



TICONDEROGA COMPREHENSIVE PLAN UPDATE

WORKSHOP #2 SUMMARY

The second public workshop for the Ticonderoga Comprehensive Plan Update was held on Thursday, September 24th from 6:00PM – 7:30PM at the Knights of Columbus on Montcalm Street. The in-person workshop was complemented with an online survey that covered the same topics presented at the workshop and was open two weeks after the workshop to provide an additional opportunity for public input. A total of about 40 people attended the workshop in-person with an additional 26 responses to the online survey.

The format of the workshop began with a brief presentation on the planning process, progress to-date, and next steps. This was followed by a small group activity where attendees broke out into two groups to review the full list of actions under each goal and place them in the following categories: Quick Wins, Needs Planning, and Long-Term Investment. Attendees were asked to complete a "ballot" where they identified the top five actions that should be expanded upon in the Comprehensive Plan. This activity helped the project team determine which actions could be consolidated with others, which could be removed, and the level of priority. The input will inform revisions to the recommendations that will be incorporated into the full Draft of the Comprehensive Plan and made available on the Town website.

A summary of the feedback received is below.

PRIORITIZATION RESULTS

Quick Wins were defined as those action items that could be addressed in the short term; within one to two years of initiation. Items that fell into this category generally require little funding or already had funding, are part of a project that is currently underway, or were part of other ongoing initiatives. The *Needs Planning* category was for actions that need more community consensus and/or dedicated funding to advance. These actions were likely to be implemented 3-4 years down the road. *Long-term Investments* were actions that required significant funding and community planning. These were 5+ year commitments.

The table below shows actions in which there was agreement at the public workshop.

Agreement

Goal	Action	Priority Level
3	Work with Ticonderoga Area Chamber of Commerce (TACC), the school district, and recreation organizations to develop a winter recreation programming strategy including snowmobiling, cross-country skiing, snowshoeing, and ice activities.	Quick Wins
4	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.	Quick Wins
5	Undertake a comprehensive Zoning Law update following adoption of this Comprehensive Plan with the primary goals of improve navigability, reducing unnecessary barriers to development, and aligning the code with Plan recommendations.	Quick Wins
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.	Quick Wins
1	Conduct a parking management and signage study for downtown to improve access and visibility of existing parking without costly new construction.	Needs Planning
3	Develop a parks capital improvement plan that assesses conditions and accessibility, prioritizes investments, and identifies funding for all Town-owned parks and facilities, including accessible parking, accessible routes, and ADA-compliant facilities.	Needs Planning
4	Assist the Ticonderoga Area Farmers Market in identifying and pursuing grant opportunities to support its continued growth, including a permanent or semi-permanent market	Needs Planning

	structure. 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.	
4	Explore historic tax credit programs and façade improvement incentives for owners of historically significant buildings to encourage rehabilitation.	Needs Planning
4	Work with the Ticonderoga Heritage Museum to address the renovation needs of the building, including second-floor accessibility, water/mold remediation, and public restrooms to support its role as a downtown visitor center, and identify grant funding.	Needs Planning
5	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.	Needs Planning
5	Prepare a corridor plan for Route 9N and Racetrack Road, with community engagement, to determine the appropriate type, location, and intensity of commercial, mixed-use, and residential development along the corridor. The plan should compare the northern and southern sections of Route 9N, inventory existing land uses and their consistency with current zoning, and recommend zoning amendments, access management, and infrastructure improvements.	Long-Term Investment

Note on Battery Energy Storage Systems (BESS)

A large share of the in-person attendees came to Workshop #2 to voice concerns about battery energy storage systems (BESS), and there was discussion during the small group activity centered on this topic. Comments focused on fire and public safety, emergency response capacity, environmental impacts, and noise. Many attendees expressed opposition to BESS facilities in Ticonderoga. Participants also agreed that the action to address BESS impacts should be a Quick Win.

The Town currently has a moratorium on BESS while a committee conducts research to inform local regulations. The Comprehensive Plan is not the venue for adopting those regulations, but the comments heard at the workshop have been documented so they can be considered as part of that process. The Plan's recommendation to update commercial-scale solar regulations and address BESS impacts, including public safety, fire safety standards for the local fire department, and decommissioning requirements, is intended to support the committee's work and will be reviewed for consistency with its findings.

The following actions had no agreement on prioritization level. Actions included in this section will be further discussed with the Committee to determine prioritization and/or consolidation with other actions. These are outlined in the table below:

Non-Agreement

Goal	Action
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 and community context.
1	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.
1	Attract at least one new or expanded lodging property, such as a boutique hotel, inn, small conference or event hotel, or expansion of an existing property, to address the gap in modern overnight accommodations identified in ROOST's Essex County Hotel Regional Study (CBRE Hotels Advisory, 2026). Prioritize projects that include meetings, events, or dining spaces that can generate new visitor demand.
1	Identify additional underutilized properties in the hamlet and develop an inventory with associated redevelopment options.
3	Evaluate the feasibility of a mountain biking trail system utilizing existing public and conservation lands.
3	Improve connections and wayfinding between the LaChute Riverwalk, Bicentennial Park, and Montcalm Street downtown to encourage boaters and trail users to visit businesses.
3	Explore year-round programming options for the rink space (e.g. roller skating in off-season months).
3	Identify opportunities to expand public shoreline access to Lake Champlain in coordination with major landowners and the NYS Department of Environmental Conservation (DEC).
3	Expand pickleball and adult recreation programming beyond 55+ to serve working age adults.
3	Develop a youth skatepark in coordination with the school district and community.
4	Develop a LaChute River interpretive and history program highlighting the river's industrial heritage, natural features, and role in Ticonderoga's story.
4	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.
4	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.
4	Work with Fort Ticonderoga to improve physical and wayfinding connections between the Fort and downtown Ticonderoga.
5	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. The update may be completed comprehensively or through a series of targeted amendments or related local laws, and should consider: a) Reviewing home-based business standards to ensure that non-residential uses within residential areas do not negatively impact neighborhood character. b) Reviewing and consolidating signage standards throughout the Law. c) Identifying additional areas suitable for light industrial zoning to expand the Town's very limited supply of light industrial-zoned land, including evaluating the municipal airport property for light manufacturing uses. New light industrial areas should be reserved for uses that create jobs and should not allow commercial-scale solar or battery energy storage systems, which compete for this limited land while generating few jobs. d) Allowing Accessory Dwelling Units (ADUs) in appropriate districts, either by right or with Site Plan Review, with clear standards that define ADUs and exclude recreational vehicles and prohibit the use of ADUs as short-term rentals. e) Defining short-term rentals (STRs) as a distinct use, with guidelines or regulations that balance the economic benefits of tourism accommodation with the need to preserve long-term housing availability and neighborhood character. f) Adding cannabis use definitions and supplemental standards for growing and processing uses as allowed under NYS law. g) Streamline parking requirements in the downtown overlay district, which currently generate frequent variances that add to the cost and delay for developers.
5	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.
5	Encourage the preservation and rehabilitation of Ticonderoga's historic building stock, particularly within the hamlet, through code enforcement, targeted outreach to property owners, and available rehabilitation incentive programs.

REVISED ACTIONS

Based on attendee feedback during Workshop #2 and the online survey, the following actions were removed or consolidated with other actions:

- **Goal 1:**
 - *Develop commercial- and light industrial-zoned sites along Route 9N South to expand the employment and tax base.*
 - Input during the workshop was mixed on whether commercial and light industrial should be located along the southern end of 9N. The recommendation under Goal 5 was revised to include a corridor plan for 9N and Racetrack Road.

- *Develop a targeted redevelopment strategy for the former Lowe's building, Grand Union Plaza, and former Rite Aid, identifying preferred uses and ownership options.*
 - Remove because the Town's role in this is limited and it is addressed in policy recommendations.
- *Complete DRI-funded streetscape and branding/wayfinding projects on Montcalm Street.*
 - Remove; this project is in progress.
- *Develop a strategy for the Bicentennial Park amphitheater concept that was not funded through DRI, including potential phasing and alternative funding sources.*
 - Remove; concept of an amphitheater in Bicentennial Park is not included in the DRI Strategic Investment Plan. A bandshell was discussed as an alternative, but the County has a mobile stage that can be used for community events and could serve the Town's current needs.
- *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.*
 - Remove; being addressed through DRI projects.
- *Develop a transportation solution connecting the Amtrak station, municipal airport, Fort Ticonderoga ferry, and downtown.*
 - Remove; the Town would not lead this action. Added to policy guidance.
- *Support the development of a welcome/visitor center with public restrooms downtown, potentially co-located with the Heritage Museum or a new facility.*
 - Remove; the Heritage Museum does serve as a visitor center. The need for restrooms was added to Goal 4 action regarding the Heritage Museum.
- **Goal 2:**
 - *Conduct a comprehensive sidewalk condition and gap assessment to map missing links and priority repair locations throughout the hamlet. Develop a 5-year sidewalk capital improvement schedule with dedicated annual funding, beginning with highest-priority segments near schools, downtown, and senior facilities.*
 - Originally two separate actions: combined into one new action.
 - *Require ADA-compliant curb cuts and ramps in all intersection improvements and new sidewalk installations.*

- Removed; added accessibility to policy guidance since ADA compliance is legally required.
 - *Coordinate with NYSDOT on pedestrian improvements along Routes 9N/22 as part of planned pavement overlay projects (2026-2029).*
 - Removed; already in progress.
 - *Support Police and Fire Department grant applications.*
 - Moved to policy guidance.
- **Goal 3:**
 - *Upgrade playground equipment, park furnishings, and accessibility features at priority parks, starting with Bicentennial Park and the Ticonderoga Recreational Park.*
 - Removed; already in progress.
 - *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.*
 - Removed; unnecessary action.
 - *Address accessibility improvements throughout the park system per resident feedback, including accessible parking, accessible routes, and ADA-compliant facilities.*
 - Removed; incorporated into earlier action.
 - *Continue LaChute Riverwalk enhancements through DRI supplemental funding, including completion of historic train trestle conversion, interpretive signage, and riverfront visibility improvements.*
 - Removed; incorporated into DRI projects.
 - *Improve and maintain Black Point Beach facilities, including parking, amenities, and accessibility, to enhance this important public recreational asset.*
 - Remove; not needed.
 - *Evaluate and improve the Tin Pan Alley boat launch and its accessibility and visibility as a Lake George access point.*
 - Remove; not needed.
- **Goal 4:**
 - *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.*
 - Remove; added to policy guidance.
 - *Support the Town's Cultural Arts Initiative regrant program with stable annual funding and explore increasing the budget to expand reach.*

- Remove; public feedback and input from Town Board members indicated that this doesn't exist.
- **Goal 5:**
 - *Undertake a comprehensive Zoning Law update.*
 - Entire section revised so that each item related to the zoning update or amendment is under one action instead of listing multiple actions that are all related to zoning updates.
 - *Establish a mixed-use corridor designation along Racetrack Road and Route 9N to encourage compatible commercial and residential development. Develop a Route 9N South commercial corridor plan to guide development of this area with appropriate zoning, access management, and infrastructure.*
 - Originally two separate actions. Replaced with new combined action based on public input.
 - *Work with regional housing organizations to encourage housing rehabilitation and new housing development by leveraging available state and federal resources. Partner with Essex County Land Bank to identify and develop a strategy for blighted and vacant residential properties in the hamlet.*
 - Originally separate actions. Revised into one policy and moved to policy guidance.
 - *Evaluate opportunities for missing middle housing in the hamlet through zoning updates.*
 - Removed; addressed under the zoning update section.

BALLOT RESULTS

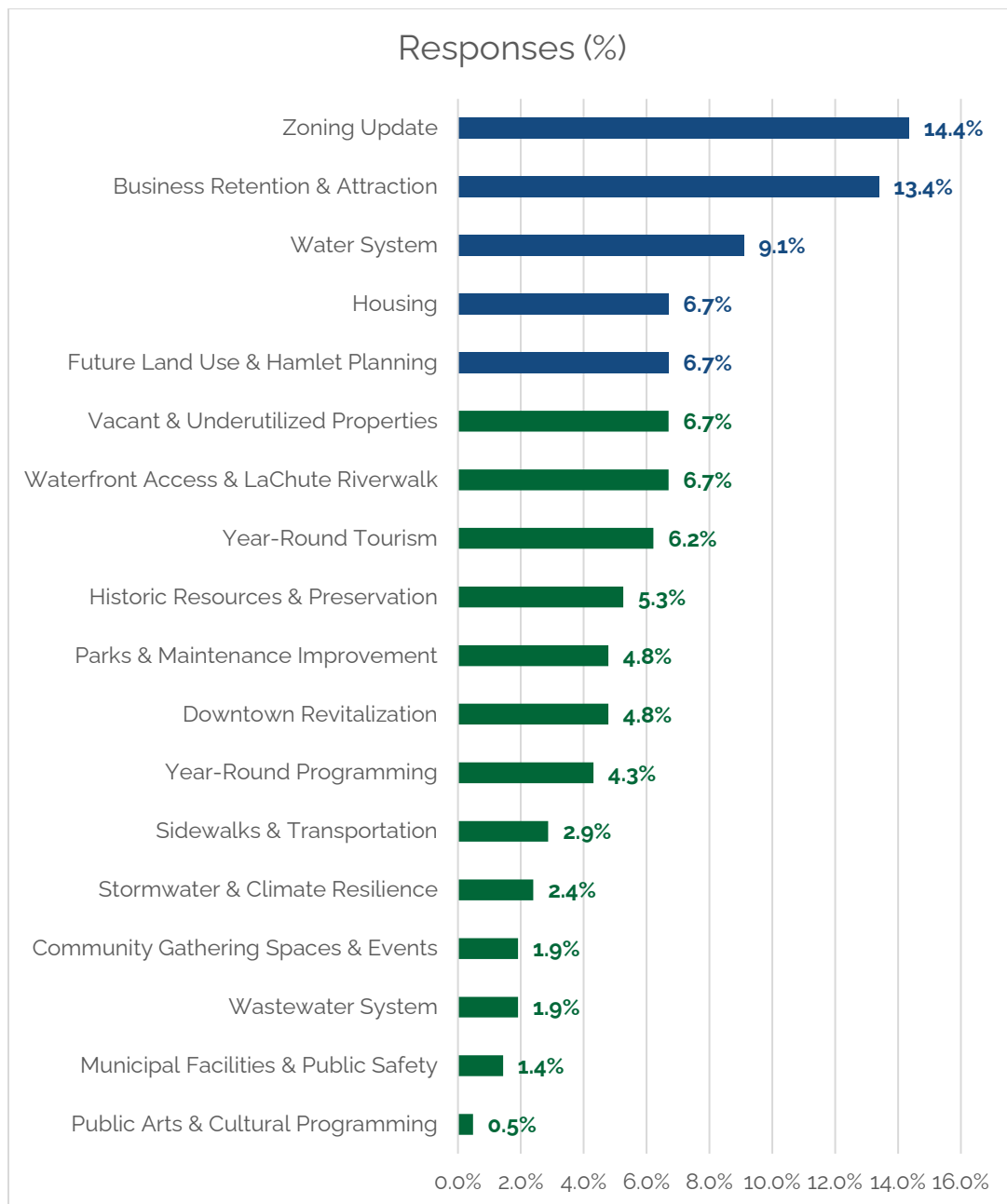
The project team asked workshop participants (online and in person) to select their top five actions. This followed the small group activity [in-person] which allowed participants to get familiar with all the actions before selecting their top five. In the online survey, respondents had the opportunity to review the full Goals & Recommendations document which outlined each action in detail prior to selecting their top five.

According to public engagement results, the top actions people would like to see advanced in Ticonderoga fall into the following categories¹:

¹ These percentages may seem low, but since there were so many action categories to choose from, over 14% constitutes a majority, especially since respondents could select multiple categories.

- Zoning Update (14.4% of responses)
- Business Retention & Attraction (13.4% of responses)
- Water System (9.1% of responses)

Notably, Housing, Future Land Use & Hamlet Planning, Vacant & Underutilized Properties, and Waterfront Access & LaChute Riverwalk all tied at 6.7% of responses. At the in-person workshop, the importance of the Town-wide Zoning Update and attracting and retaining new businesses was repeatedly mentioned as actions that should be undertaken immediately.



In response to anything missing from the proposed list of actions, respondents to the online survey mentioned highlighting sporting events that bring in tourism, identifying an entirely separate category for youth and family-related actions, and attracting another grocery store to the area.

Other Comments

Other comments received in the online survey and at the in-person workshop related to the importance of completing certain actions before others, i.e. remedying the water system before attracting any new development, and repairing and maintaining sidewalks that are seeing more pedestrian traffic due to the completion of murals and trail upgrades. There were also comments relating to the types of development people would like to see in the Town, including a splash pad, expanded recreation opportunities at the Town beach, and a dedicated dog path.