

HOUSING

VISUAL PREFERENCE SURVEY

Place a dot in the box next to the type of housing you think is most needed in Ticonderoga.

Townhouse



Small- to medium-sized attached structure that consists of 3 to 16 multi-story dwelling units placed side-by-side. Entries are on the narrow side of the unit and typically face the street.

Duplex



A small (2 to 2.5-story) detached structure that consists of two dwelling units, each with an entry from the street. Has the appearance of a small- to medium single-unit house, and may include a yard.

Small Multi-Family



A structure with 3 to 4 units on the ground and upper levels. Has the appearance of a medium-sized single-unit house and may include a yard.

Single-Family Home



A detached residence designed for one household, typically on its own lot with private indoor and outdoor living space. These homes vary in size and style.

ADUs



A smaller, residential living space located on the same lot as a single-family home. Internal, attached, and detached units are different types of ADUs.

Other Housing Types?



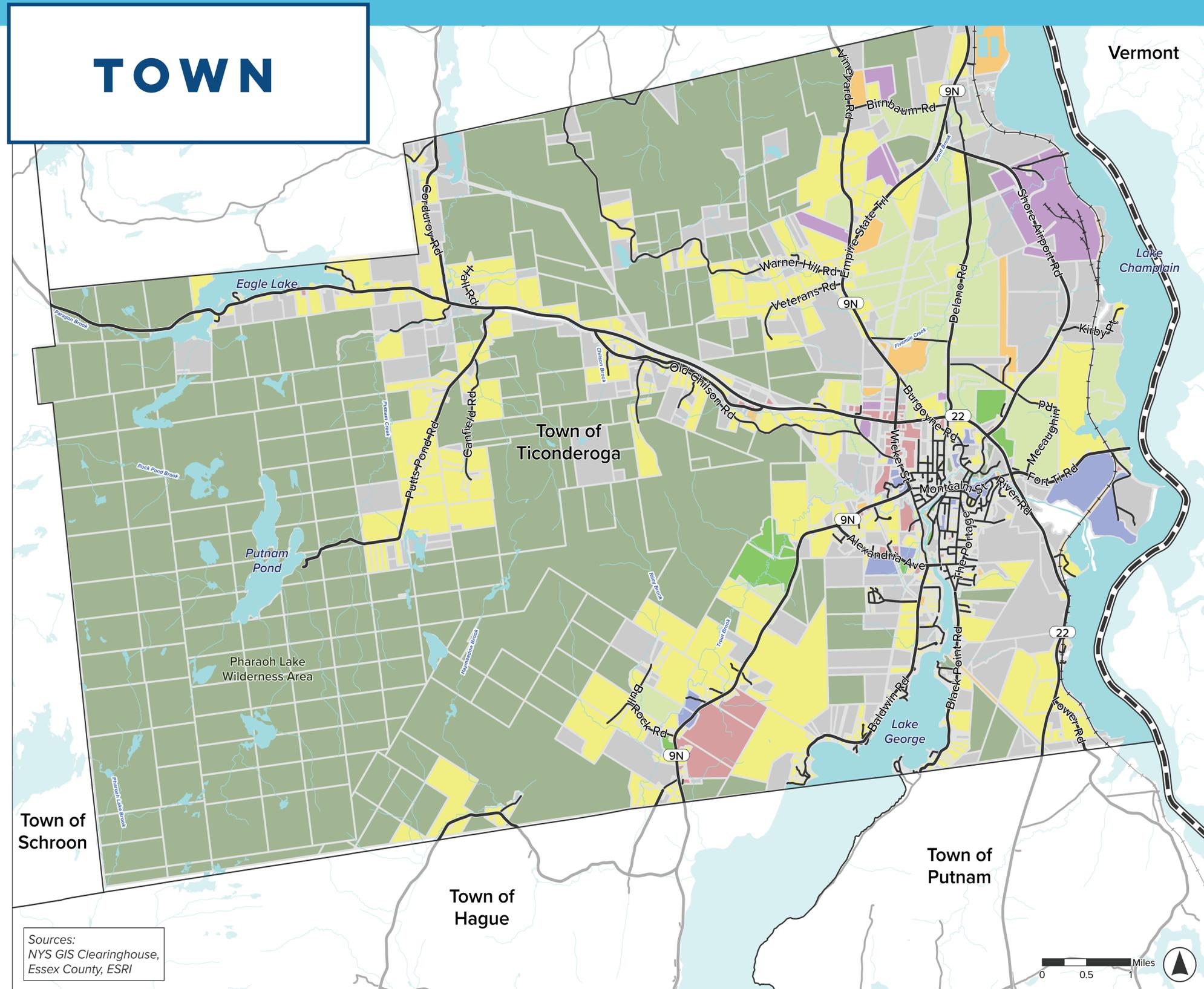
Please write your idea on a sticky note and place it here.

FUTURE REDEVELOPMENT AREAS

Where do you see opportunities for new development or redevelopment in Ticonderoga? Mark these areas on the map and share your ideas for what could happen there.

Town of Ticonderoga Land Use

- Agricultural
- Residential
- Vacant
- Commercial
- Recreation and Entertainment
- Community Services
- Industrial
- Public Services
- Wild, Forested, Conservation Lands, and Public Parks
- Parcel Boundary
- Railroad
- Municipal Boundary
- State Boundary



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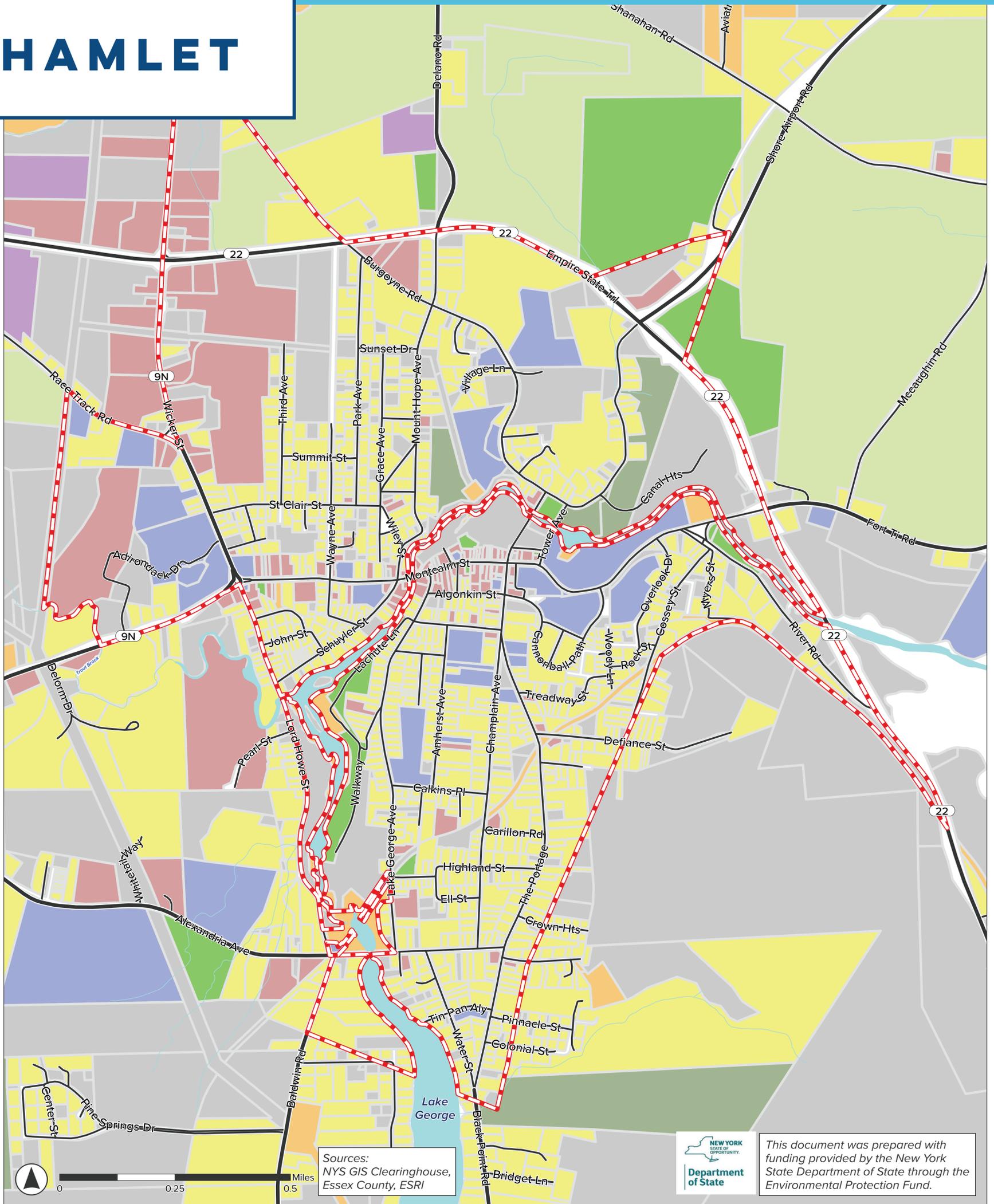
Sources:
NYS GIS Clearinghouse,
Essex County, ESRI



FUTURE REDEVELOPMENT AREAS

Where do you see opportunities for new development or redevelopment in Ticonderoga? Mark these areas on the map and share your ideas for what could happen there.

HAMLET



Hamlet of Ticonderoga Land Use

-  Agricultural
-  Recreation and Entertainment
-  Wild, Forested, Conservation Lands, and Public Parks
-  Residential
-  Community Services
-  Parcel Boundary
-  Vacant
-  Industrial
-  Hamlet Boundary
-  Commercial
-  Public Services

Project being developed by:

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PLANNING

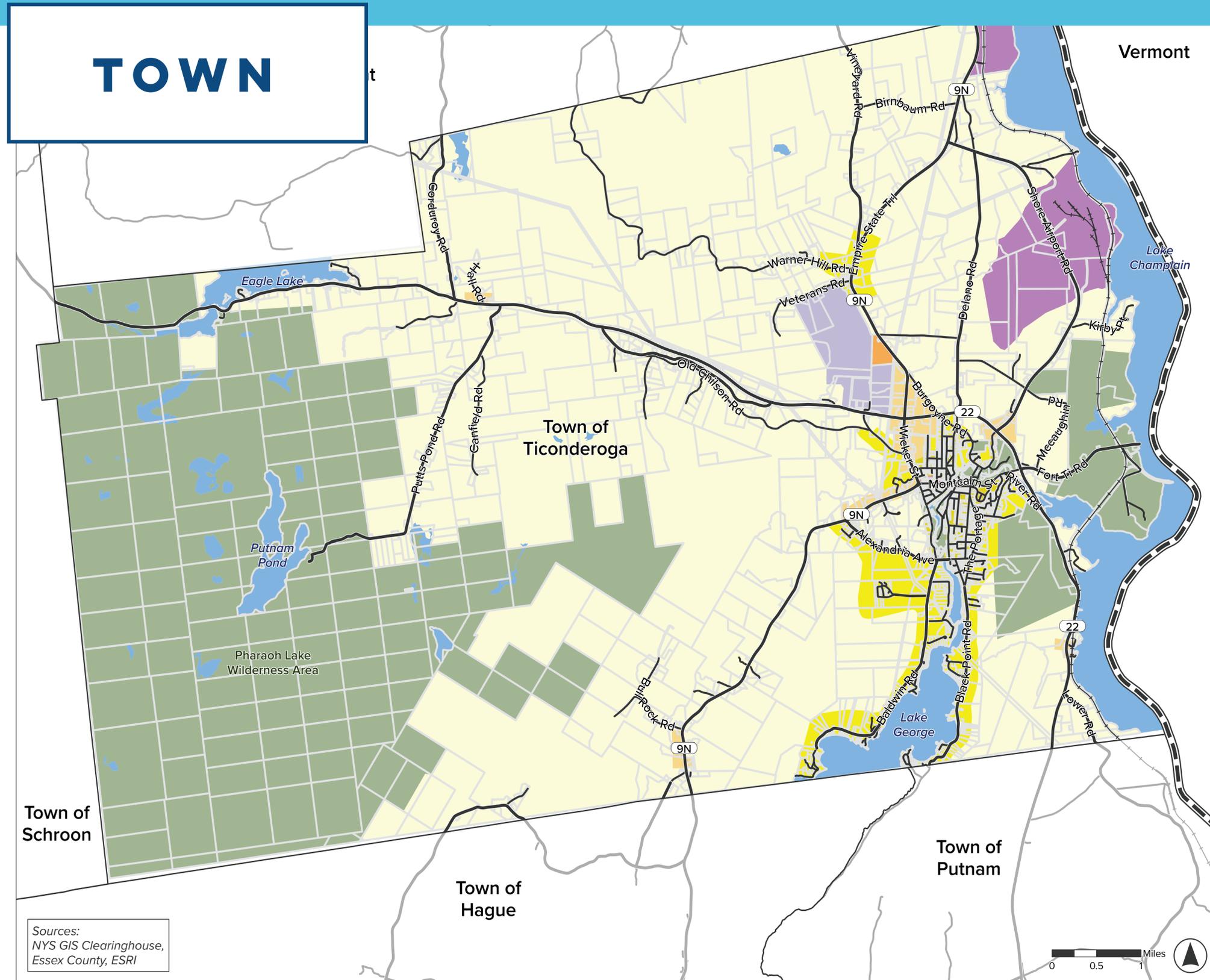
 **Suozzo, Doty & Associates**
PROFESSIONAL ENGINEERING, PLLC

ZONING / LAND USE REGULATIONS

Are there areas where the zoning should be changed to better support the community's future? Mark locations on the map and describe what zoning changes you'd like to see and why. Consider: **Should different uses be allowed? Are there barriers to housing or business development? Do district boundaries make sense?** Complete the Common Zoning Issues Checklist to identify issues of concern.

Town of Ticonderoga Zoning

- Rural Residential (TRR)
- Medium Density Residential (TMD)
- High Density Residential (THD)
- Central Commercial (TCC)
- Service Business (TSB)
- Service Business / Light Industry (TSBL)
- Light Industry (TLI)
- Industry (TI)
- Historical Preservation and Land Conservation (THP)
- Water (WATER)
- Parcel Boundary
- Railroad
- Municipal Boundary
- State Boundary



Sources:
 NYS GIS Clearinghouse,
 Essex County, ESRI



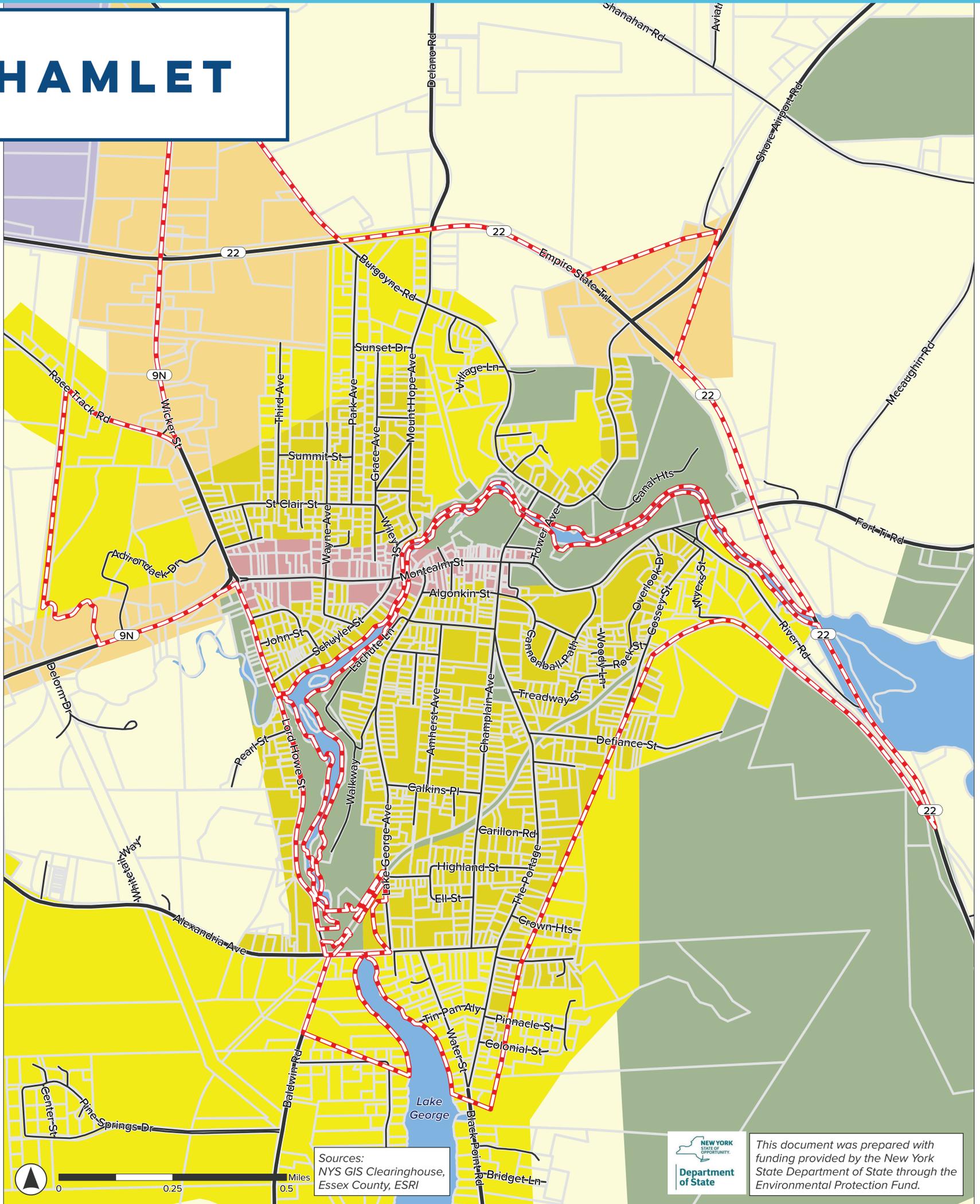
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HAMLET



Hamlet of Ticonderoga Zoning

- | | | |
|----------------------------------|--|---|
| Rural Residential (TRR) | Service Business (TSB) | Historical Preservation and Land Conservation (THP) |
| Medium Density Residential (TMD) | Service Business / Light Industry (TSBL) | Water (WATER) |
| High Density Residential (THD) | Light Industry (TLI) | Parcel Boundary |
| Central Commercial (TCC) | Hamlet Boundary | |

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This document was prepared with funding provided by the New York State Department of State through the Environmental Protection Fund.

ZONING USE TABLE

District	Permitted Principal Uses (By-Right)	Permitted Accessory Uses	Special Permit Uses
Historic, Park, State Lands, Land Conservation, Town Lands (HP-LC)	Agricultural Use & Structure Flush-Mounted Solar Panel Hunting & Fishing Cabin Nursery Public or Semi-Public Building Rooftop Solar System Sand, Gravel, and Topsoil Extraction (Private) Tier 1 Solar Energy Systems	Off-Street Parking Signs & Other Customary Incidental Uses Tier 2 Solar Energy Systems	Major Public Utility Sand, Gravel, and Topsoil Extraction (Commercial) Sportsmen's Club/Firing Range Tier 3 Solar Energy Systems
Rural Residential (RR)	Agricultural Use & Structure Cemeteries Places of Worship Public or Semi-Public Building Nursery Mobile Home Dwelling Hunting or Fishing Cabin Public Parks & Playground School Tier 1 Solar Energy Systems	Home Occupations Off-Street Parking and Loading Areas Garage (Private) Private Stables Private Swimming Pools Recreational Facilities (Private) Tier 2 Solar Energy Systems	Veterinary Clinic Lodge Dude Ranch Golf Course Kennel Major Public Utility Use Mobile Home Park Sand, Gravel, Topsoil Extraction (Commercial) Schools Public Stables Sportsman's Club/Firing Range Sawmill, Chipping and Pallet Mill Tourist Accommodations Trailer Camp Trailers on a Single Parcel Travel Trailer Camp
High Residential (HR)	Duplex Multiple Dwellings Places of Worship Public or Semi-Public Buildings Public Parks & Playgrounds Rooftop Solar System School Single-Family Dwelling Townhouses Tier 1 Solar Energy Systems	Garage (Private) Home Occupation Private Swimming Pools	Bed & Breakfast Craft Shops Lodge Mobile Home Mobile Home Parks
Central Commercial (CC)	Those permitted in service business	Those permitted in service business Tier 2 Solar Energy Systems	Major Public Utility Use Manufacturing & Research Warehouse Uses
Medium Residential (MR)	Cemetery Duplex Mobile Homes Places of Worship Public or Semi-Public Buildings Public Parks & Playgrounds Public Utility Use Rooftop Solar System School Single Family Dwelling Townhouse Tier 1 Solar Energy System	Garage (Private) Off-Street Parking and Loading Areas Private Swimming Pools	Bed & Breakfast Major Public Utility Use Mini-Storage Facilities Mobile Home Parks Multiple Dwellings Nursing Home Private School Tourist Accommodations
Service Business (SB)	Any Use Permitted in a Residential District Automotive Sales Bank Funeral Home Motel Motor Vehicle Service Station Personal Service Business Professional Office Restaurant Retail Store Tier 1 Solar Energy Systems Service Station Theater Wholesale Business	As for High Density and Fully Enclosed Storage Tier 2 Solar Energy Systems	Any Special Use in a Residential Area Amusement Center Boat Storage Facility Major Public Utility Use Marina Mini Storage Facility Recreation Facility (Commercial) Shopping Mall/Plaza Tier 2 Solar Energy Systems
Light Industrial (LI)	Industrial Park Light Industry Mini Storage Facility Wholesale Business Airport	Those permitted in Service Business Tier 2 Solar Energy Systems	Major Public Utility Use Sawmill, Chipping and Pallet Mill Tier 3 Solar Energy Systems
Industrial (I)	Food Processing Plants Heavy Industry Industrial Parks Sawmill, Chipping and Pallet Mill Storage Yard	Those permitted in Service Business	Adult Entertainment Business Junkyard Sand, Gravel, Topsoil Extraction (Commercial) Tier 3 Solar Energy Systems

QUALITY OF LIFE

- 73% of survey respondents strongly agree or agree that **Ticonderoga should establish itself as a regional destination.**
- 68% of survey respondents would like to **see more options for recreational tourism, including winter recreation.**
- 81% of survey respondents agree that **more recreational opportunities for youth are needed.**

Ticonderoga currently has a range of recreational and tourism amenities.

These include:

- State Boat Launches
- Public Trails
- Town & State Parks
- Town Tennis/
Pickleball/Basketball Courts
- Ticonderoga Ice Rink
- Cook Mountain Preserve
- Black Point Beach
- Putnam Pond Campground
- Snowmobile Trails
- Snug Harbor Marina
- Ticonderoga Golf Course
- Brookwood RV Resort
- Two Waters Disc Golf
- Five Nations Mini-Golf
- Star Trek Original Series Set Tours
- Ticonderoga Heritage Museum & Visitor Center
- Fort Ticonderoga
- Hancock House
- National Register of Historic Places Properties
- Ticonderoga Arts
- Black Watch Memorial Library
- Ticonderoga Festival Guild
- Carillion Park
- Mount Defiance
- Farmer's Market

Use a sticky note to respond to these questions. If you have ideas about where to locate any of these amenities, mark them on the maps.

Share your ideas for new attractions, amenities or services that could help establish Ti as a regional destination.

What kind of recreational tourism options, including winter recreation, would you like to see in Ti?

What new recreational opportunities are needed for youth?

DRAFT VISION STATEMENT

WHAT IS A VISION STATEMENT?

- This Vision Statement serves as the organizing feature of the Comprehensive Plan's goals and recommendations.
- It describes the future state of the Town of Ticonderoga and frames a picture of what the community is working for.
- The statement is a combination of existing conditions that the community desires to protect and aspirational elements that the community has not yet achieved but wishes to see manifested in its desired future state.

Use a dot sticker to identify which Draft Vision Statement you prefer.

Option A

Option B

DRAFT VISION STATEMENT: **OPTION A**

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 revitalize our downtown, support local businesses, and create good jobs so young people can stay and build their lives here. 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.

Should the statement be changed? Share your ideas on a sticky note here:

DRAFT VISION STATEMENT: **OPTION B**

In 2045, Ticonderoga will stand as a model Adirondack community; a place where generations thrive together, connected by shared values and shared purpose. Our downtown will pulse with vitality: locally-owned shops, restaurants, and gathering spaces where neighbors meet, artists create, and visitors discover the authentic character that makes our town unique. Young families will choose Ticonderoga not just because of its beauty between two lakes, but because they can build meaningful careers, find quality housing, and raise their children in a community that invests in its future.

Our economy will tell a story of resilience and innovation, honoring our industrial heritage while embracing new opportunities in tourism, arts, advanced manufacturing, and entrepreneurship. Fort Ticonderoga and our historic sites will draw visitors year-round, but they'll stay for the experiences we create: trails that connect our lakes and mountains, cultural events that showcase local talent, and a downtown that feels alive with possibility.

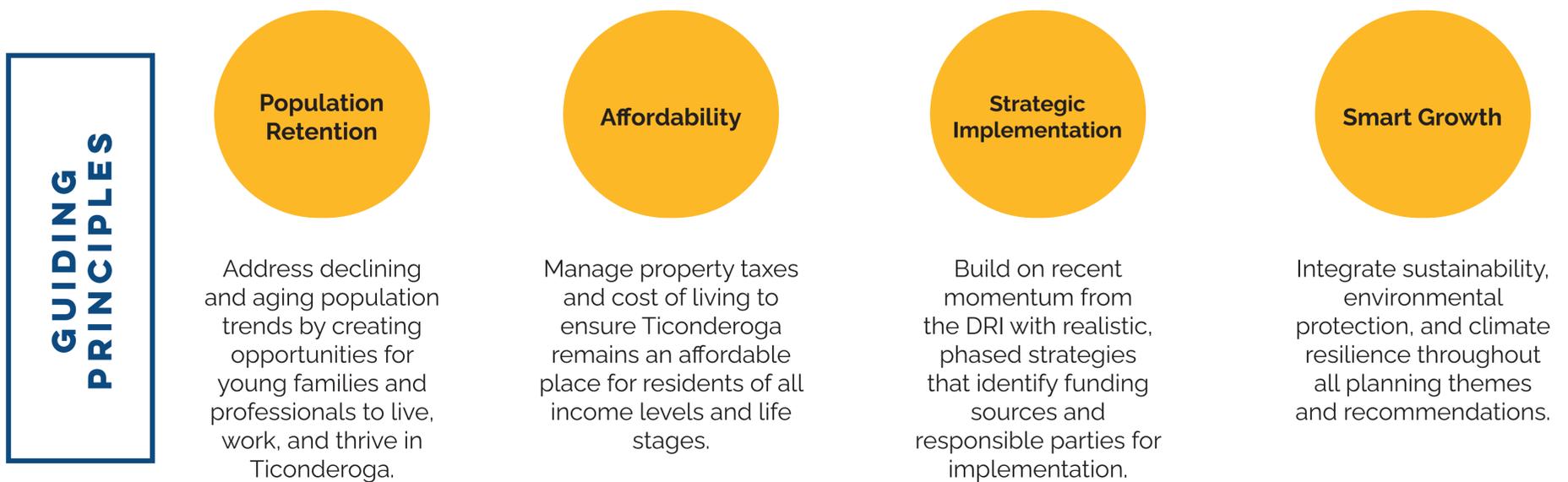
We will be a community that cares for each other and for the land that sustains us. Our infrastructure will be modern and climate-resilient. Our schools, health services, and recreational amenities will be excellent. Our natural and historic resources will be protected as the treasures they are. Most importantly, Ticonderoga will be a place where every person feels they belong, where diverse voices shape our decisions, and where the next generation sees not just roots to honor but wings to spread. This is the Ticonderoga we will build together.

Should the statement be changed? Share your ideas on a sticky note here:

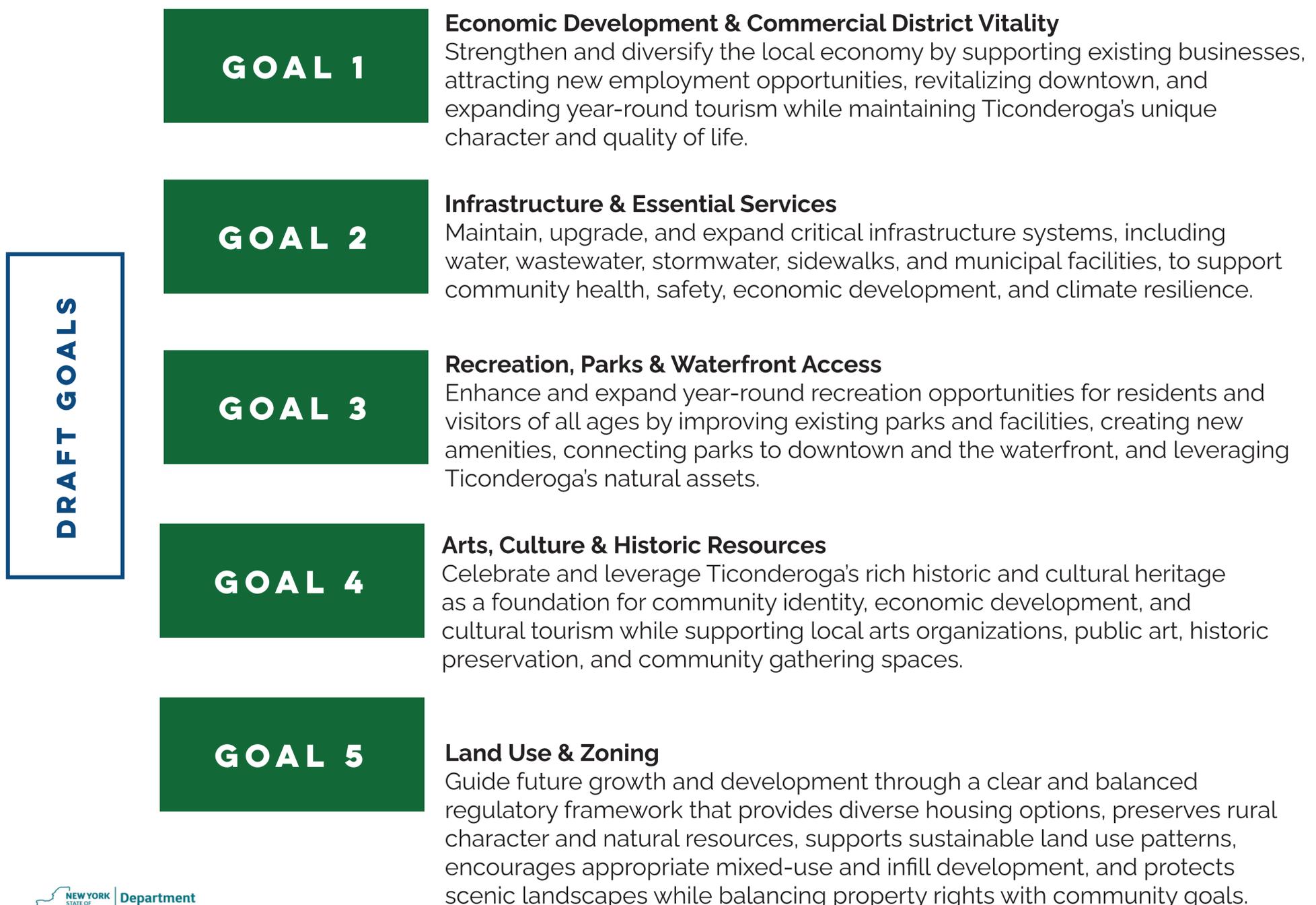
GUIDING PRINCIPLES & DRAFT GOALS

This poster board presents the guiding principles and draft goals for Ticonderoga's Comprehensive Plan. These were developed based on community input from surveys, stakeholder interviews, focus groups, and committee discussions. Your feedback on these principles and goals is essential to shaping our community's future. **Complete a Comment Card for the Guiding Principles and Goals.**

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



The following draft goals organize the key priorities identified by the community. Each goal will be supported by action items in the final Comprehensive Plan.



SMART GROWTH PRINCIPLES

Smart Growth promotes several land use planning principles that create livable, sustainable, and equitable communities, including:

- Develop plans and land use regulations that allow for and **encourage mixed-use neighborhoods**.
- Enable a **diverse mix of housing types**, providing opportunity and choice for people of all ages, abilities, and incomes.
- **Prioritize infill and redevelopment** of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.
- Provide **well-planned, equitable, age-friendly, and accessible** public spaces.
- Encourage **compact neighborhood design** and concentrated development around existing infrastructure.
- **Preserve open space, agricultural resources**, and natural resources.
- **Prioritize transportation options** such as walking, cycling, and public transportation.
- Promote **climate resiliency and adaptation**, preferably through nature-based solutions, and reduce greenhouse gas emissions.
- Build on unique traits to **create an attractive and welcoming community** with a strong sense of place.
- Engage in an **inclusive, collaborative public planning process** that considers the needs and character of the community.
- Design places that are **accessible to people of all ages and abilities**, with amenities that meet and ideally exceed ADA compliance, particularly in the public realm.