decision-making and this last plan section sets the direction Ticonderoga should move towards. This section starts with a vision statement that describes Ticonderoga in broad brush strokes, as current residents would ideally like to see it several decades from now. That is followed by a land use plan, which describes how various parts of the town can best accommodate the types of changes that may occur in Ticonderoga over time.

A. Vision Statement

Ticonderoga is currently a community at a turning point. It is not at all certain that our major employer, the paper industry, will continue to be the engine that powers the town's economy. Yet there is renewed optimism that Ticonderoga can transform itself into a tourist destination. Our downtown business district continues to struggle while commerce has taken root at the Four Corners a mile away. Each year as our best and brightest young people graduate from high school and head off to college, we know many will never return to live in Ticonderoga again. At the same time, lifelong summer residents are deciding to retire to their homes here, many on the lakeshore, to enjoy the natural beauty and quality of life the town has to offer.

First, Ticonderoga will need to diversify its economy over the next several decades. Access to high quality timber, which has led to paper making being the town's main industry for more than a century, could provide materials for a broader range of small-scale manufacturers and crafts people. State of the art telecommunications services could support a diverse population of people who are able to work from anywhere and choose to make their home in Ticonderoga. Downtown Ticonderoga will need to find a niche, such as arts and entertainment, which will allow it to again become a vital center for the community. The town could materially strengthen its existing tourism sector by providing a range of accommodations, restaurants, shops, recreational activities, outdoor experiences and educational opportunities that would attract many different types of visitors to the community throughout the year.

Ticonderoga will need to be vigilant in maintaining the high quality of its natural environment and the scenic character of its pastoral landscape. Sparkling lakes, forested mountains and the views over the open, agricultural Champlain Valley are resources that the community will need to attract new businesses, residents and visitors. Ticonderoga should become a place where visitors will want to get out of their cars and explore, with trails, sidewalks, public parks, and boat docks and launches available to them. People who live in Ticonderoga will continue to enjoy the natural beauty of their surroundings by swimming at the town beach, walking on the La Chute Trail, hunting in nearby woods, picnicking at Mount Defiance or sledding down the hill in Bicentennial Park. New development should enhance Ticonderoga's unique character and sense of place by fitting in with its surroundings, through use of appropriate scale, signage, lighting and architectural details.

Ticonderoga's institutions such as Inter-Lakes Health and North Country Community College should flourish as the town continues to be a regional center providing healthcare and education for residents from surrounding communities. The local education system will continue to offer students opportunities to learn skills that are directly transferable to employment within the town. As the demographics of the region shift, these institutions will need to respond to the changing needs of our population. Healthcare and education will play important roles in the town's efforts to diversify its economy.

Finally, as we envision Ticonderoga of the future, we recognize that the town's greatest asset is its past. Ticonderoga will continue to preserve and interpret the story of how this place was "the key to the continent" in the 18th century and the community's role in our nation's early history. The town, Fort Ticonderoga, other local museums and cultural institutions will continue to work cooperatively for the mutual benefit of all.

In order to achieve this vision, the town will need to take proactive steps to ensure that Ticonderoga is moving towards the future it desires. The land use plan, goals and implementation measures that follow describe in more detail the kind of community Ticonderoga wants to be and outline some steps for achieving our vision.

4.2. LAND USE AND DEVELOPMENT PLAN

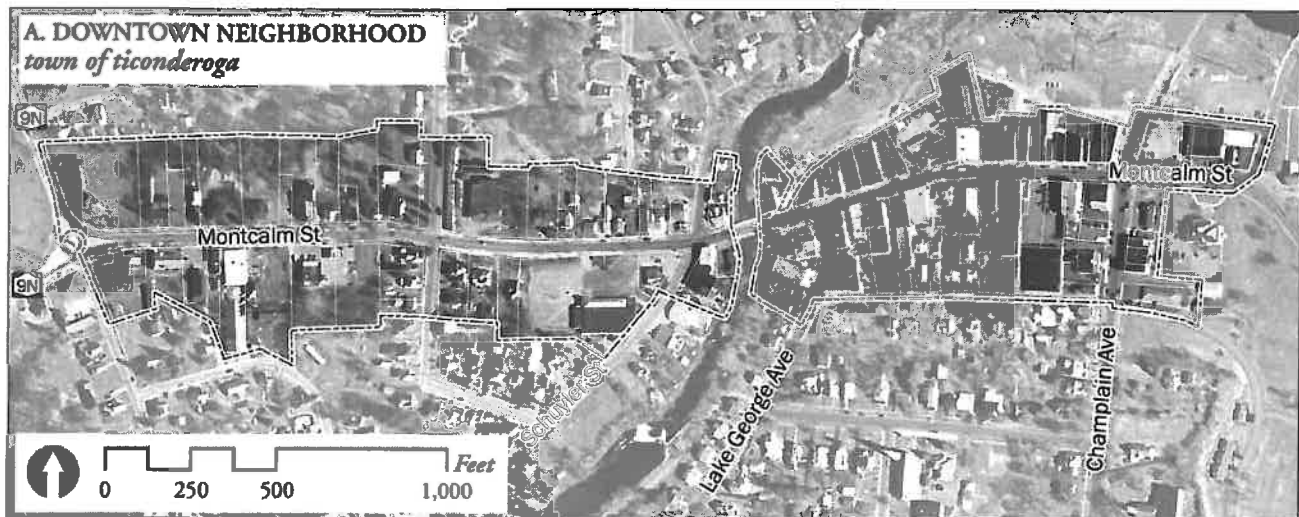
One of the primary purposes of a comprehensive plan is to serve as a foundation for the town's land use regulations. The plan serves as a "blueprint" for future development in the town. That blueprint must then be translated into specific land use controls to regulate the size, location, appearance, density, and other components of new development. The following land use plan divides the town into geographic units with similar development patterns or physical characteristics and describes in general terms the appropriate development pattern and desired uses for that area or neighborhood.

A. Downtown

This area comprises the properties on both sides of Montcalm Street from the monument to the Tower Avenue intersection. This area is Ticonderoga's "main street" and the LaChute River flows directly through it. To the east are the downtown business blocks that form the town's traditional commercial center, while to the west is a mix of residential, commercial and public uses.

One of the primary goals of this plan is to promote the successful revitalization of Ticonderoga's downtown with shops, offices, restaurants, lodging, public spaces and facilities, and a range of housing that will allow it to be economically viable in the 21st century. This plan calls for building Ticonderoga into a tourism destination based on three assets:

- ▣ Fort Ticonderoga and the community's historic resources;
- ▣ The lakes, mountains and other natural features that create the town's scenic character and support a range of recreational opportunities; and
- ▣ A vital downtown that provides shopping, dining, lodging, arts and culture, and a built environment that reflects the town's history and is integrated with its natural setting.



While Ticonderoga's downtown has an important role to play in supporting tourism, it must also remain a community center that meets the needs of town residents. While certain changes are desirable along Montcalm Street, care should be taken that those improvements not result in the loss of places where townspeople gather or conduct daily business. Businesses like restaurants, a neighborhood grocery store, pharmacy and movie theatre should be actively sought or retained downtown. The post office, banks and professional offices are also critical to maintaining a vital downtown, as are public facilities like the library, armory and museums.

Work has begun to make Ticonderoga's downtown pedestrian-friendly and attractive through streetscape improvements such as trees, historic streetlights and decorative brick details on the sidewalks. These efforts should be continued and expanded through implementation of traffic calming techniques that will slow traffic and create safer intersections. A second "main street" should be developed near the eastern end of Montcalm Street by incrementally converting to facades the rear of the buildings adjoining the park and LaChute River; this would serve to link the downtown blocks with one of the town's most attractive assets: the riverside park and trail system. It would also provide an excellent opportunity to create a compact "pedestrian mall" with ample sidewalks, street furniture and landscaping with room for businesses to have outdoor displays or seating. Opportunities to provide building owners technical and/or financial assistance for such projects should be sought.

Nearly as important as the mix of businesses and other uses along Montcalm Street is how the street looks. Restrained signage that fits the historic character of community, attractive window and holiday displays, consistency in lighting and directional or informational signage, landscaping that accents attractive features and screens necessary but unattractive areas like parking lots and service areas, and well-maintained and architecturally appropriate building facades are integral components to successful revitalization efforts. The various town-owned parking areas should be improved with landscaping and painted stall lines, and the town should install public parking signs along Montcalm Street to promote greater and more efficient use of the existing off-street parking thus encouraging people to park and walk between destinations. All of these improvements will need to be properly maintained as time passes. Maintenance and cleanliness of the downtown streets and sidewalks should have priority status. Improvements to the LaChute waterfront below the Lower Falls should also be explored to bring boat traffic into downtown from Lake Champlain.

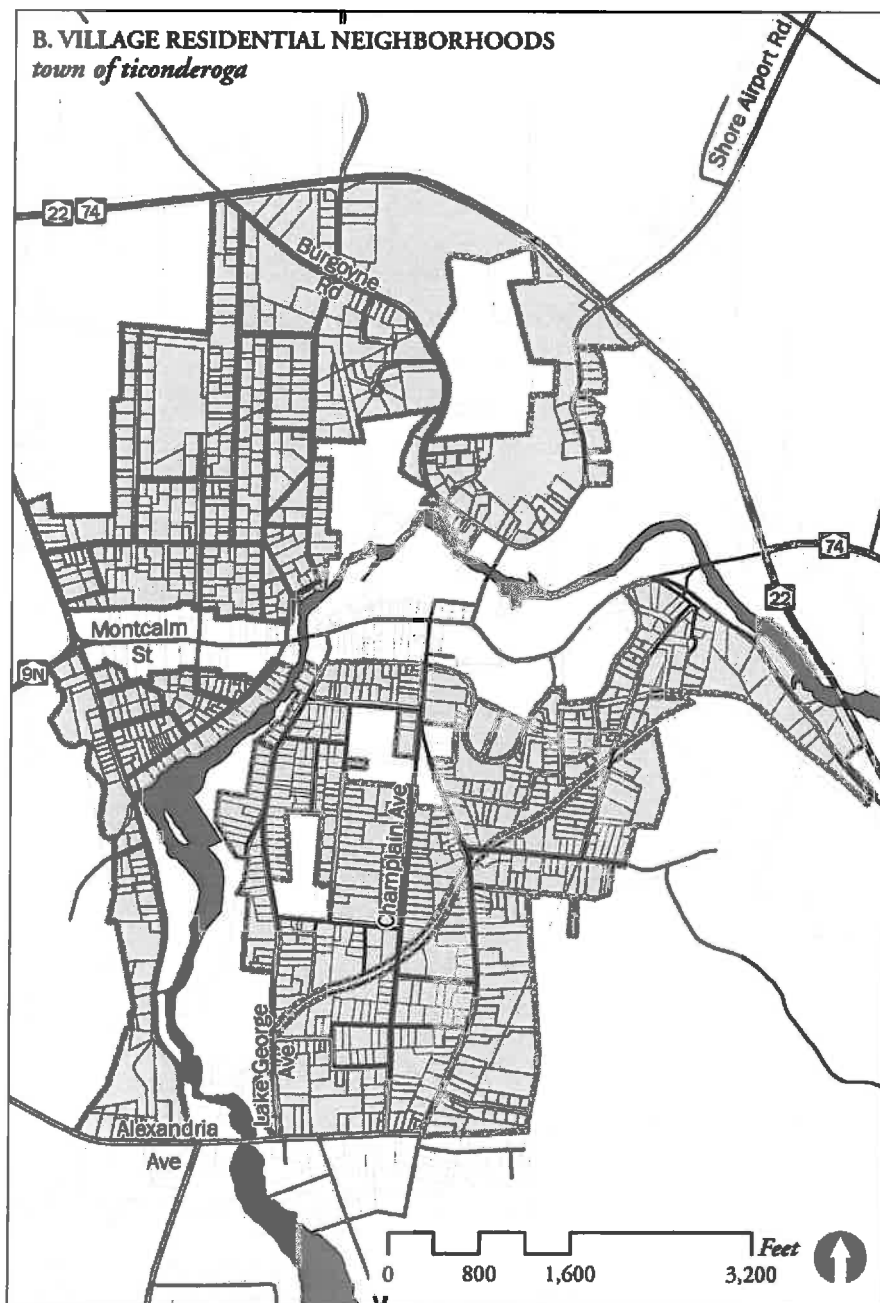
Currently most of the buildings along Montcalm Street are not being utilized to their full capacity or highest potential use. In vital, successful downtowns, the storefronts of the commercial blocks are devoted primarily to retail shops and restaurants. Interior spaces or upper stories may be used for offices or other commercial activities that rely less heavily on drawing in "window shoppers." Traditionally the upper floors of downtown blocks have provided housing. While historically shopkeepers lived above their stores, communities like Ticonderoga have seen the upper floors converted to subsidized rental housing. To improve the character and vitality of the downtown, the housing above Montcalm Street and its adjoining areas on Lake George and Champlain Avenues should be diversified to include a range of affordable and market rate housing. If properly marketed, downtown housing can be attractive to renters because of its proximity to activities, businesses and services. In Ticonderoga, rental units located at the rear of the buildings that face the LaChute River could be renovated into attractive market rate units that would offer views and exterior spaces overlooking the river and park.

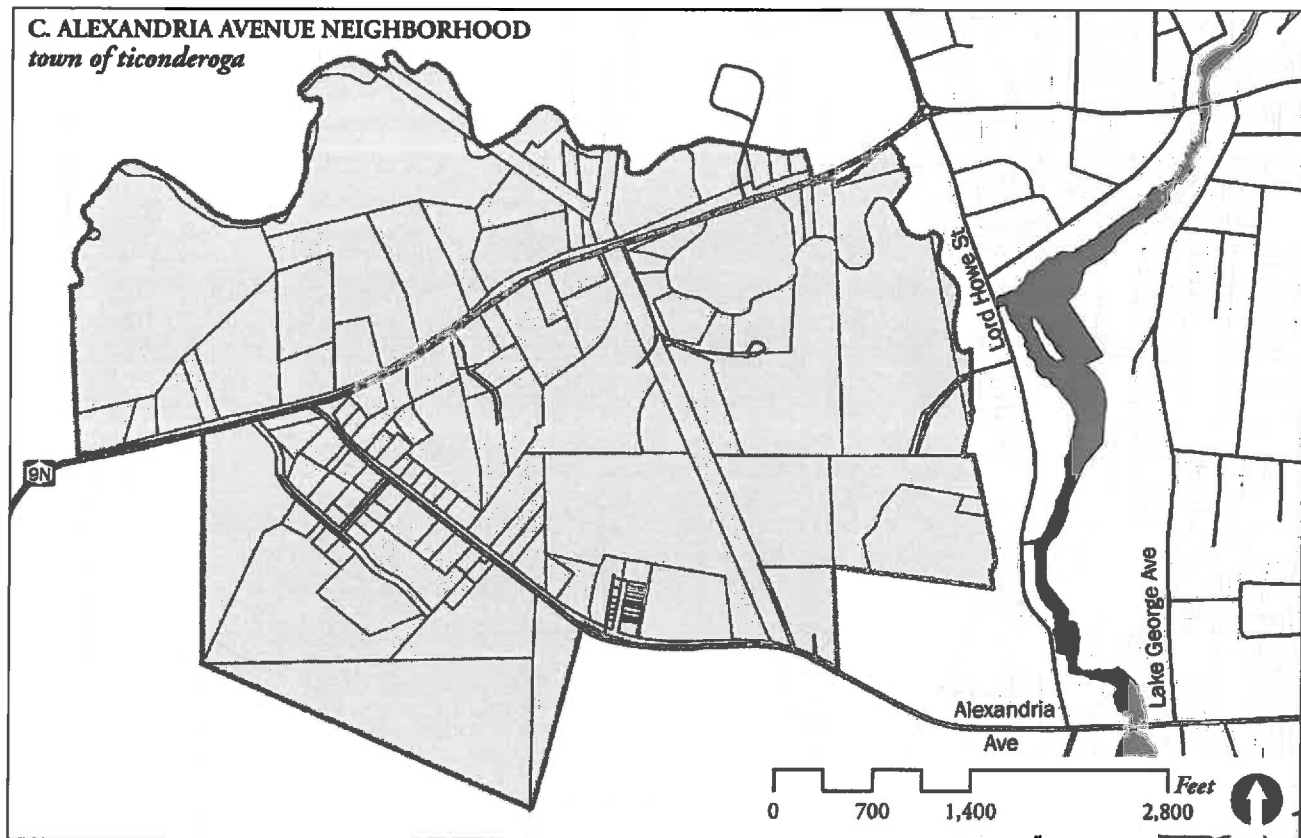
B. Village Residential Neighborhoods

The former village area contains a number of residential neighborhoods, most of which are composed of single-family homes built between the mid-1800s and the mid-1900s. There has been some additional residential development since the 1950s, but little land remains for infill housing. There also has been some conversion of single-family homes into smaller rental units, although the majority of the housing stock remains owner-occupied.

The bulk of development in these well-established neighborhoods is and should continue to be single-family homes on village-size lots. Larger existing homes may be appropriate for conversion to other uses such as two- or multi-family residences, professional office space or bed-and-breakfasts, to the extent that such activities do not substantially affect the residential character of the neighborhood.

There is a recognized demand for affordable rental housing in Ticonderoga, most of which is currently provided in the upper stories of the downtown commercial buildings. Integrating rental housing at a range of price points throughout existing residential neighborhoods would reduce the impacts that the concentration of subsidized housing has had on Ticonderoga's downtown.





C. Alexandria Avenue Extension

This area to the west of the former village is currently a mix of residential and commercial uses with several larger parcels of undeveloped property. Over the past several decades, there has been an increase in commercial activity along Route 9N. There has also been some relatively recent residential development along Alexandria Avenue.

Due to its current mix of use, available property for development, access to infrastructure, and its location adjacent to the former village line, this area is appropriate for expansion of residential and commercial activities that cannot be accommodated in the hamlet. If at a future time, Ticonderoga decides to seek Agency Approved Local Program status from the Adirondack Park Agency and wants to reconfigure the town's APA land use classification system, the area from Moses Circle to Alexandria Avenue should be considered for inclusion in the hamlet.

Residential development in this area should extend the village settlement pattern with smaller and mid-size lots (approximately one acre or less), interconnected streets, homes oriented to the street, and sidewalks. While development will likely proceed slowly, one parcel at a time, the town should look to the future and require rights-of-way that are adequate for village streets with agreements for potential future connections to form a street grid. Given the proximity of the town's elementary and middle schools, housing in this area may be attractive for families, and consideration should be given to providing means for children to walk or bike safely to school.

D. Four Corners

This area of Ticonderoga comprises the property surrounding the intersection of Routes 9N, 74 and 22. The Four Corners neighborhood has been undergoing significant changes during the past several decades as it has been transitioning from primarily agricultural to primarily commercial use. The town supports continued commercial development in this area consistent with the character of the community and potential benefit to the local economy.

How development proceeds in this area of town may affect Ticonderoga's plans to revitalize its downtown and promote itself as a quality tourism destination. On one hand, the retailers at the Four Corners have increased the geographic area of the Ticonderoga market and are bringing in customers from greater distances, including significant numbers from Vermont. Consequently, efforts should be made to entice more of the Four Corners shoppers, as well as tourist traffic, into Ticonderoga's downtown.

On the other hand, the emergence of large retailers and fast food restaurants at the Four Corners has accelerated the shift of Ticonderoga's retail center of gravity out of downtown, although this is by no means the only factor influencing the decline in economic viability witnessed by downtown in recent decades. The town needs to address this issue on several fronts. First, it should encourage existing retailers to remain downtown. Downtown locations should be promoted to new businesses that are interested in





A context-sensitive K-Mart in Jackson, Wyoming.

locating in Ticonderoga and that are of a scale that can be accommodated downtown. But Ticonderoga should also consider the steps that other small communities have taken to attract larger-scale commercial development to town while lessening the impact of such development on traditional downtowns; Ticonderoga should act to promote overall commercial development that improves the local economy while protecting Ticonderoga's scenic and historic character.

It is generally recognized that big-box retailers and franchise restaurants can affect the visual character of the community. The most successful tourist destinations incorporate large retailers, franchise restaurants and the like into their communities, but on

the communities' terms. Signage, architectural style, parking, lighting and landscaping are all controlled to make these businesses fit into the character of their surroundings. Ticonderoga needs to maintain firm and thorough site plan review to ensure control of large-scale commercial development at the Four Corners and prevent this part of town from becoming another unattractive commercial strip that is the same as those found around the country. National chain retailers, when required to do so, have developed stores that are more community friendly by:

- ▣ Respecting the community's vision of itself in regards to how it wants to grow, what it wants to look like and what it wants to preserve.
- ▣ Building at an appropriate scale that does not overwhelm the local economy, thereby creating a commercial glut and displacing a disproportionate number of existing businesses, especially small, locally-owned establishments.
- ▣ Re-using existing buildings or sites.
- ▣ Locating downtown or in proximity to existing commercial centers to prevent the abandonment or underuse of existing buildings and infrastructure. For a large retailer to go downtown, however, it must be of an appropriate scale and design so that it does not disrupt existing neighborhoods and commercial areas.
- ▣ Sharing parking with adjacent properties and using 'green' parking lot designs for infrequently used overflow lots.
- ▣ Locating, screening and landscaping parking lots to limit their visual impact.
- ▣ Being pedestrian friendly through appropriate location, attractive architecture, display windows, walkways and landscaping.
- ▣ Reducing the quantity, intensity and scale of outdoor lighting, properly directing lights, and limiting the hours during which the property is fully lit while ensuring adequate lighting for public safety.
- ▣ Building a well-designed, quality structure that relates harmoniously to its surroundings in terms of scale, design and architecture.
- ▣ Preserving existing trees and providing vegetated buffers between the store and adjacent residential properties.
- ▣ Choosing an appropriate sign that does not contribute to visual blight and limiting the number and size of advertising signs.

The Four Corners area also includes Ticonderoga's Commerce Park, which provides opportunities for light industrial and non-retail commercial businesses to locate or expand in the community. Given the limited acreage available for commercial development in Ticonderoga, the town should promote redevelopment of existing sites and buildings over new construction on undeveloped land whenever feasible. The town should strongly support the redevelopment and full utilization of the existing shopping plaza on the northwest corner of the Four Corners intersection over new commercial development on currently undeveloped, 'green-field' property.

While there is significant unutilized acreage within the Four Corners area, there are some constraints to the development of some of the larger parcels. The New York State Department of Transportation must approve any new curb cuts onto the state highways. The DOT has been reluctant to allow additional curb cuts along the bypass and Route 74 near the Four Corners intersection. The town's Economic Development Committee should work with DOT to determine where safe access points to developable land in this area could be located. The town should also adopt policies that will require commercial drives to be shared between adjacent properties. Interconnecting parking lots and access roads will also reduce traffic impacts and congestion in the Four Corners area.

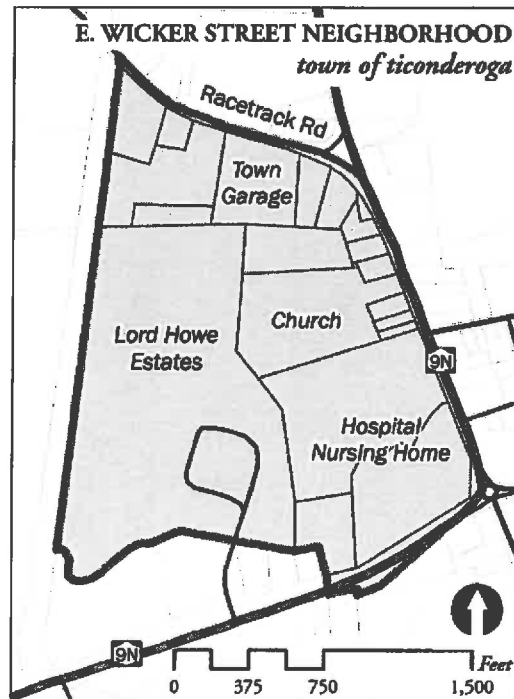
E. Wicker Street

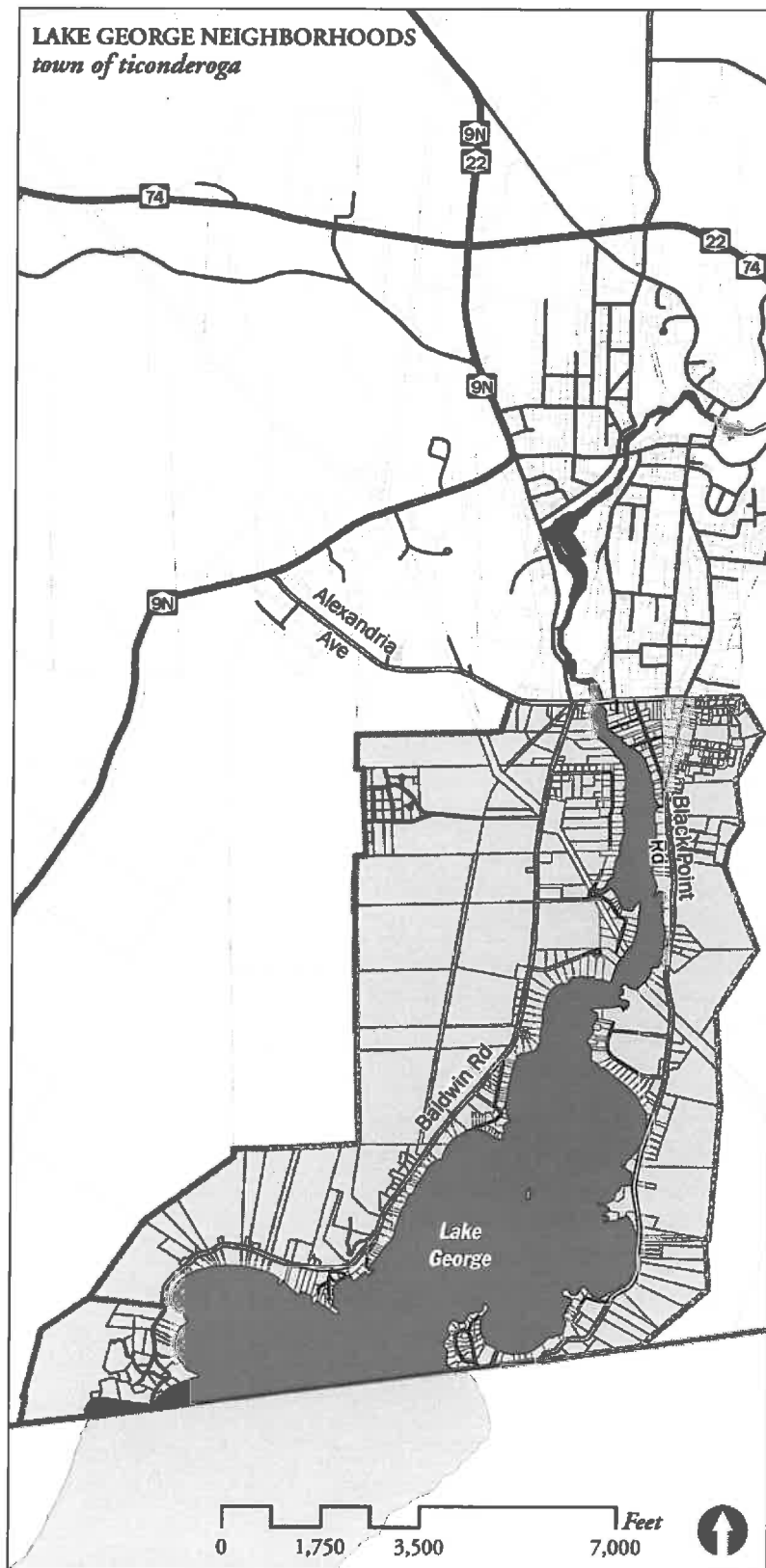
This area of town is home to a number of community institutions including the hospital, health center, and nursing home, the United Methodist Church, and the town highway garage. There are also a number of single-family residences on small lots along Wicker Street (Route 9N) and Racetrack Road.

This area should continue to accommodate the types of uses currently located in it. Given the traffic levels on Route 9N in this area and the commercial nature of most of the land, it is likely that many of the existing single-family homes will over the long-term convert to office and rental space. As the demographics and needs of the community change, there may also be additional development around the hospital-nursing home complex, including additional elderly housing.

If at a future time, Ticonderoga decides to seek Agency Approved Local Program status from the Adirondack Park Agency and wants to reconfigure the town's APA land use classification system, all this area should be considered for inclusion in the hamlet.

The Old Hospital is located in this area and is one of the structures in town most in need of redevelopment due to its prime location, architectural character and role in the town's history. Ticonderoga should continue to actively seek a new use for this building, in keeping with its historic character and prominent location at Monument Circle.



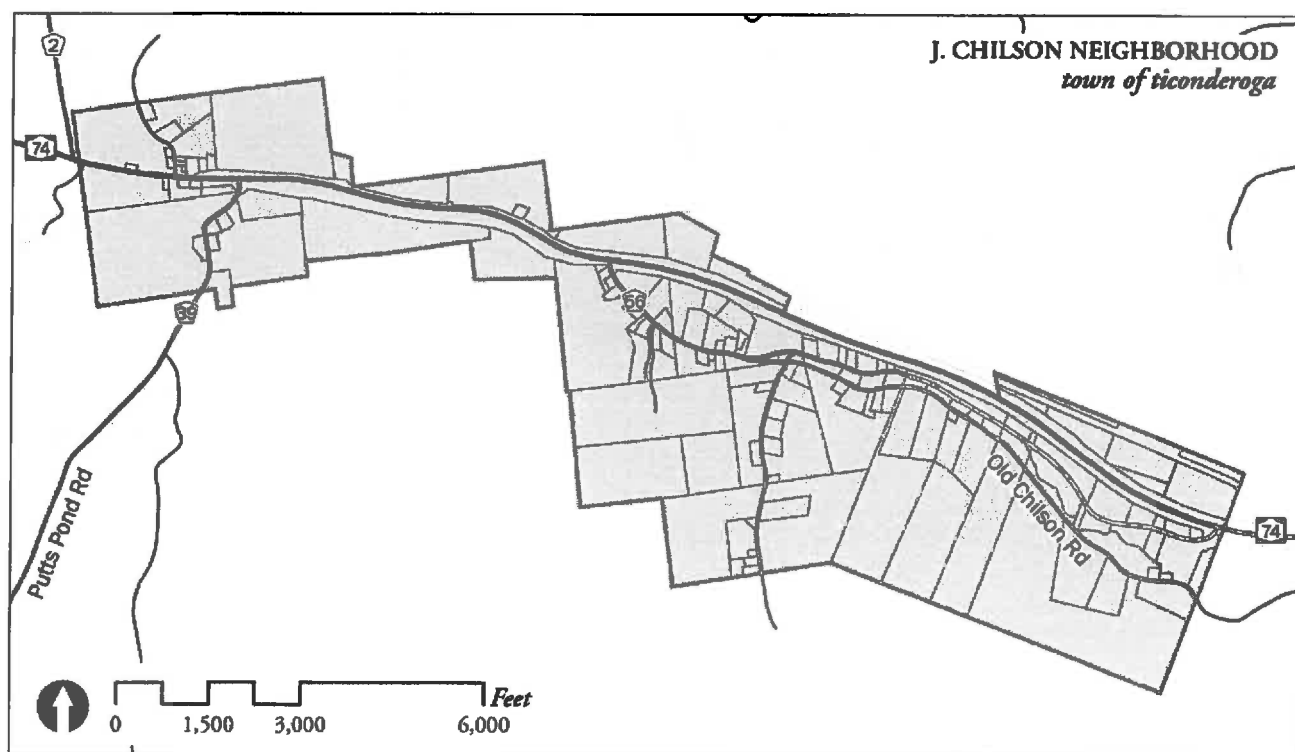
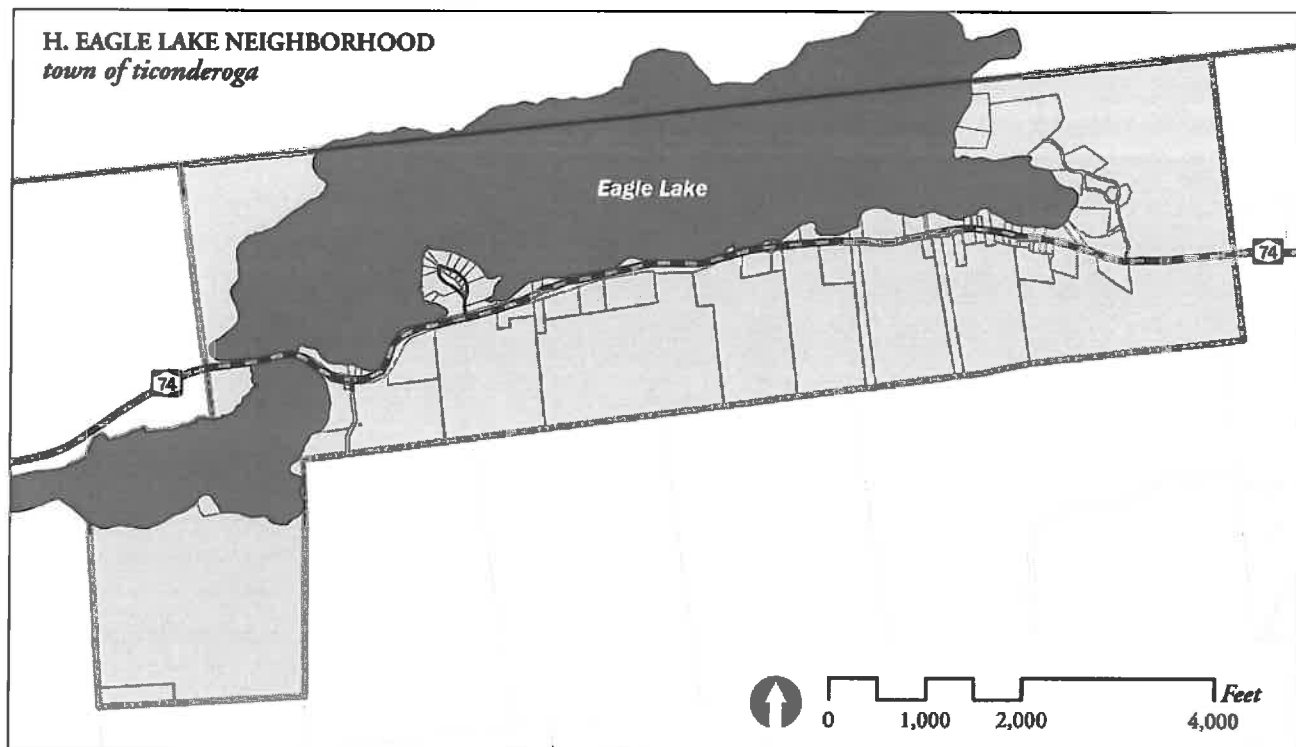


F. Lake George Shoreline

This area comprises all the land on Lake George between Baldwin and Black Point roads. This area is already significantly developed with year-round and seasonal homes, most on small lots with lake frontage. This area should remain largely residential and at its current development density. Development trends should be monitored to ensure that any changes in land use are not reducing the lake's water quality; this may involve controls on increases in impervious surfaces, stormwater management on construction sites, and guidelines that promote retaining existing woody vegetation.

G. Lake George Valley

This area comprises the land to the west of Baldwin Road and the east of Black Point Road. Especially to the west of Baldwin Road, there is significant potential for new development on what are currently a series of agricultural fields. The current lack of infrastructure is likely the single most important factor limiting development on these lands, which are classified as Moderate Intensity (1.3 acres per unit) and Rural (8.5 acres per unit) by the Adirondack Park Agency (APA). If at a future time, Ticonderoga decides to seek Agency Approved Local Program status from the APA and wants to reconfigure the town's land use classification system, the Moderate Intensity areas around Lake George should be considered for a reduction in density, perhaps to the Low Intensity classification (3.2 acres per unit).



H. Eagle Lake

The private lands around Eagle Lake are largely developed with a mix of year-round and seasonal homes. The terrain, state-owned land and Route 74 corridor significantly limit future development potential. This area should remain at its current development density. As with developed areas around other lakes in town, conditions should be monitored to ensure that any changes in land use are not affecting water quality.



I. Streetroad

Once a self-sufficient center of its own, Streetroad is now largely residential and agricultural with a few neighborhood-scale businesses mainly located along the state highway. Additional residential development in Streetroad would be desirable. It is important that the settlement continues to have discernible boundaries and that strip highway commercial development does not slowly creep northward from the Four Corners into Streetroad. Currently most of this area is classified as Moderate Intensity by the Adirondack Park Agency, a classification that continues along the west side of Route 9N/22 from

the Four Corners to Warner Hill Road. If at a future time, Ticonderoga decides to seek Agency Approved Local Program status from the APA and wants to reconfigure the town's land use classification system, it should consider breaking up that Moderate Intensity Area and reconfiguring it to maintain Streetroad as a distinct neighborhood with definitive boundaries.

J. Chilson

Unlike Streetroad, Chilson developed as a linear settlement along the transportation routes up Chilson Hill; this makes it more difficult to define its geographic boundaries. Given the terrain and patterns of land ownership, Chilson is not as well suited for a greater density of residential development. There are

some opportunities for growth, and future development should be largely residential and of a similar rural character and density as the existing homes in this area.

K. Lord Howe Valley

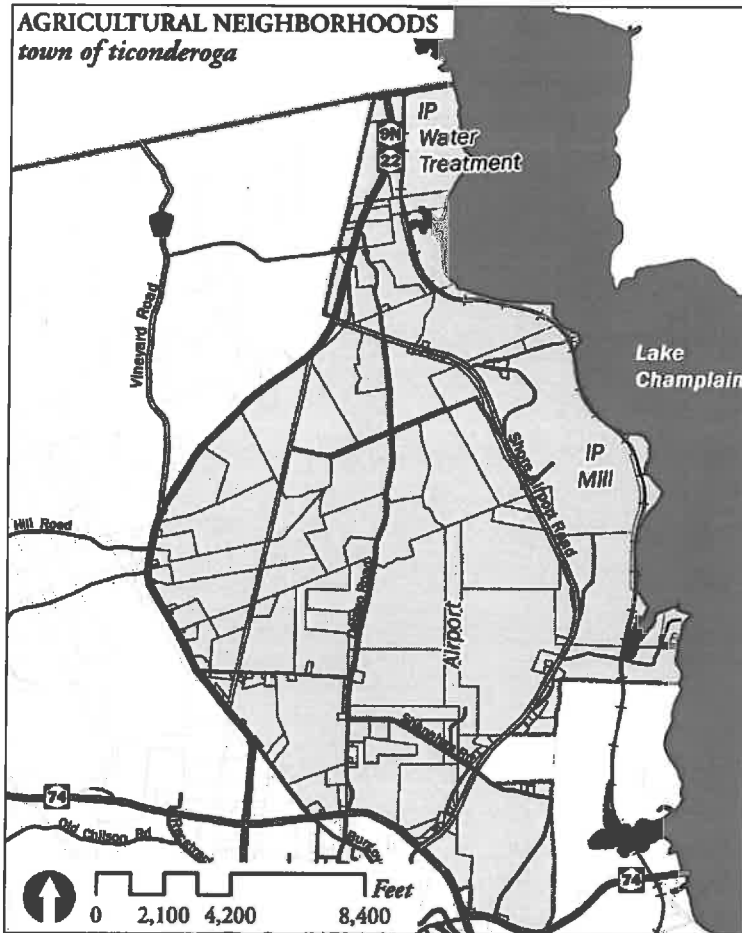
The Lord Howe Valley is largely defined by the surrounding terrain with the Three Brothers Mountains, Bald Ledge and Blanchard Mountain to the west, and Bear and Cook Mountains to the east. The valley remains agricultural and rural residential in character, with several recreation-based businesses including the golf course at Ticonderoga Country Club and several campgrounds. Future development should remain rural and low-intensity in character, with new or expanded recreation and tourism-based businesses supported to the extent that they are developed to blend into their surroundings. Large frontages and deep setbacks should be required along Route 9N to limit development along the highway and to preserve the unique visual character of this valley corridor.

L. Rural

Throughout town there are pockets of lightly developed rural land, largely forested uplands with limited access. Most of these lands are part of the Rural (8.5 acres per unit) APA Land Use areas. The allowable density of development on these lands should remain low with consideration given to ensuring that development is located



AGRICULTURAL NEIGHBORHOODS town of ticonderoga



in a manner that is accessible to emergency vehicles and that does not unduly impact the surrounding natural environment.

M. Ag-Industrial

This area currently comprises a mix of industrial, open and agricultural land with limited residential development. Approximately 70 percent of the land within this area is owned by International Paper Company (IP) including the roughly 500-acre site of the mill as well as the company's wastewater treatment facility and landfill. The Ticonderoga Municipal Airport is located within this area and the CP Rail tracks run along the Lake Champlain shoreline.

Due to the industrial nature of much of this land, and given that the land not owned by IP is part of Ticonderoga's agricultural district and classified as Resource Management (42.7 acres per unit), it is not well suited for residential use. It would be desirable for the improvements planned for the airport to proceed, including construction of a hangar.

It is also important to recognize that despite the significant amount of acreage classified as industrial by the APA within this area, there is little to no opportunity for industrial development other than expansions by IP since the company owns all the land designated as industrial. If at a future time, Ticonderoga decides to seek Agency Approved Local Program status from the APA and wants to reconfigure the town's land use classification system, it should consider classifying the town's Commerce Park along Route 74 as industrial property in addition to the land owned by IP.

N. Agricultural

This area comprises the land between Route 9N/22 and the Delano and Shanahan Roads. Most of this area is part of the town's agricultural district and is classified as Resource Management (42.7 acres per unit) by the APA. It is anticipated that most of this land will remain in active agricultural production. Ticonderoga should support a range of farm-related businesses including the processing of agricultural products, retail sales of farm produce and related goods, and agri-tourism in an effort to ensure that the town's agricultural operations remain economically viable.

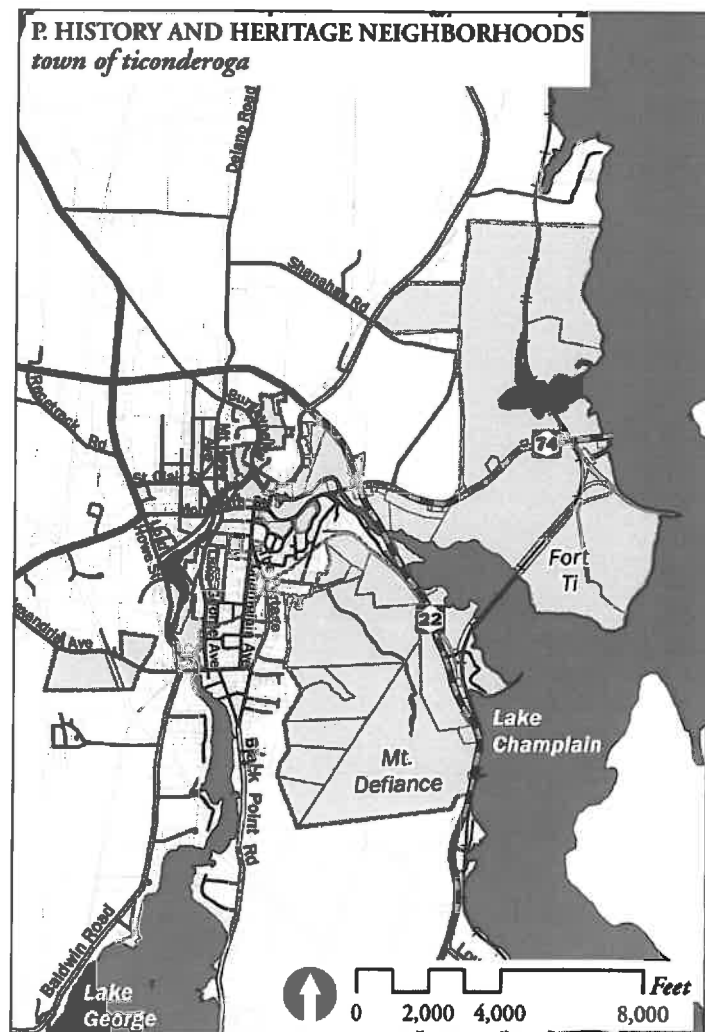
O. Forest

Most of these lands were owned by International Paper until recently and are actively managed for timber harvesting. At the current time, these private lands are generally not available for development, but are used recreationally – including for snowmobile trails, which are not permitted on much of the town's state lands. If at a future time, Ticonderoga decides to seek Agency Approved Local Program status from the APA and wants to reconfigure the town's land use classification system, it should consider reclassifying some of the least developable land from Rural Use (8.5 acres per unit) to Resource Management (42.7 acres per unit) in order to qualify for an extension to the hamlet and perhaps increases in density in other areas where this plan has deemed it appropriate. These timberlands support the many independent loggers and truckers that currently work under contract to IP and the town recognizes the economic importance of maintaining privately-owned, productive forestlands in the town, as state-owned land is not open for timber harvesting. It is the policy of the Town of Ticonderoga to support the continued private ownership and productive use of these lands.

P. History and Heritage

This area of Ticonderoga is composed largely of numerous non-contiguous but neighboring tracts of property owned by Fort Ticonderoga and the town. It includes land along the LaChute River, the Fort's Lake Champlain shoreline property, Mt. Defiance and Mount Hope, as well as land owned by the school district, the community college and several churches. As discussed throughout this plan, these lands – the town's historic, scenic and cultural resources – are among Ticonderoga's main assets. They have been grouped together to illustrate how they are interconnected and create a corridor of public and institutionally owned land ordinarily open to the public that links Lake Champlain and Lake George along the LaChute River and through the hamlet.

There are recommendations throughout this plan regarding how these lands should be preserved and enhanced to become one of the three main supports for Ticonderoga's tourism sector. It would be desirable for the town's tourism and tourism-



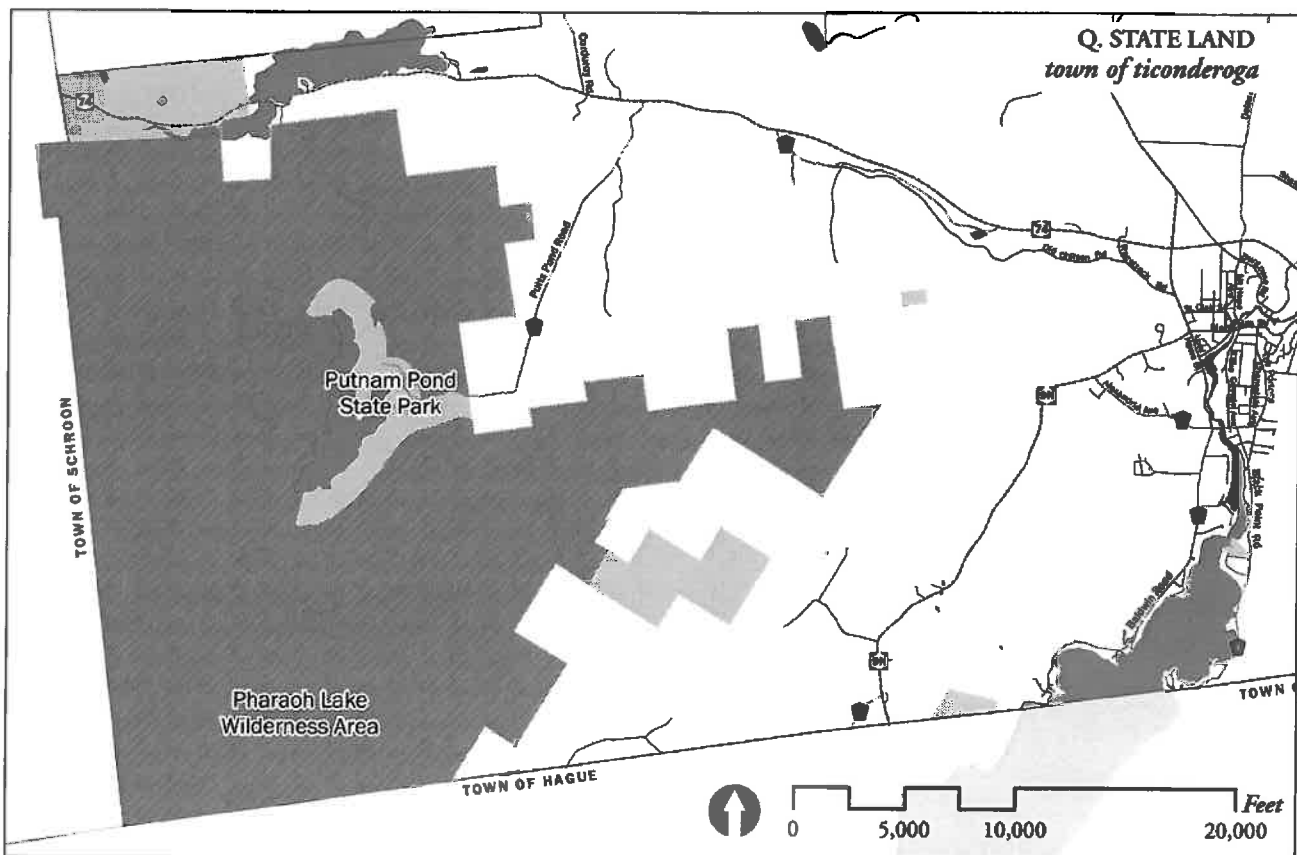


A member of Fort Ticonderoga's Fife and Drum Corps.

supporting businesses to expand in order to more fully capture economic benefits for the community. Fort Ticonderoga owns a significant amount of the town's Lake Champlain shoreline and this plan supports exploration of how this waterfront property could be used to enhance both the mission of the Fort and the town's tourism economy.

Q. State Land

The remainder of Ticonderoga's land area is part of the State Forest Preserve. These lands are not available for development, but are a recreational and scenic asset to the community. Due to the "forever wild" clause of the state constitution, these lands will remain in their natural state in perpetuity. This plan supports efforts to increase public access to and enjoyment of the natural beauty of the Adirondack forest preserve.



4.3. GOALS

A. *Achieve a strengthened and diversified economy based on Ticonderoga's historic, cultural and natural resources, continued industrial activity and a revival of the town's role as a population and service center within the region.*

1. Promote development of attractions, activities, amenities and facilities that would support a viable four-season tourist economy in Ticonderoga.
2. Work cooperatively with Fort Ticonderoga to increase visitorship, extend visitor stays and improve the connections between the fort and downtown.
3. Support the continued vitality of International Paper's Ticonderoga Mill and diversification of the town's wood products industry.
4. Provide appropriate locations for commercial and light industrial development so that the economic base of the community can be expanded and new employment opportunities created.
5. Continue efforts to market Ticonderoga to employers and publicize the characteristics that make the community an excellent location for commercial and light industrial development, including its attractions for company executives and their families.
6. Encourage entrepreneurship among Ticonderoga's residents and support the town's small, locally owned businesses.

B. *Maintain the hamlet as the residential, commercial and civic center of the community, and support dynamic historic, cultural and arts institutions as an integral component of the Ticonderoga's character and economy.*

1. Establish a main street program that would spearhead the town's efforts to revitalize its downtown.
2. Explore, and through property owner action, create a downtown business improvement district to raise funds and leverage grant monies in support of downtown revitalization efforts.
3. Develop and begin implementation of a master plan for Bicentennial Park, the LaChute River Trail and downtown.

4. Support the efforts of the Ticonderoga Beautification Committee to improve the visual appearance of the downtown and enhance gateways to Montcalm Street.
5. Develop a comprehensive standards and policies for signage in Ticonderoga – including municipal, business and directional signs – that would result in an aesthetically pleasing, unified and coordinated system to direct travelers and promote the community's businesses and attractions.
6. Encourage creative reuse of underutilized community facilities and Ticonderoga's downtown business blocks.
7. Plan for expansions of the town's community facilities and infrastructure as warranted by demand generated by such factors as changing demographics and introduction of businesses to the town.

C. *Preserve the rural character of the outlying areas of Ticonderoga, particularly those portions of the town that are inaccessible by road and those that have been identified as critical environmental areas.*

1. Prevent sprawl and regulate development occurring in the outlying areas.
2. Promote efforts to increase public awareness of Ticonderoga's critical environmental areas, how they can be negatively impacted by human actions, and their role in the region's ecosystem.
3. Update the town's flood maps and develop local regulations to prevent development within floodplains.

D. *Protect the quality and scenic character of Ticonderoga's lakes and other natural resources, while promoting opportunities for recreation and enjoyment of the town's natural environment.*

1. Maintain and enhance the town's linear park system, and continue efforts to create a greenway network throughout the town.
2. Recognize that tourism and recreation-based businesses are dependent upon the high quality of the town's natural environment and support enterprises that utilize resources in a sustainable manner.
3. Regulate and limit further development of the town's lakeshores.
4. Reduce further erosion and runoff from developed land in order to protect the water quality of Lake George, Lake Champlain, Eagle Lake and the town's smaller water bodies.

5. Support efforts to eliminate existing and control future infestations of invasive species – including milfoil and zebra mussels – in the town’s water bodies.
6. Maintain the vegetation along the lakeshores and control the visual impact of development along the lakeshores.
7. Enhance existing and support development of additional public access to the town’s lakes, including efforts to improve and maintain the town beach on Lake George.

E. Recognize agriculture and forestry as important economic activities that contribute to the community’s character and produce high quality, locally grown agricultural and forest products.

1. Support and facilitate the conservation of open space and productive agricultural land in Ticonderoga.
2. Encourage opportunities for farmers to sell their products locally, and to operate agri-tourism and other business ventures that complement the agricultural character of their property and generate additional income.
3. Minimize conflict between farm and non-farm uses by regulating development within Ticonderoga’s agricultural districts to the extent it is lawful to do so.
4. Support the continued existence of privately owned timberlands in the town.
5. Continue efforts to attract new natural resource based industries to Ticonderoga.

F. Provide a hospitable residential environment within the town’s neighborhoods with a variety of housing opportunities that are appropriately supported by community services.

1. Concentrate the majority of new housing in or adjacent to the hamlet as long as residential infill sites remain available in those areas.
2. Conserve Ticonderoga’s historic housing stock, especially within the hamlet.
3. Improve the integration of subsidized and market-rate rental housing into existing residential and commercial neighborhoods.
4. Regulate home-based businesses to ensure that new or expanding non-residential uses within residential areas do not reduce neighbors’ quality of life.

G. Enhance the efficiency and safety of the town's transportation networks and support further development of non-vehicular modes of transportation.

1. Improve town highway and road maintenance, plowing and clean-up.
2. Implement measures to better manage, advertise and maintain parking in downtown Ticonderoga.
3. Encourage the use of passenger train service through continued efforts to enhance the town's rail station near the ferry landing, and better connect it to downtown and other local attractions.
4. Expand opportunities for boaters to dock and travel into downtown via the LaChute River and visit local attractions, whether downtown, in other parts of the town or in neighboring communities.
5. Support on- and off-road trail systems that allow visitors and residents to experience the town's scenic beauty and recreational amenities, including winter trails.

H. Update the town's existing laws and regulations, and explore alternative actions, to achieve the goals and implement the policies of this plan.

1. Review and improve the town's zoning regulations.
2. Explore innovative planning and zoning techniques such as: regulating uses based on impact to allow for mixed uses in the hamlet and neighborhood-scale businesses in residential areas, inclusionary zoning to ensure an adequate supply of affordable housing, or transfer of development rights to guide growth into designated areas.
3. Consider adoption of subdivision regulations.
4. Investigate working with the Adirondack Park Agency to develop an Approved Local Land Use Program for the town.