

To: Town of Ticonderoga
From: LaBella Associates
Date: July 2026
Re: Draft Recommendations

Purpose

This memo presents draft policies and actions for all five goals of the Ticonderoga Comprehensive Plan Update. Recommendations have been synthesized from the community survey, stakeholder interviews and focus groups, Public Workshop #1, the Utility Analysis, and the Review of Past Planning Efforts.

Policies are standing statements that guide ongoing Town decision-making. They are written in the present tense and can be applied by the Town Board, Planning Board, or staff over the life of the Plan. **Actions** are specific, implementable steps with a clear outcome. Each goal section opens with a brief framing note connecting the recommendations to what we heard from the community.

Vision & Guiding Principles

The following vision statement and guiding principles were developed through the community engagement process and refined by the Planning Committee and Public Workshop #1. They provide the foundation for all recommendations in the Plan.

Vision Statement

Ticonderoga is where history, nature, and community come together. We're proud of our past and ready to build a stronger future. Our vision is simple: make Ticonderoga a great place to live, work, and visit for everyone whether you've been here for generations or just arrived. We will support local businesses, create good jobs so young people can stay and build their lives here, and revitalize our downtown. . We will maintain our beautiful lakes, mountains, and historic sites while making sure everyone can enjoy them. We will improve our neighborhoods, fix our infrastructure, and offer activities for all ages, all year long. Ticonderoga will be known as a welcoming, safe community with a thriving downtown, diverse economy, and opportunities for all. We will preserve what makes us special, including our small-town charm, natural beauty, and tight-knit community, while embracing the changes needed to help us grow. By working together and staying true to our values of honesty, hard work, and looking out for each other, we will create a Ticonderoga that honors its heritage and secures its future.

Guiding Principles

These cross-cutting principles guide all recommendations and implementation strategies throughout the Comprehensive Plan.

- A. Population Retention — Address declining and aging population trends by creating opportunities for young people, families and professionals to live, work, and thrive in Ticonderoga.
 - B. Affordability — Manage property taxes and cost of living to ensure Ticonderoga remains an affordable place for residents of all income levels and life stages.
 - C. Strategic Implementation — Build on recent momentum from the DRI with realistic, phased strategies that identify funding sources and responsible parties for implementation.
 - D. Smart Growth — Integrate sustainability, environmental protection, and climate resilience throughout all planning themes and recommendations.
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Cross-Cutting Issues

Several issues emerge repeatedly across multiple goals. They are addressed in detail under the most relevant goal, but their connections to other goals are noted throughout this memo.

- Wastewater capacity (Goal 2 — Infrastructure) is a direct constraint on housing development (Goal 5 — Land Use & Housing) and economic growth (Goal 1 — Economic Development). The WPCP capacity analysis is a prerequisite for meaningful progress on both of those goals.
 - Walkability and pedestrian connectivity (Goal 2 — Infrastructure) directly supports downtown vitality (Goal 1), waterfront access (Goal 3 — Recreation), and quality of life for all ages.
 - Climate resilience and Smart Growth are cross-cutting principles embedded across all five goals, particularly in infrastructure investment, land use decisions, and open space protection.
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Goal 1. Economic Development & Commercial District Vitality

Goal Statement: *Strengthen and diversify the local economy by supporting existing businesses, attracting new employment opportunities, revitalizing downtown, and expanding year-round tourism while maintaining Ticonderoga's unique character and quality of life.*

Economic development emerged as the top community priority during Workshop #1 as 62% of participants ranked it first. Consistent economic development themes across the survey, focus groups, stakeholder interviews, and the 2006 Comprehensive Plan include: filling vacant downtown properties, building on momentum from the DRI, diversifying the economy beyond the paper mill, attracting year-round tourism, and retaining young people and families by creating living-wage jobs.

Policies

- a. The Town will support the Ticonderoga-Montcalm Street Partnership (TMSP) and Ticonderoga Area Chamber of Commerce (TACC) as the lead organizations for downtown business retention, attraction, and promotion.
- b. The Town will leverage DRI investments as a catalyst for private reinvestment.
- c. The Town will prioritize the reuse and redevelopment of vacant and underutilized properties, including the former Lowe's, Grand Union Plaza, and former Rite Aid, before supporting new commercial development on undeveloped sites.
- d. The Town will support year-round tourism development that builds on the community's historic, cultural, and natural assets while expanding the shoulder and winter season visitor economy.
- e. The Town will partner with Essex County IDA, TACC, Regional Office of Sustainable Tourism (ROOST), and Essex County Community Resources to attract businesses that offer living-wage employment and align with the community's character and market.
- f. The Town will support entrepreneurship and locally-owned small businesses through microgrant programs, technical assistance partnerships, and reduced regulatory barriers.
- g. The Town will support retention of anchor employers, including Sylvamo, Inter-Lakes Health, Ticonderoga Schools, and NCCC, through planning decisions, infrastructure investment, and workforce development partnerships.

Actions

Business Retention & Attraction

1. Work with TACC and ECIDA to create a business attraction program targeting light industrial, small manufacturing, and specialty retail businesses that fit the local market (near-term).

2. Develop commercial- and light industrial-zoned sites along Route 9N South to expand the employment and tax base (see Goal 5. Land Use) (mid-term).

Vacant & Underutilized Properties

3. Develop a targeted redevelopment strategy for the former Lowe's building, Grand Union Plaza, and former Rite Aid, identifying preferred uses and ownership options (near-term).
4. Identify additional underutilized properties in the hamlet and develop an inventory with associated redevelopment options (near-term).

Downtown Revitalization

5. Complete DRI-funded streetscape and branding/wayfinding projects on Montcalm Street (in progress; near-term).
6. Develop a strategy for the Bicentennial Park amphitheater concept that was not funded through DRI, including potential phasing and alternative funding sources (near-term).
7. Conduct a parking management and signage study for downtown to improve access and visibility of existing parking without costly new construction (near-term).
8. Activate the rear side of downtown buildings facing the LaChute River Trail through signage, access improvements, and outdoor seating opportunities, per the DRI Strategic Investment Plan (near- to mid-term).

Year-Round Tourism

9. Work with Fort Ticonderoga, ROOST, and TACC to develop a four-season tourism strategy that expands winter programming, lodging options, and visitor itineraries beyond the summer peak (near-term).
10. Attract at least one new lodging option, which could be a boutique hotel, inn, or expanded existing property, to address the gap in overnight accommodations (mid-term).
11. Develop a transportation solution (i.e. livery service, on-demand shuttle, or partnership with a regional provider) connecting the Amtrak station, municipal airport, Fort Ticonderoga ferry, and downtown (near-term).
12. Support the development of a welcome/visitor center with public restrooms downtown, potentially co-located with the Heritage Museum or a new facility (near- to mid-term).

Connection to Goal 2 — Infrastructure

- Sidewalk and pedestrian improvements (Goal 2) directly support downtown vitality by improving the experience for shoppers, diners, and visitors.
- Transportation connection recommendations in Goal 2 (livery service, rail station link) are prerequisites for expanding the tourism visitor base.

Goal 2. Infrastructure & Essential Services

Goal Statement: *Maintain, upgrade, and expand critical infrastructure systems, including water, wastewater, stormwater, sidewalks, and municipal facilities, to support community health, safety, economic development, and climate resilience.*

Infrastructure ranked third in community priority voting from the workshop but was identified in every engagement activity as a foundational issue: Workshop participants explicitly noted that Goals 1 and 2 are interdependent. The Utility Analysis confirmed that wastewater capacity is the primary constraint on growth. Stakeholder interviews with the Highway Department, fire departments, police, and water/wastewater operators provided specific, actionable findings. Sidewalk conditions were raised consistently in the survey (69% agree improvements are needed) and at the workshop.

Policies

- a. The Town will maintain and systematically upgrade its water and wastewater systems to ensure reliable service, regulatory compliance, and capacity to support planned growth.
- b. The Town will prioritize infrastructure investments that support the hamlet as the center of growth, concentrate development where services already exist, and limit significant new development in areas where municipal water and wastewater capacity is insufficient until capacity is confirmed or expanded, consistent with Smart Growth principles.
- c. The Town will pursue grant funding and low-interest financing for infrastructure projects to manage costs and minimize tax burden on residents.
- d. The Town will maintain and improve sidewalks as a public safety and quality-of-life priority, with particular focus on connections between residential neighborhoods, downtown, schools, and parks.
- e. The Town will integrate climate resilience and green infrastructure principles into infrastructure planning and capital investment.
- f. The Town will require new development and significant redevelopment within the hamlet will be required to incorporate green infrastructure techniques, such as bioretention, permeable pavement, and street trees, where feasible.
- g. The Town will maintain a Capital Improvement Plan (CIP) that programs infrastructure needs over a 10-year horizon with identified funding sources and responsible parties.

Actions

Water System

1. Complete all active water system projects currently underway, as identified in the Utility Analysis (Appendix B). Active projects include water meter installation, the Amherst Avenue water main replacement, and the Chilson/Eagle Lake EPA compliance project (near-term).
2. Complete the Chilson/Eagle Lake well source project for EPA compliance and improved fire protection coordination with Chilson Fire Department as hydrant access is limited (in progress; near-term).
3. Develop and maintain a 10-year Capital Improvement Plan for water infrastructure addressing long-term system needs identified in the Utility Analysis, including an updated hydraulic model to guide main replacements and pressure-reducing valve locations, priority distribution main replacements, Abercrombie Tank replacement, Lake George treatment plant evaluation, hard water treatment options, and pressure-reducing valve station installation.

Wastewater

4. Commission a formal WPCP capacity analysis to quantify available capacity and evaluate the ability to serve planned and potential future development. This is a high-priority near-term action and a prerequisite for meaningful land use and housing decisions (near-term).
5. Complete all active wastewater projects currently underway, as identified in the Utility Analysis (Appendix B). Active projects include WPCP upgrades, sewer separation in the Lake George Avenue/Amherst Avenue/Champlain Avenue/Holcomb Street area, and pump station improvements (near-term).
6. Address the North Wayne/St. Clair stormwater flooding issue within the current project budget or as a prioritized near-term follow-on project (near-term).
7. Study the feasibility of water and wastewater service extension to the Route 9N South commercial corridor, Sagamore Drive (failing septic systems), and potential housing development sites, including exploration of a new municipal water and/or sewer district to serve the Golf Course and surrounding properties along the Route 9N/Hague Road corridor (near- to mid-term).

Stormwater & Climate Resilience

8. Conduct a stormwater infrastructure condition assessment for the hamlet area to identify deficiencies and develop a prioritized replacement schedule (near-term).
9. Participate in regional climate resilience planning through Essex County and other regional organizations, such as the Lake Champlain Basin Program, to prepare for increased storm intensity and flooding (ongoing).

Sidewalks & Transportation

10. Conduct a comprehensive sidewalk condition and gap assessment to map missing links and priority repair locations throughout the hamlet (near-term).

11. Develop a 5-year sidewalk capital improvement schedule with dedicated annual funding, beginning with highest-priority segments near schools, downtown, and senior facilities (near-term).
12. Require ADA-compliant curb cuts and ramps in all intersection improvements and new sidewalk installations (ongoing).
13. Coordinate with NYSDOT on pedestrian improvements along Routes 9N/22 as part of planned pavement overlay projects (2026–2029) (near-term).
14. Evaluate traffic calming and pedestrian safety improvements at key downtown intersections impacted by the Four Corners Bypass (mid-term).
15. Improve the pedestrian and cycling connection between the Amtrak rail station (ferry landing area) and downtown (mid-term).

Municipal Facilities & Public Safety

16. Update the 2013 Community Facilities Plan with current condition assessments for the Community Building, Armory, Highway Department, and other Town-owned structures, and develop a prioritized 10-year Municipal Facilities CIP with dedicated capital funding. Implement priority projects identified in the CIP on a phased schedule, pursuing state and federal grant funding to supplement municipal capital budgets (near- to long-term).
17. Support Police and Fire Department grant applications.(ongoing).
18. Identify unserved or underserved broadband and cellular services areas using the FCC National Broadband Map and NYS ConnectALL resources, and coordinate with Essex County and NYS ConnectALL to include identified gaps in state and federal expansion programs (near-term).

Connection to Goals 1 & 5

- Wastewater capacity (this goal) is a direct prerequisite for housing development (Goal 5) and economic growth (Goal 1). The WPCP capacity analysis should be completed before significant new development commitments are made.
- Sidewalk and transportation improvements (this goal) support the downtown vitality and tourism recommendations in Goal 1.

Goal 3. Recreation, Parks & Waterfront Access

Goal Statement: *Enhance and expand year-round recreation opportunities for residents and visitors of all ages by improving existing parks and facilities, creating new amenities, connecting parks to downtown and the waterfront, and leveraging Ticonderoga's natural assets.*

Recreation ranked second in community priority voting (25% of Workshop #1 participants). Recreation improvements included maintaining and improving what exists before adding new facilities and focusing on filling gaps in year-round and adult programming. Bicentennial Falls & Park, the LaChute Riverwalk Trail, Black Point Beach, and Lake Champlain ranked as the most valued assets in the survey. Significant gaps in recreational amenities included winter recreation, adult programming (beyond 55+), youth activities beyond elementary age, and improved connections between the waterfront recreation opportunities and downtown.

Policies

- a. The Town will prioritize the maintenance and improvement of existing parks and recreational facilities before investing in new amenities.
- b. The Town will plan and provide recreational programming and facilities that serve residents of all ages, including youth and teens, working-age adults, and seniors, with attention to year-round availability.
- c. The Town will improve physical connections and wayfinding between downtown, the LaChute Riverwalk, and waterfront areas to enhance both recreational access and downtown economic activity.
- d. The Town will protect and improve public access to Lake Champlain, Lake George, and the LaChute River as community assets of exceptional recreational and scenic value.
- e. The Town will support NYSDEC and regional organizations in efforts to monitor and control invasive species in Ticonderoga's water bodies.
- f. The Town will pursue grant funding for parks and recreation improvements through state agencies and other programs to reduce capital costs.

Actions

Parks Maintenance & Improvement

1. Develop a parks capital improvement plan that assesses conditions, prioritizes investments, and identifies funding for all Town-owned parks and facilities (near-term).
2. Upgrade playground equipment, park furnishings, and accessibility features at priority parks, starting with Bicentennial Park and the Ticonderoga Recreational Park (near- to mid-term).

3. Improve signage and wayfinding throughout the park system to raise awareness of assets since survey responses indicated that residents were unaware of some existing parks and launches (near-term).
4. Explore year-round programming options for the rink space (e.g., roller skating in off-season months) (near-term).
5. Address accessibility improvements throughout the park system per resident feedback, including accessible parking, accessible routes, and ADA-compliant facilities (near-term).

Waterfront Access & LaChute Riverwalk

6. Continue LaChute Riverwalk enhancements through DRI and supplemental funding, including completion of the historic train trestle conversion, interpretive signage, and riverfront visibility improvements (in progress; near-term).
7. Improve connections and wayfinding between the LaChute Riverwalk, Bicentennial Park, and Montcalm Street downtown to encourage boaters and trail users to visit businesses (near-term).
8. Improve and maintain Black Point Beach facilities, including parking, amenities, and accessibility, to enhance this important public recreational asset (near- to mid-term).
9. Identify opportunities to expand public shoreline access to Lake Champlain in coordination with major landowners and NYSDEC (mid-term).
10. Evaluate and improve the Tin Pan Alley boat launch and its accessibility and visibility as a Lake George access point (near-term).

Year-Round Programming

11. Work with TACC, the school district, and recreation organizations to develop a winter recreation programming strategy, including snowmobiling, cross-country skiing, snowshoeing, and ice activities (near-term).
12. Develop a youth skate park in coordination with the school district and community (mid-term).
13. Evaluate the feasibility of a mountain biking trail system utilizing existing public and conservation lands (mid-term).
14. Expand pickleball and adult recreation programming beyond 55+ to serve working-age adults (near-term).

Connection to Goal 1 — Economic Development

- Recreational amenities and waterfront connections directly support tourism and downtown economic activity. Strategies to bring lake users and trail users downtown are a direct link between Goals 3 and 1.
- Year-round recreation programming supports the winter tourism economy, which is a top priority under Goal 1.

Goal 4. Arts, Culture & Historic Resources

Goal Statement: *Celebrate and leverage Ticonderoga's rich historic and cultural heritage as a foundation for community identity, economic development, and cultural tourism while supporting local arts organizations, public art, historic preservation, and community gathering spaces.*

Fort Ticonderoga was rated the top community asset by 76% of survey respondents. The Black Watch Memorial Library (66%) and Mount Defiance (61%) ranked second and third. Residents consistently described history, scenic beauty, and small-town community as what makes Ticonderoga special. The Arts, Culture & Recreation focus group identified strong momentum (a new Public Arts Committee, a successful mural festival, a growing Farmers Market, and a Town regrant program) alongside real gaps: limited adult programming, no dedicated welcome/visitor center, and the Heritage Museum building needing renovation. Workshop participants called for more promotion of the LaChute River's history and more community events built around arts.

Policies

- a. The Town will support Fort Ticonderoga, the Hancock House, the Heritage Museum, and the Black Watch Memorial Library as cornerstones of community identity and cultural tourism, through planning decisions, infrastructure support, and partnership.
- b. The Town will support the Public Arts Committee and the Cultural Arts Initiative of Ticonderoga regrant program as mechanisms for growing the community's arts and cultural presence.
- c. The Town will encourage the preservation and adaptive reuse of historic structures as a preferred alternative to demolition, recognizing the economic and community value of Ticonderoga's historic building stock.
- d. The Town will promote Ticonderoga's identity as the 'Land Between Two Waters' - situated between Lake Champlain and Lake George, connected by the LaChute River - in tourism marketing, wayfinding, and placemaking.
- e. The Town will support the promotion of diverse cultural attractions, including the Star Trek Original Series Set Tour, the Heritage Museum, and other unique local assets, and encourage the development of new cultural attractions and experiences to broaden Ticonderoga's appeal to a wider range of visitors.
- f. The Town will support the development and promotion of new signature community events focused on arts, history, food, and nature, particularly outside of the summer season, in coordination with TACC and ROOST (near-term).

Historic Resources & Preservation

1. Work with Fort Ticonderoga, TACC, and ROOST to strengthen Ticonderoga's identity and marketing as a premier history destination, growing history-related events and programming that extend visitor stays and attract new audiences (near-term).
2. Work with the Ticonderoga Heritage Museum to address the renovation needs of the 1888 Building, including second-floor accessibility and water/mold remediation, and identify grant funding (near-term).
3. Evaluate the feasibility of establishing a local historic preservation review process or design guidelines for the hamlet to protect historic character in conjunction with future zoning updates (mid-term).
4. Explore historic tax credit programs and façade improvement incentives for owners of historically significant buildings to encourage rehabilitation (near-term).
5. Work with Fort Ticonderoga to improve physical and wayfinding connections between the fort and downtown Ticonderoga (near- to mid-term).

Public Art & Cultural Programming

6. Continue and expand the mural festival and public art program through the Public Arts Committee, pursuing state and private grants to build on existing momentum (ongoing).
7. Develop a public art plan that identifies priority locations for murals, sculptures, and interpretive installations, with an emphasis on the LaChute Riverwalk corridor and downtown gateways (near-term).
8. Support the Town's Cultural Arts Initiative regrant program with stable annual funding and explore increasing the budget to expand reach (near-term).
9. Develop a LaChute River interpretive and history program highlighting the river's industrial heritage, natural features, and role in Ticonderoga's story (near- to mid-term).

Community Gathering Spaces & Events

10. Support the Ticonderoga Area Farmers Market in its continued growth and explore options for a permanent or semi-permanent market structure (near-term).
11. Evaluate the Armory as a year-round community event, performance, and indoor recreation space, building on its current use for pickleball and early-season sports (near-term).

Goal 5. Land Use, Housing & Zoning

Goal Statement: *Guide future growth and development through a clear and balanced regulatory framework that provides diverse housing options, preserves rural character and natural resources, supports sustainable land use patterns, encourages appropriate mixed-use and infill development, and protects scenic landscapes while balancing property rights with community goals.*

Land use and zoning was the fifth-ranked community priority and generated highly specific feedback: the current zoning code is difficult to navigate, accessory dwelling units (ADUs) are prohibited, short-term rentals (STRs) are unregulated as a distinct use, solar energy facility impacts are insufficiently addressed, and the hamlet boundary should be evaluated for expansion. The housing focus group and stakeholder interviews identified a critical shortage of diverse, affordable housing, particularly rental units and missing middle housing which creates a barrier to population retention and economic growth. Workshop participants supported allowing more housing density and reducing development barriers. The 2006 Comp Plan recommendation to concentrate growth in the hamlet and update zoning remains fully relevant.

Policies

- a. The Town will direct most new residential and commercial development to the hamlet and hamlet-adjacent areas where municipal water, wastewater, and services exist, consistent with Smart Growth principles.
- b. The Town will update its Zoning Law to be clear, navigable, and supportive of the goals of this Comprehensive Plan, reducing unnecessary barriers to housing and commercial development while maintaining community character.
- c. The Town will allow Accessory Dwelling Units (ADUs) by right or with site plan review in appropriate zoning districts, with clear standards that exclude recreational vehicles.
- d. The Town will adopt short-term rental (STR) guidelines or regulations that balance the economic benefits of tourism accommodation with the need to preserve long-term housing availability and neighborhood character.
- e. The Town will encourage a diversity of housing types, including missing middle housing, rental units, senior housing, and workforce housing, to support population retention, affordability, and economic growth.
- f. The Town will regulate commercial-scale solar energy facilities to protect agricultural lands, scenic viewsheds, and community character.
- g. The Town will update its Zoning Law to address battery energy storage systems (BESS), including standards to protect public safety, agricultural lands, scenic viewsheds, and community character.

- h. The Town will protect open space, farmland, and scenic landscapes in outlying areas through zoning, conservation partnerships, and land use planning tools, and will minimize conflict between farm and non-farm uses within agricultural districts.
- i. The Town will address blighted and vacant properties as a threat to community character and property values, working with the Essex County Land Bank and other partners.

Actions

Zoning Code Update

1. Undertake a comprehensive Zoning Law update following adoption of this Comprehensive Plan, with the primary goals of improving navigability, reducing unnecessary barriers to development, and aligning the code with Plan recommendations (near-term, high priority).
2. Amend the Zoning Law to allow ADUs in appropriate districts with Site Plan Review; define ADUs clearly to exclude recreational vehicles (near-term).
3. Add a clear definition and specific guidelines or regulations for short-term rentals (STRs) as a distinct use in the Zoning Law or a local law, balancing tourism and housing needs (near-term).
4. Review home-based business regulations in the Zoning Law to ensure that non-residential uses within residential areas do not negatively impact neighborhood character, and update standards as needed in the zoning update (near-term).
5. Update commercial-scale solar regulations and address battery energy storage system (BESS) impacts, including public safety, fire safety standards for the local fire department, and decommissioning requirements (near-term).
6. Add cannabis use definitions and supplemental standards for growing and processing uses as allowed under NYS law (near-term).
7. Add stormwater management standards to the Zoning Law, particularly for development within 500 feet of Lake George shoreline (near-term).
8. Regulate development in floodplain areas and update local floodplain management standards consistent with FEMA requirements and climate resilience goals (near-term).
9. Review and streamline parking requirements in the downtown overlay district as the current requirements are generating frequent variances that increase costs and delay for developers (near-term).
10. Review and consolidate signage standards throughout the Law (near-term).
11. Evaluate form-based or hybrid zoning tools for the hamlet core to support walkable, mixed-use development with a focus on design quality (mid-term).
12. Identify additional areas suitable for light industrial development to expand the Town's very limited supply of light industrial-zoned land, and evaluate the municipal airport property as a potential location for allowing light manufacturing uses (near-term).

13. Evaluate the adoption of subdivision regulations to provide clearer standards for land division and development, in consultation with the Code Enforcement Officer and Planning Board (near-term).

Future Land Use & Hamlet Planning

14. Evaluate the hamlet boundary for potential expansion to include parcels along Racetrack Road/Route 9N, Alexandria Avenue, and the Route 9N/Baldwin Road corridor near the Lake, contingent on the extension of municipal water and/or wastewater service to those areas, per Workshop input (near-term).
15. Establish a mixed-use corridor designation along Racetrack Road and Route 9N to encourage compatible commercial and residential development (near-term zoning action).
16. Develop a Route 9N South commercial corridor plan to guide development of this area with appropriate zoning, access management, and infrastructure (mid-term).

Housing

17. Work with regional housing organizations to encourage housing rehabilitation and new housing development by leveraging available state and federal resources (near-term).
18. Partner with the Essex County Land Bank to identify and develop a strategy for blighted and vacant residential properties in the hamlet (near-term).
19. Evaluate opportunities for missing middle housing (duplexes, triplexes, townhouses) in the hamlet through zoning updates and targeted outreach to developers (near- to mid-term).
20. Encourage the preservation and rehabilitation of Ticonderoga's historic housing stock, particularly within the hamlet, through code enforcement, targeted outreach to property owners, and available rehabilitation incentive programs (near-term).

Connection to Goal 2 — Infrastructure

- The zoning update (this goal) and the WPCP capacity analysis (Goal 2) must be coordinated - the Future Land Use Map should reflect where wastewater capacity exists or is planned.
- ADU allowances and hamlet infill are more financially viable where municipal water and sewer service is available.