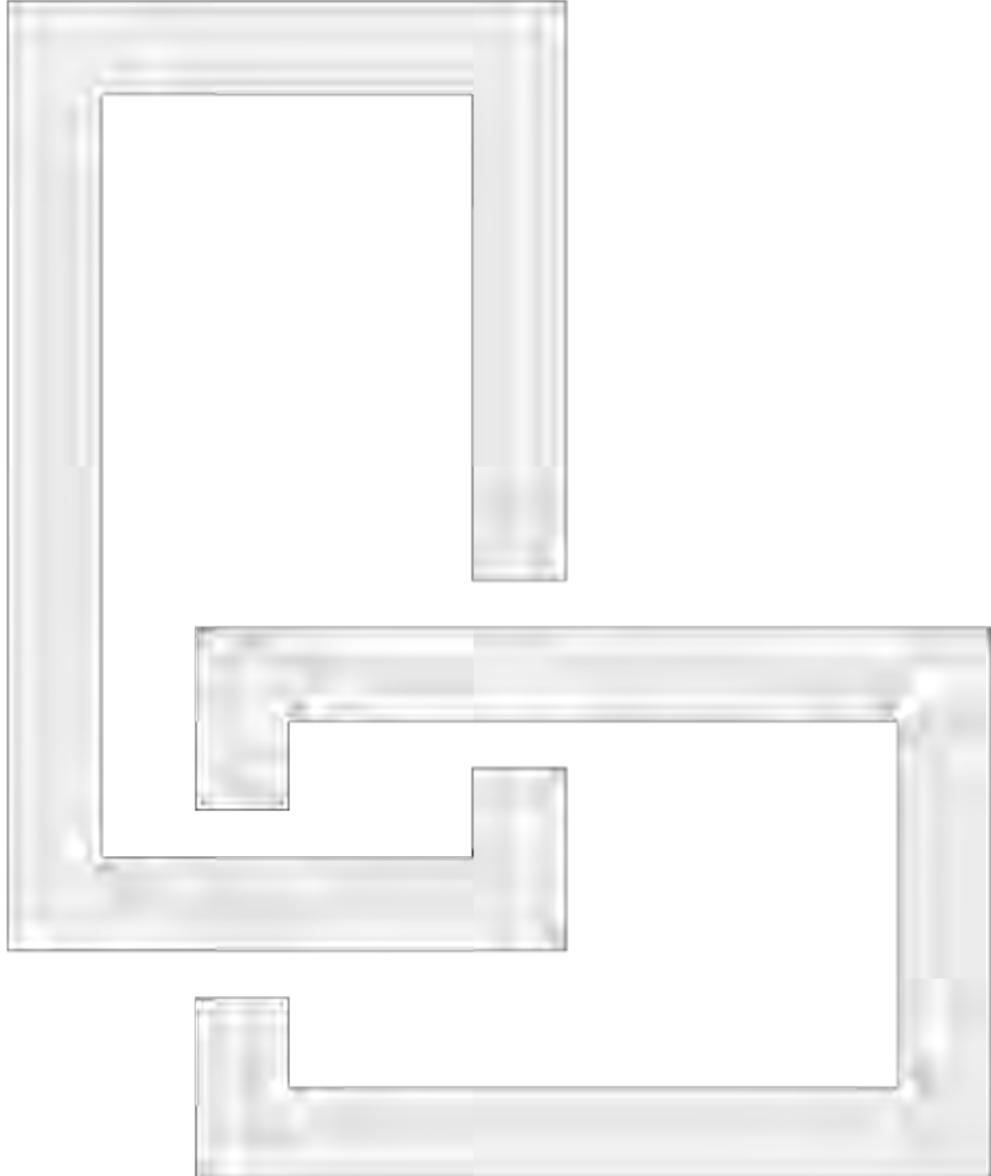
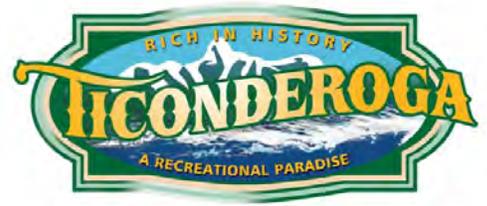


**Prepared For:**

Town of Ticonderoga  
132 Montcalm Street  
Ticonderoga, NY 12883

**Submitted by:**

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**Community Profile**

**JANUARY 2026**

**PROJECT NO. 2252970**



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To: Town of Ticonderoga  
From: Laura Byer, Byer Planning; Jamie Konkoski, LaBella Associates  
Date: January 28, 2026  
Re: Town of Ticonderoga Comprehensive Plan – Community Profile

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## Introduction

### History

Source: [Town of Ticonderoga](#)

The Town of Ticonderoga, New York, has a rich history as a strategic location. Discovered in 1609 by Samuel de Champlain, the area's name comes from the Algonquin and Iroquois word "Chinandroga," meaning "the place between two waters." It was a frequent battleground during conflicts between the French and English. The Town was first settled in 1764 and officially formed on March 20, 1804, from the previous Town of Crown Point.

Early development saw Ticonderoga grow as a collection of settlements, with Alexandria emerging as the first industrial hub. The La Chute River, with its powerful flow, was essential to the Town's industrial success, powering pulp and paper mills, graphite refineries, and sawmills. The Town's first recorded meeting was in 1876. The Hamlet of Ticonderoga was incorporated as a Village in 1889. However, on December 31, 1993, the Village of Ticonderoga was dissolved and incorporated into the Town of Ticonderoga. The Hamlet of Ticonderoga refers to the population center within the broader Town of Ticonderoga, New York, which was designated a census-designated place (CDP) in 2008.

Today, the Town of Ticonderoga operates with a Town Supervisor, a 4-member Town Council, Town Clerk, Police Department, Highway Department (with an elected Superintendent of Highways as well as a Parks & Recreation group), Water/Wastewater Department, Code Enforcement Office, Budget & Finance Office, Municipal Court (2 elected judges), Town Assessor (appointed), Planning & Zoning Board, Municipal Airport, Ticonderoga Ambulance District, and a Library. The Ticonderoga Fire District, Chilson Fire Protection District, and Ticonderoga Central School District operate separate from municipal government.

This Comprehensive Plan will outline a vision of the future for the Town of Ticonderoga and provides a strategy for decision-makers to be able to make short- and long-term decisions that benefit residents, visitors, and businesses.

## Summary of Demographic, Economic & Housing Trends

Select highlights of demographic trends seen in Ticonderoga are listed in the bullets below. The remainder of the section provides additional detail, data, tables, and graphics representing demographics within Ticonderoga.

- Total population decrease of 18% from 1970 to 2020, while Essex County saw a total population increase of 7.9% during the same years; Ticonderoga was one out of the six municipalities (out of 18 total municipalities) in Essex County to see a population decline from 1970 to 2020

- The three most common employment industries in Ticonderoga are:
  - Education, Healthcare & Social Services
  - Manufacturing
  - Retail
- Median home values in Ticonderoga (\$160,200) compared to Essex County (\$200,000) indicate that Ticonderoga may be one of the more affordable communities within the County
- Median monthly housing costs for homes with a mortgage is reported to be \$1,485 and median month rent is \$848; Comparatively, within all of Essex County, median monthly housing costs for homes with a mortgage is reported to be \$1,526 and median month rent is \$890

## Demographics

### Population and Growth

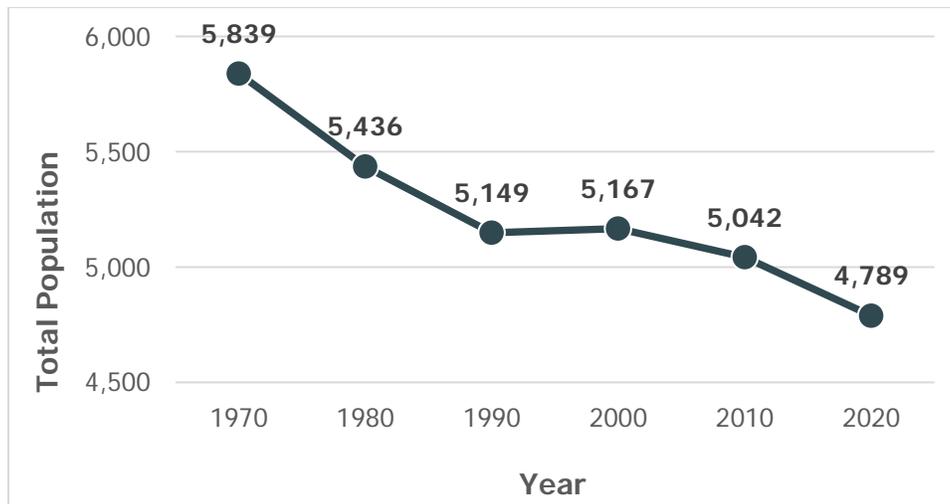
The 2020 census reports a population of 4,789 people for the Town of Ticonderoga. This represents a ten-year decrease of 253 residents from 2010, a common trend seen most decades for the last 50+ years. Within that time, the only decade of growth occurred between 1990-2000 with an increase of 18 residents. From 1970 to 2020, the population of the Town of Ticonderoga decreased by a total of 1,050 people, losing 18% of the total population over the 50-year period, shown in Table 1 and Figure 1.

*Table 1: Town of Ticonderoga Population Change 1970-2020*

Year	1970	1980	1990	2000	2010	2020
<b>Population</b>	5,839	5,436	5,149	5,167	5,042	4,789
<b>Number Change</b>	-	-403	-287	18	-125	-253
<b>Percentage Change</b>	-	-6.9%	-5.3%	0.3%	-2.4%	-5.0%

*Source: Jonathan Schroeder, David Van Riper, Steven Manson, Katherine Knowles, Tracy Kugler, Finn Roberts, and Steven Ruggles. IPUMS National Historical Geographic Information System: Version 20.0 [Total Population]. Minneapolis, MN: IPUMS. 2025. <http://doi.org/10.18128/D050.V20.0>*

*Figure 1: Town of Ticonderoga Population Change 1970-2020*



*Source: Jonathan Schroeder, David Van Riper, Steven Manson, Katherine Knowles, Tracy Kugler, Finn Roberts, and Steven Ruggles. IPUMS National Historical Geographic Information System: Version 20.0 [Total Population]. Minneapolis, MN: IPUMS. 2025. <http://doi.org/10.18128/D050.V20.0>*

Historically, the population of the Town peaked at 5,839 in the year 1970, with the lowest recorded population being 1,493 residents in 1820 ([Wikipedia, U.S. Decennial Census](#)). The most stable population growth per decade occurred from 1860 to 1900, likely coinciding with the establishment of the original Ticonderoga Pulp and Paper Company in 1882.

Table 2 shows the population trends from 1970 to 2020 for all towns within Essex County, as well as Essex County as a whole. While the total population within Essex County increased (7.9%) over the 50-year period, the Town of Ticonderoga decreased by 18%. Only two Essex County towns experienced higher rates of population decline: Newcomb (-56.3%) and Essex (-25.8%).

*Table 2: Population Change Compared to Towns within Essex County (1970-2020)*

Municipality	Year	1970	1980	1990	2000	2010	2020	% Change from 1970-2020
Ticonderoga	Population	5,839	5,436	5,149	5,167	5,042	4,789	-18.0%
	Number Change	-	-403	-287	18	-125	-253	
	Percentage Change	-	-6.9%	-5.3%	0.3%	-2.4%	-5.0%	
Chesterfield	Population	2,010	2,398	2,267	2,409	2,445	2,476	23.2%
	Number Change	-	388	-131	142	36	31	
	Percentage Change	-	19.3%	-5.5%	6.3%	1.5%	1.3%	

<b>Crown Point</b>	Population	1,857	1,837	1,963	2,119	2,024	2,042	10.0%
	Number Change	-	-20	126	156	-95	18	
	Percentage Change	-	-1.1%	6.9%	7.9%	-4.5%	0.9%	
<b>Elizabethtown</b>	Population	1,284	1,267	1,314	1,315	1,163	1,203	-6.3%
	Number Change	-	-17	47	1	-152	40	
	Percentage Change	-	-1.3%	3.7%	0.1%	-11.6%	3.4%	
<b>Essex</b>	Population	837	880	687	713	671	621	-25.8%
	Number Change	-	43	-193	26	-42	-50	
	Percentage Change	-	5.1%	-21.9%	3.8%	-5.9%	-7.5%	
<b>Jay</b>	Population	2,132	2,221	2,244	2,306	2,506	2,486	16.6%
	Number Change	-	89	23	62	200	-20	
	Percentage Change	-	4.2%	1.0%	2.8%	8.7%	-0.8%	
<b>Keene</b>	Population	763	919	908	1,063	1,105	1,144	49.9%
	Number Change	-	156	-11	155	42	39	
	Percentage Change	-	20.4%	-1.2%	17.1%	4.0%	3.5%	
<b>Lewis</b>	Population	763	922	1,057	1,200	1,382	1,293	69.5%
	Number Change	-	159	135	143	182	-89	
	Percentage Change	-	20.8%	14.6%	13.5%	15.2%	-6.4%	
<b>Minerva</b>	Population	733	781	758	796	809	773	5.5%
	Number Change	-	48	-23	38	13	-36	
	Percentage Change	-	6.5%	-2.9%	5.0%	1.6%	-4.4%	
<b>Moriah</b>	Population	5,244	5,139	4,884	4,879	4,798	4,716	-10.1%
	Number Change	-	-105	-255	-5	-81	-82	
	Percentage Change	-	-2.0%	-5.0%	-0.1%	-1.7%	-1.7%	
<b>Newcomb</b>	Population	957	681	544	481	436	418	-56.3%
	Number Change	-	-276	-137	-63	-45	-18	
	Percentage Change	-	-28.8%	-20.1%	-11.6%	-9.4%	-4.1%	
<b>North Elba</b>	Population	5,776	6,597	7,870	8,661	8,957	7,480	29.5%
	Number Change	-	821	1,273	791	296	-1,477	
	Percentage Change	-	14.2%	19.3%	10.1%	3.4%	-16.5%	
<b>North Hudson</b>	Population	212	179	266	266	240	250	17.9%
	Number Change	-	-33	87	0	-26	10	
	Percentage Change	-	-15.6%	48.6%	0.0%	-9.8%	4.2%	
<b>Schroon</b>	Population	1,403	1,606	1,721	1,759	1,654	1,880	34.0%
	Number Change	-	203	115	38	-105	226	
	Percentage Change	-	14.5%	7.2%	2.2%	-6.0%	13.7%	
<b>St. Armand</b>	Population	903	1,064	1,318	1,321	1,548	1,446	60.1%
	Number Change	-	161	254	3	227	-102	
	Percentage Change	-	17.8%	23.9%	0.2%	17.2%	-6.6%	

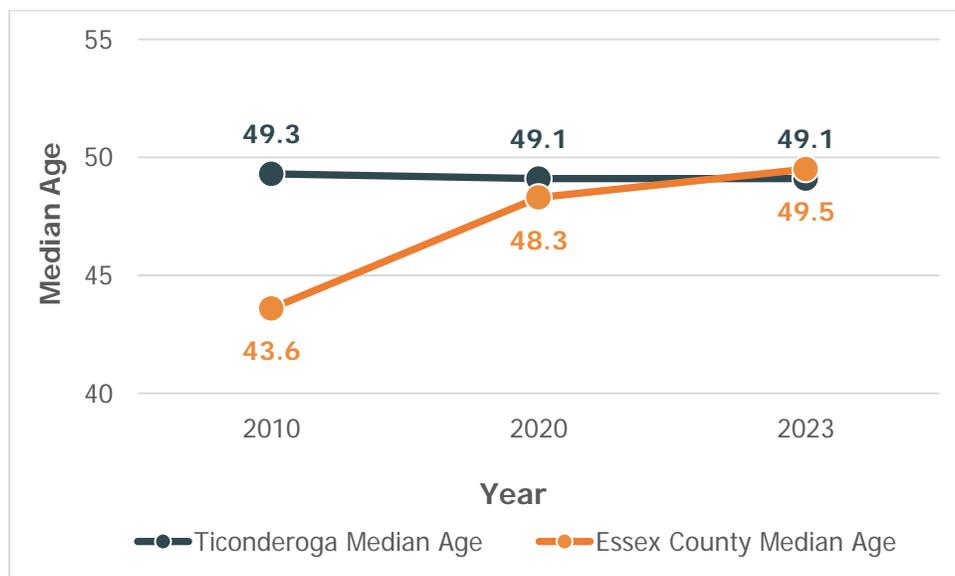
<b>Westport</b>	Population	1,453	1,439	1,446	1,362	1,312	1,320	-9.2%
	Number Change	-	-14	7	-84	-50	8	
	Percentage Change	-	-1.0%	0.5%	-5.8%	-3.7%	0.6%	
<b>Willsboro</b>	Population	1,688	1,759	1,736	1,903	2,025	1,905	12.9%
	Number Change	-	71	-23	167	122	-120	
	Percentage Change	-	4.2%	-1.3%	9.6%	6.4%	-5.9%	
<b>Wilmington</b>	Population	777	1,051	1,020	1,131	1,253	1,139	46.6%
	Number Change	-	274	-31	111	122	-114	
	Percentage Change	-	35.3%	-2.9%	10.9%	10.8%	-9.1%	
<b>Essex County</b>	Population	34,631	36,176	37,152	38,851	39,370	37,381	7.9%
	Number Change	-	1,545	976	1,699	519	-1,989	
	Percentage Change	-	4.5%	2.7%	4.6%	1.3%	-5.1%	

Source: Jonathan Schroeder, David Van Riper, Steven Manson, Katherine Knowles, Tracy Kugler, Finn Roberts, and Steven Ruggles. IPUMS National Historical Geographic Information System: Version 20.0 [Total Population]. Minneapolis, MN: IPUMS. 2025. <http://doi.org/10.18128/D050.V20.0>

## Median Age and Age Distribution

The median age of Ticonderoga residents has generally remained stable at around 49 years from 2010 to 2023. While this is on par with the current Essex County median age (49.5 years), it is almost six years older than the median age of Essex County in 2010. The County's median age has increased by 13.5% since 2010 (Figure 2).

*Figure 2: Median Age (2010-2023)*



Source: ACS 5-year estimates, 2010/2020/2023, Table S0101: Age and Sex

Table 3 shows that the largest population group is the age range of 45-49, making up 10.5% of the Town. Generally, the statistics in this table show that the Town's population is aging. While the under five age group has grown from 2010 to 2023, the population of children ages five to 14 has decreased, losing more than half of the population in this age range. The number of residents ages 65 to 74 has increased by approximately 73%.

The three largest increases from 2010 to 2023 include the following age groups and are highlighted in green in the table below:

- **25 to 29 years:** 107.5% increase; this age group also makes up the third highest share of the Town's population (9.1%)
- **70 to 74 years:** 73.0% increase
- **65 to 69 years:** 72.8% increase; this age group also makes up the second highest share of the Town's population (9.8%)

The three largest decreases from 2010 to 2023 include the following age groups and are highlighted in red in the table below:

- **5 to 9 years:** 71.0% decrease
- **10 to 14 years:** 52.4% decrease
- **50 to 54 years:** 49.9% decrease

*Table 3: Age Distribution (2010-2023)*

Year	2010		2020		2023		% Change 2010-2023
	Number	Percent	Number	Percent	Number	Percent	
<b>Under 5 years</b>	228	4.5%	302	6.3%	331	7.0%	44.9%
<b>5 to 9 years</b>	376	7.4%	163	3.4%	109	2.3%	-71.0%
<b>10 to 14 years</b>	218	4.3%	140	2.9%	104	2.2%	-52.4%
<b>15 to 19 years</b>	234	4.6%	197	4.1%	368	7.8%	57.6%
<b>20 to 24 years</b>	193	3.8%	305	6.4%	146	3.1%	-24.3%
<b>25 to 29 years</b>	208	4.1%	426	8.9%	432	9.1%	107.5%
<b>30 to 34 years</b>	452	8.9%	269	5.6%	307	6.5%	-32.1%
<b>35 to 39 years</b>	152	3.0%	142	3.0%	77	1.6%	-49.4%
<b>40 to 44 years</b>	223	4.4%	257	5.4%	184	3.9%	-17.6%
<b>45 to 49 years</b>	345	6.8%	355	7.4%	498	10.5%	44.2%
<b>50 to 54 years</b>	503	9.9%	330	6.9%	252	5.3%	-49.9%
<b>55 to 59 years</b>	401	7.9%	423	8.8%	371	7.8%	-7.5%
<b>60 to 64 years</b>	315	6.2%	241	5.0%	301	6.3%	-4.4%
<b>65 to 69 years</b>	269	5.3%	292	6.1%	465	9.8%	72.8%
<b>70 to 74 years</b>	162	3.2%	386	8.1%	281	5.9%	73.0%
<b>75 to 79 years</b>	310	6.1%	185	3.9%	164	3.5%	-47.0%
<b>80 to 84 years</b>	259	5.1%	170	3.5%	169	3.6%	-34.7%
<b>85 years and over</b>	239	4.7%	207	4.3%	183	3.9%	-23.3%
<b>TOTAL</b>	5,077	-	4,790	-	4,742	-	-6.6%

Source: ACS 5-year estimates, 2010/2020/2023, Table S0101: Age and Sex

## Race and Ethnicity

Ticonderoga is not a diverse community, with 96% of residents being White. Other races are less represented with the next most common being Hispanic at 41 residents (0.9%), American Indian or Alaska Native at two residents (0.04%). A number of residents, 13 (0.3%), reported

being some other race than those listed in the Census, and 136 residents (2.8%) reported being two or more races.

Data for the five counties that make up the Lake Champlain-Lake George Region shows the population is predominantly White, accounting for over 90% of the region's population. However, racial diversity is incrementally increasing. Between 2010 and 2020, the LCLG Region witnessed a 306% increase in residents identifying as two or more races. This demographic, the second largest racial cohort in the region, comprises 5.4% of the population, followed by Black residents (2.5%).

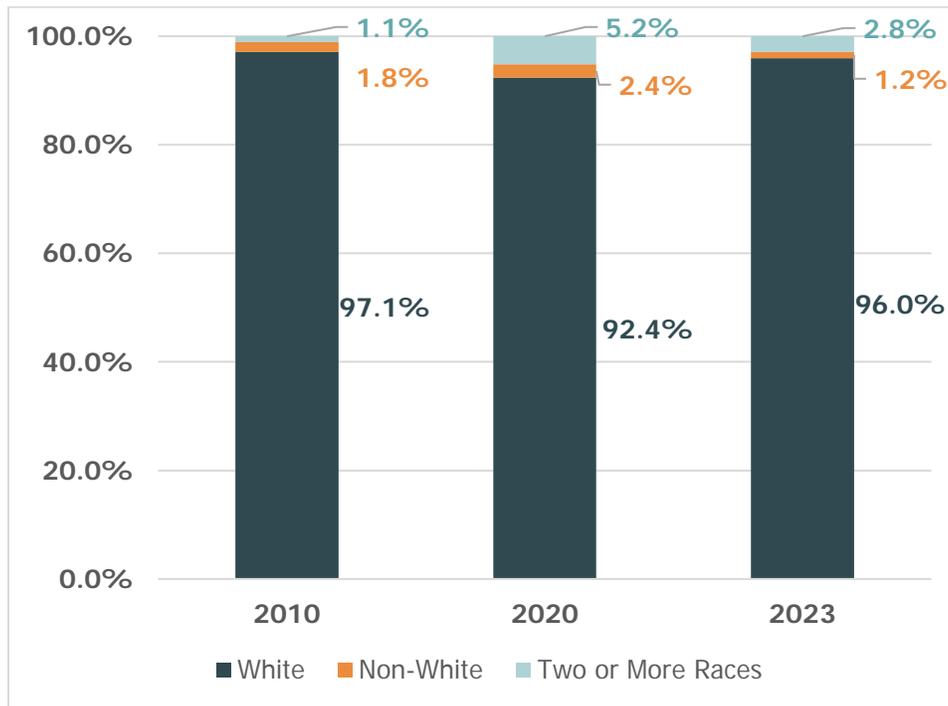
Similar to racial trends, the LCLG Region saw an increase in the number of residents identifying as Hispanic or Latino ethnicity. This cohort represents a small proportion of the region's population (3%) compared to NYS (20%) and the U.S. (19%). However, the region added 1,725 Hispanic/Latino residents, increasing the share of these residents by almost a full percentage point (0.8%) within the past 10 years. The largest gains in residents with Hispanic or Latino ethnicities were found in the region's most populous counties, Clinton County (802 residents) and Warren County (574 residents).

*Table 4: Race and Ethnicity (2010-2023)*

Year	2010		2020		2023		% Change 2010-2023
	Number	Percent	Number	Percent	Number	Percent	
<b>White</b>	4,897	97.1%	4,424	92.4%	4,591	96.0%	-6.2%
<b>African American</b>	18	0.4%	15	0.3%	0	0.0%	-100.0%
<b>American Indian or Alaska Native</b>	16	0.3%	12	0.3%	2	0.04%	-87.5%
<b>Asian</b>	47	0.9%	39	0.8%	0	0.0%	-100.0%
<b>Hawaiian/Pacific Islander</b>	0	0.0%	2	0.0%	0	0.0%	0.0%
<b>Other</b>	11	0.2%	49	1.0%	13	0.3%	0.0%
<b>Hispanic</b>		0.0%		0.0%	41	0.9%	0.0%
<b>Two or More Races</b>	53	1.1%	248	5.2%	136	2.8%	0.0%
<b>TOTAL</b>	5,042	-	4,789	-	4,783	-	-5.1%

*Sources: ACS 5-year estimates, 2023, Table DP05: Demographic and Housing Estimates; Decennial Census, 2010/2020, Table P1: Race*

*Figure 3: Race and Ethnicity (2010-2023)*



Sources: ACS 5-year estimates, 2023, Table DP05: Demographic and Housing Estimates; Decennial Census, 2010/2020, Table P1: Race

## Households

### Number of Households and Median Household Size

The number of households in Ticonderoga has decreased 13.3% from 2010 to 2023. For all household types, owner- and renter occupied, the average household size increased by 8.7% from 2.07 in 2010 to 2.25 in 2023.

*Table 5: Number of Households (2010-2023)*

Year	2010	2020	2023	% Change 2010-2023
<b>Total Households</b>	2,371	2,277	2,056	-13.3%
<b>Average Household Size</b>	2.07	2.07	2.25	8.7%

*Source: ACS 5-year estimates, 2010/2020/2023, Table S1101: Households and Families*

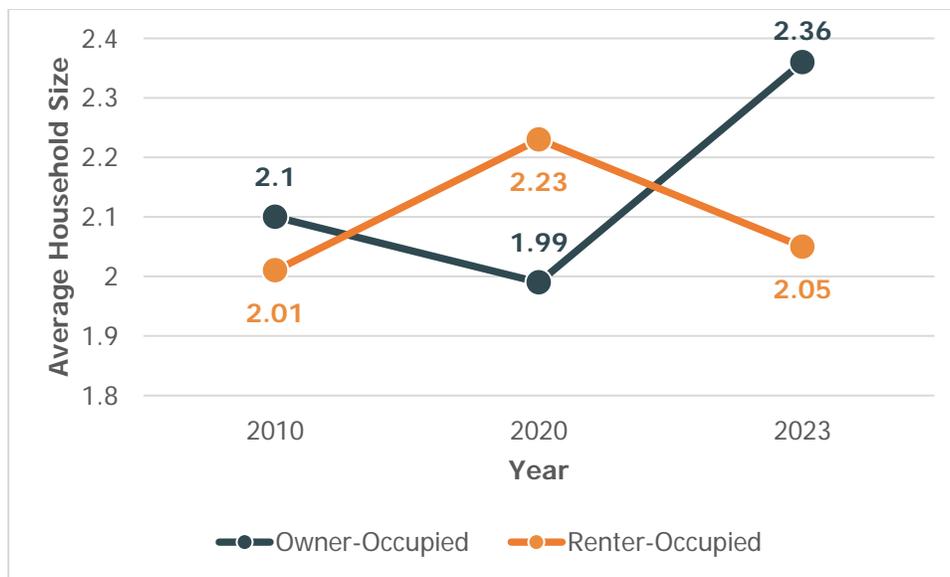
The 2023 ACS reports an average household size of 2.36 people for owner-occupied housing units and 2.05 for renter-occupied housing units in the Town of Ticonderoga. From 2010 to 2023, there was an 18.59% increase in the average household size for owner-occupied housing units, after a decrease in 2020. There was a total decrease of 8.07% in renter-occupied housing units after an increase in 2020. Table 6 and Figure 4 show the trend in owner- and renter-occupied households over time.

*Table 6: Average Household Size (2010-2023)*

Year		2010	2020	2023
Owner-Occupied	Average Household Size	2.1	1.99	2.36
	Number Change	-	-0.11	0.37
	Percentage Change	-	-5.24%	18.59%
Renter-Occupied	Average Household Size	2.01	2.23	2.05
	Number Change	-	0.22	-0.18
	Percentage Change	-	10.95%	-8.07%

Source: ACS 5-year estimates, 2010/2020/2023, Table DP04: Selected Housing Characteristics

*Figure 4: Average Household Size (2010-2023)*



Source: ACS 5-year estimates, 2010/2020/2023, Table DP04: Selected Housing Characteristics

### Median Household Income

The median household income in Ticonderoga has shown notable growth. In 2010, the median household income was reported as \$35,608. By 2020, this figure had risen almost 60% to \$55,784. The positive trend continued, with the median household income reaching \$67,565 in 2023, increasing by \$10,781 (18.99%) in just three years (Table 7). This consistent upward trajectory reflects a positive economic trend for households in Ticonderoga.

Table 8 compares the median household income trends in Ticonderoga to Essex County, other eastern Adirondack counties, New York State, and the United States as a whole. According to

Census data, Ticonderoga had the lowest median household income in 2010. Despite Ticonderoga having the second lowest median income in 2023, approximately \$4,000 above Franklin County, the Town experienced the highest percentage of growth by far with an 89.7% increase in median household income from 2010 to 2023. Essex County was the geography that showed the second highest growth percentage (55.3%).

*Table 7: Median Household Income (2010-2023)*

	2010	2020	2023
<b>Median Household Income</b>	\$35,608	\$56,784	\$67,565
<b>Number Change</b>	-	\$21,176	\$10,781
<b>Percentage Change</b>	-	59.47%	18.99%

*Source: ACS 5-year estimates, 2010/2020/2023, Table S1901: Income in the past 12 months (inflation-adjusted dollars)*

*Table 8: Median Household Income Comparison (2010-2023)*

Location	2010	2020	2023	% Change 2010-2023
<b>Ticonderoga</b>	\$35,608	\$56,784	\$67,565	89.7%
<b>Essex County</b>	\$45,216	\$58,109	\$70,215	55.3%
<b>Clinton County</b>	\$47,489	\$59,510	\$69,208	45.7%
<b>Franklin County</b>	\$42,050	\$52,905	\$63,747	51.6%
<b>Hamilton County</b>	\$49,557	\$60,625	\$68,950	39.1%
<b>Warren County</b>	\$51,619	\$64,658	\$78,239	51.6%
<b>New York State</b>	\$55,603	\$71,117	\$84,578	52.1%
<b>United States</b>	\$51,914	\$64,994	\$78,538	51.3%

*Source: ACS 5-year estimates, 2010/2020/2023, Table S1901: Income in the past 12 months (inflation-adjusted dollars)*

## ALICE – Mapping Financial Hardship

Source: [United for ALICE](#)

United for ALICE is a national research and action movement that provides unbiased, localized data and tools, such as the public mapping resource, to quantify and illustrate this financial hardship across states and counties. The data helps stakeholders, policymakers, and corporations understand the pervasive economic challenges facing this population and informs collaborative strategies to promote greater financial stability and overall community well-being.

ALICE (Asset Limited, Income Constrained, Employed) is a term used to describe the significant portion of the working population whose income exceeds the Federal Poverty Level but is insufficient to afford the basic cost of living in their local community, as defined by the Household Survival Budget. These households below the ALICE thresholds are forced to make difficult financial choices regarding necessities like housing, food, and child care, despite being employed.

In Ticonderoga, 45% of households are below the ALICE threshold, which is a higher percent than all adjacent municipalities as shown in Table 9.

*Figure 5: ALICE Map*



*Table 9: Percent below ALICE Threshold by Municipality*

Municipality	% Below ALICE Threshold
Ticonderoga	45%
Crown Point	32%
Schroon	42%
Hague	30%
Putnam	28%

Source: [United for ALICE](#)

## Economy

### Unemployment Rates & Trends

The total labor force in Ticonderoga declined by 2.7% from 2010 to 2022. While the number of employed individuals initially rose from 2,300 in 2010 to 2,349 in 2020, it saw a slight dip to 2,337 by 2023, resulting in an overall increase the labor participation rate from 90.1% in 2010 to 94.2% in 2023.

The number of unemployed individuals decreased from 252 in 2010 to just 75 in 2020, before increasing again to 145 unemployed individuals by 2023. Consequently, the unemployment rate, after a decline from 9.9% in 2010 to 3.1% in 2020, increased to 5.8% by 2023. While the recent trend indicates a recent upward trend in joblessness within the community, it is notable that there was a 42.5% decrease in unemployed individuals in Ticonderoga in 2023 compared to 2010.

*Table 10: Labor Participation and Unemployment Trends (2010-2023)*

	2010	2020	2023	% Change 2010-2023
<b>Labor Force</b>	2,552	2,424	2,482	-2.7%
<b>Employed</b>	2,300	2,349	2,337	1.6%
<b>Labor Participation Rate</b>	90.1%	96.9%	94.2%	-
<b>Unemployed</b>	252	75	145	-42.5%
<b>Unemployment Rate</b>	9.9%	3.1%	5.8%	-

*Source: ACS 5-year Estimates, 2010/2020/2023, Table DP03: Selected Economic Characteristics*

## Poverty Rate

Table 11 indicates that the poverty rate in Ticonderoga has shown fluctuations over the time period evaluated. In 2012, the rate stood at 19%, the highest of the three years reviewed. It then saw a notable decrease in 2020, dropping to 9.9%, consistent with the low unemployment rate in Ticonderoga in 2020, shown in Table 10 above. However, by 2023, the poverty rate had increased to 15.2%, indicating a concerning upward trend in poverty within the community in recent years.

*Table 11: Poverty Rate 2012-2023*

	2012*		2020		2023	
	Estimate	M.O.E	Estimate	M.O.E	Estimate	M.O.E
<b>Poverty Rate</b>	19.0%	+/- 7.2	9.9%	+/- 4.7	15.2%	+/- 5.6

*Source: ACS 5-Year Estimates (2012, 2020, 2023). Table S1701: Poverty Status in the Past 12 Months.*

*\*2012 is the earliest year this statistic was available*

## Employment Sectors

Employment industries and share of available jobs in Ticonderoga have undergone shifts between 2010 and 2023. The two largest shares of jobs across all years are in the “Educational services, health care & social assistance” industry and the “Manufacturing” industry. While “Educational services, health care & social assistance” jobs have decreased

over time by 18%, it remains the sector that provides the most jobs within Ticonderoga. In contrast, "Manufacturing" jobs, providing the second highest number of jobs for each year analyzed, have increased by 19.5% since 2010.

While the "Information" sector does not have the largest share of employment opportunities over the years (125 jobs, 5.3%, in 2023), it stands out as the fastest-growing employment industry, increasing by 733.3% from 2010 to 2023. "Transportation, warehousing, and utilities" also saw growth, increasing its employment by 83.8% over the 13-year time period.

Several sectors experienced considerable decline. "Wholesale trade" saw a 54.3% reduction in employment, while "Public Administration" and "Finance and insurance, real estate, rental & leasing" also faced substantial decreases of 54.3% and 47.6% respectively.

*Table 12: Industries 2010-2023*

Year	2010		2020		2023		% Change 2010-2023
	#	%	#	%	#	%	
<b>Agriculture, Forestry, Fishing, Hunting &amp; Mining</b>	0	0.0%	0	0.0%	33	1.4%	-
<b>Construction</b>	120	5.2%	143	6.1%	111	4.7%	-7.5%
<b>Manufacturing</b>	478	20.8%	604	25.7%	571	24.4%	19.5%
<b>Wholesale Trade</b>	35	1.5%	0	0.0%	16	0.7%	-54.3%
<b>Retail Trade</b>	256	11.1%	201	8.6%	246	10.5%	-3.9%
<b>Transportation, Warehousing, &amp; Utilities</b>	37	1.6%	77	3.3%	68	2.9%	83.8%
<b>Information</b>	15	0.7%	108	4.6%	125	5.3%	733.3%
<b>Finance and Insurance, Real Estate, Rental &amp; Leasing</b>	75	3.3%	96	4.1%	44	1.9%	-41.3%
<b>Professional, Scientific, Management, Administrative &amp; Waste Management Services</b>	157	6.8%	57	2.4%	143	6.1%	-8.9%
<b>Educational Services, Health Care &amp; Social Assistance</b>	713	31.0%	644	27.4%	585	25.0%	-18.0%
<b>Arts, Entertainment, Recreation, Accommodation Food Services</b>	175	7.6%	204	8.7%	201	8.6%	14.9%
<b>Other Services, Except Public Administration</b>	96	4.2%	172	7.3%	119	5.1%	24.0%
<b>Public Administration</b>	143	6.2%	43	1.8%	75	3.2%	-47.6%
<b>TOTAL</b>	2,300	-	2,349	-	2,337	-	1.6%

Source: ACS 5-year Estimates, 2010/2020/2023, Table DP03: Selected Economic Characteristics

## Major Employers

### Sylvamo Paper Mill (formerly International Paper Mill)

*Sources:*

- [Town of Ticonderoga Comprehensive Plan](#)
- *U.S. Census Bureau data*
- [Ticonderoga Heritage Museum](#)

The history of the Sylvamo Paper Mill in Ticonderoga is intertwined with the Town's economic and population changes. The original Ticonderoga Pulp and Paper Company was established in 1882, capitalizing on the area's rich timber and water resources. For decades, it was the Town's largest industrial employer and a central pillar of the local economy. In 1925, International Paper Company acquired the mill, modernizing operations and solidifying its role as a key local industry. The mill's presence was a primary reason for the Town's population growth after World War II.

As the industry evolved, International Paper made a significant decision to close its older, downtown facility and build a new, modern mill located four miles north of the Town center. This new mill opened in 1971 and had more efficient, but less labor-intensive, processes. The transition caused a reduction in the mill's workforce, which coincided with the Town's population peak of 5,839 residents in 1970. Following the mill's modernization and workforce reduction, the Town's population began a steady decline. The new mill, now operating as Sylvamo Paper Mill, continues to be a major employer, but it operates with a smaller staff than its predecessor, reflecting broader trends in manufacturing. The history of the mill highlights how a single industry can profoundly shape a community's growth and decline over time.

### Education, Healthcare & Social Services

*Sources:*

- [Ticonderoga Central School District](#)
- [North Country Community College](#)
- [Head Start - Ticonderoga](#)
- [Ticonderoga Health Center \(Hudson Headwaters\)](#)
- [Elderwood at Ticonderoga](#)
- [Essex County Department of Social Services](#)
- [Ticonderoga Food Pantry](#)
- [Mental Health Association in Essex County](#)

In 2023, the educational services, health care, and social assistance industry accounted for 25% of all jobs in Ticonderoga. The community's educational landscape is anchored by the Ticonderoga Central School District, a prominent regional institution that serves students from

Pre-K through 12<sup>th</sup> grade. Additional educational opportunities are provided by North Country Community College, which has a campus in Ticonderoga.

In the healthcare sector, the University of Vermont Health Network is a major employer, with its Ticonderoga Health Center offering a wide array of services. This facility, which is part of the Elizabethtown Community Hospital, provides primary care, an emergency room, radiology, and rehabilitation services. For long-term care and skilled nursing, the community is served by Elderwood at Ticonderoga, a facility that also offers rehabilitation services.

Social services and assistance in the area are primarily managed by the Essex County Department of Social Services. Locally, organizations such as the Ticonderoga Food Pantry and the Mental Health Association in Essex County provide essential support to residents. St. Joseph's Addiction and Recovery Center also contributes to the social services network. Mountain Lake Services, based in Port Henry, has three residential facilities within Ticonderoga offering a variety of services for families and individuals. North Country Home Services has an office on Montcalm Street and it provides home health services to support independent living. Montcalm Manor Assisted Living, an adult care residential facility, is located on Montcalm Street.

## Retail Establishments

*Sources:*

- [Ticonderoga 360 Business Directory](#)
- [Ticonderoga Area Chamber of Commerce Business Directory](#)
- [Walmart Supercenter in Ticonderoga, NY](#)

Ticonderoga's retail sector, which comprises 10.5% of the Town's jobs, is supported by a mix of national chains and local shops. The most prominent retail employer is the Walmart Supercenter, which serves as a major grocery and general merchandise destination for residents. Other well-known national retailers with a presence in the community include Tractor Supply Company, Stewart's Shops and Advance Auto Parts, both of which provide goods for home, farm, and automotive needs. Additionally, local businesses like the Ticonderoga Natural Foods Co-op and various small gift shops and boutiques contribute to Ticonderoga's diverse retail opportunities.

## Housing Characteristics

### Housing Stock and Occupancy Type

The number of total housing units, occupied and vacant, in Ticonderoga has decreased 7.5% from 2010 to 2023. The number of occupied units decreased by 13.3% while the number of

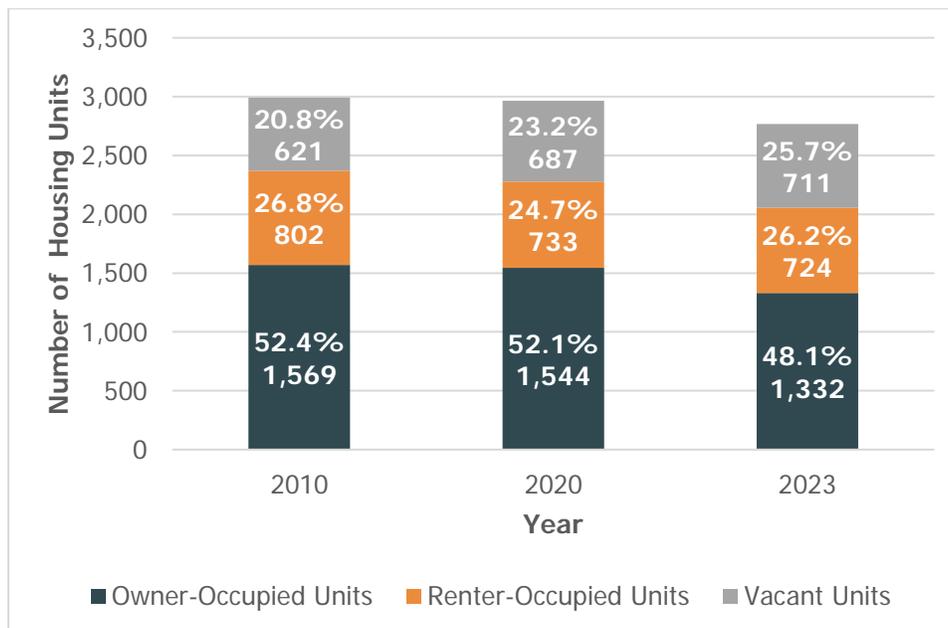
vacant units increased by 14.5%. Table 13 summarizes the housing unit trends in Ticonderoga since 2010 based on owner-occupied units, renter-occupied units, and vacant units.

*Table 13: Housing Units (2010-2023)*

Year	2010		2020		2023		% Change 2010-2023
	Number	Percent	Number	Percent	Number	Percent	
<b>Owner-Occupied Units</b>	1,569	52.4%	1,544	52.1%	1,332	48.1%	-15.1%
<b>Renter-Occupied Units</b>	802	26.8%	733	24.7%	724	26.2%	-9.7%
<b>TOTAL OCCUPIED UNITS</b>	2,371	79.2%	2,277	76.8%	2,056	74.3%	-13.3%
<b>Vacant Units</b>	621	20.8%	687	23.2%	711	25.7%	14.5%
<b>TOTAL UNITS</b>	2,992		2,964		2,767		-7.5%

Sources: ACS 5-year estimates, 2010/2020/2023, Table DP04: Selected Housing Characteristics

*Figure 6: Share of Housing Unit Occupancy (2010-2023)*



Sources: ACS 5-year estimates, 2010/2020/2023, Table DP04: Selected Housing Characteristics

## Affordability

### Median Home Values

The median home values in Ticonderoga show varied trends between 2010 and 2023. Median home values in 2010 were reported to be \$133,900, decreasing a bit in 2020 to \$129,300, before increasing to \$160,200 in 2023. During the 13-year period, median home values increased by 19.6%. The decrease in 2020 may be due to home value reductions during the COVID pandemic, while the steep increase by almost \$31,000 in three years to 2023 may be attributed to increased home values seen nationwide following the COVID pandemic.

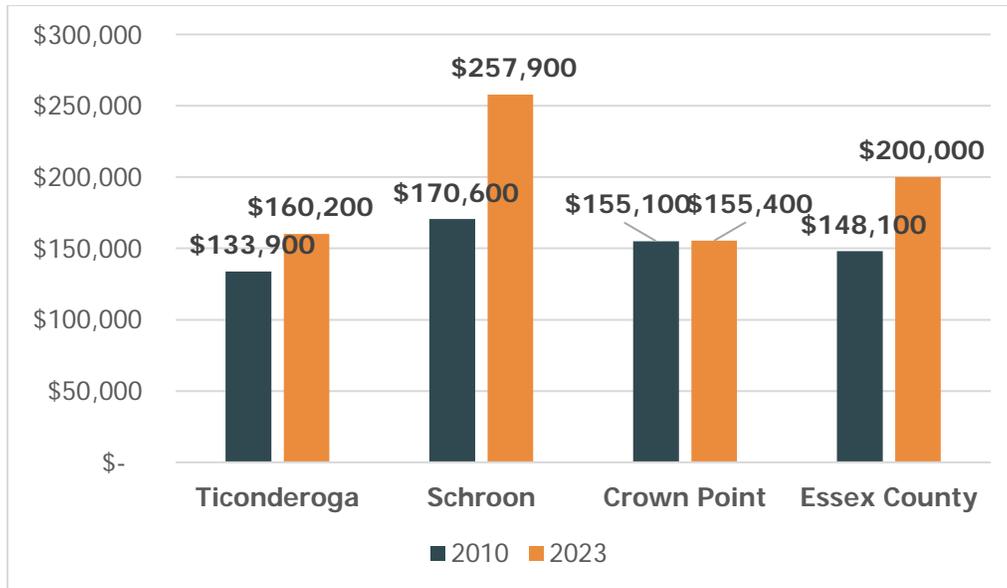
Compared to neighboring municipalities, Ticonderoga experienced less growth in median home values than Schroon (51.2% increase) as well as Essex County (35%) as a whole. Though it experienced significantly more growth than median home values in Crown Point (0.2% increase).

*Table 14: Median Home Values (2010-2023)*

	2010	2020	2023	% Change 2020-2023
<b>Median Home Value</b>	\$133,900	\$129,300	\$160,200	19.6%

*Source: ACS 5-year estimates, 2010/2020/2023, Table B25077: Median Value (Dollars)*

*Figure 7: Median Home Values Compared to Adjacent Municipalities (2010 & 2023)*



Source: ACS 5-year estimates, 2010/2020/2023, Table B25077: Median Value (Dollars)

## Mortgage

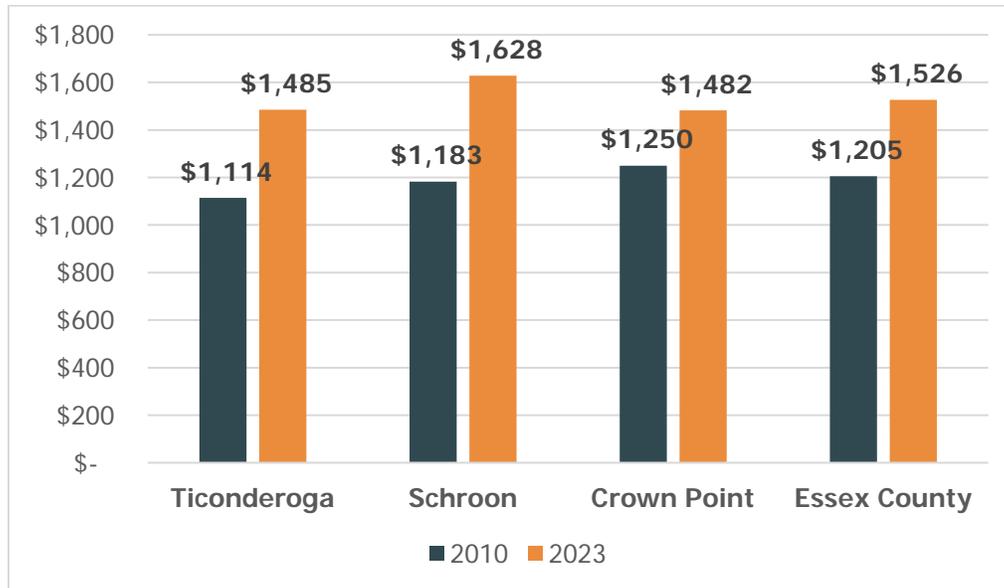
The median mortgage in the Town of Ticonderoga increased from \$1,114 in 2010 to \$1,485 in 2023, a 33.3% increase. This is higher than the increase in Crown Point (18.6%) but less than the increase in Schroon (37.6%). While the median mortgage throughout Essex County remains higher than that in Ticonderoga, Ticonderoga experienced a higher percentage of growth over the 13-year period compared to Essex County (26.6% increase).

*Table 15: Median Monthly Housing Costs for Housing Units with a Mortgage (2010-2023)*

	2010	2020	2023	% Change 2020-2023
<b>Median Monthly Housing Costs</b>	\$1,114	\$1,220	\$1,485	33.3%

Source: ACS 5-Year Estimates (2010, 2020, 2023). Table S2506: Financial Characteristics for Housing Units with a Mortgage

*Figure 8: Median Monthly Housing Costs for Housing Units with a Mortgage Compared to Adjacent Municipalities (2010 & 2023)*



Source: ACS 5-Year Estimates (2010, 2020, 2023). Table S2506: Financial Characteristics for Housing Units with a Mortgage

## Rent

### Median Rent

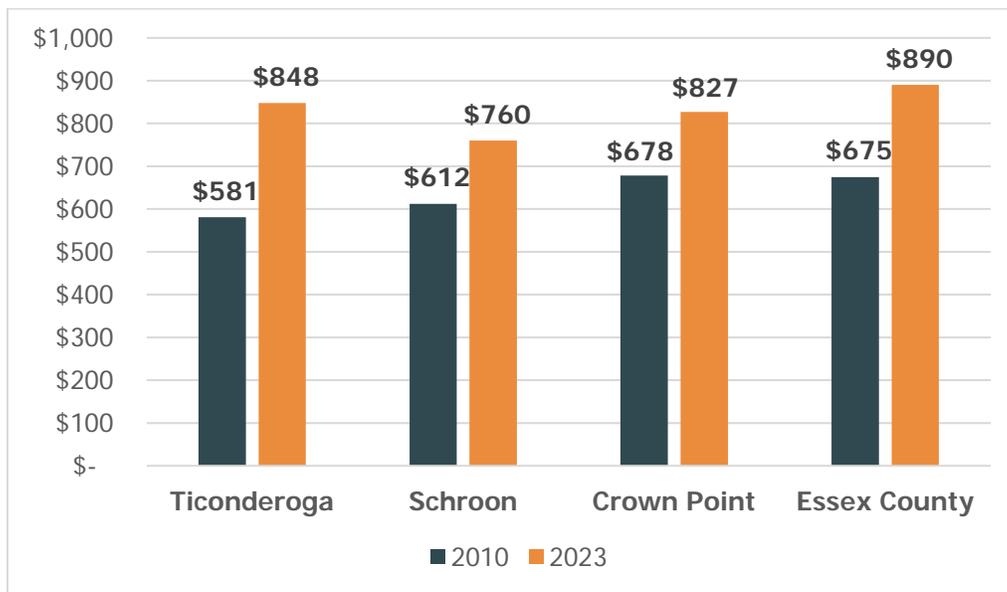
Median gross rent is defined by the Census Bureau as the contracted monthly rental costs plus estimated average monthly cost of utilities (electric, heat, water, etc.). Median rent in Ticonderoga was reported to be \$581 in 2010. This increased to \$753 in 2020, and further increased to \$848 by 2023, a 46% increase over the 13-year period. This is a higher percentage increase than what is seen in Schroon, Crown Point, and Essex County as a whole.

*Table 16: Median Rent (2010-2023)*

	2010	2020	2023	% Change 2010-2023
<b>Median Rent</b>	\$581	\$753	\$848	46.0%

*Source: ACS 5-year estimates, 2010/2020/2023, Table DP04: Selected Housing Characteristics*

*Figure 9: Median Rent Compared to Adjacent Municipalities (2010 & 2023)*

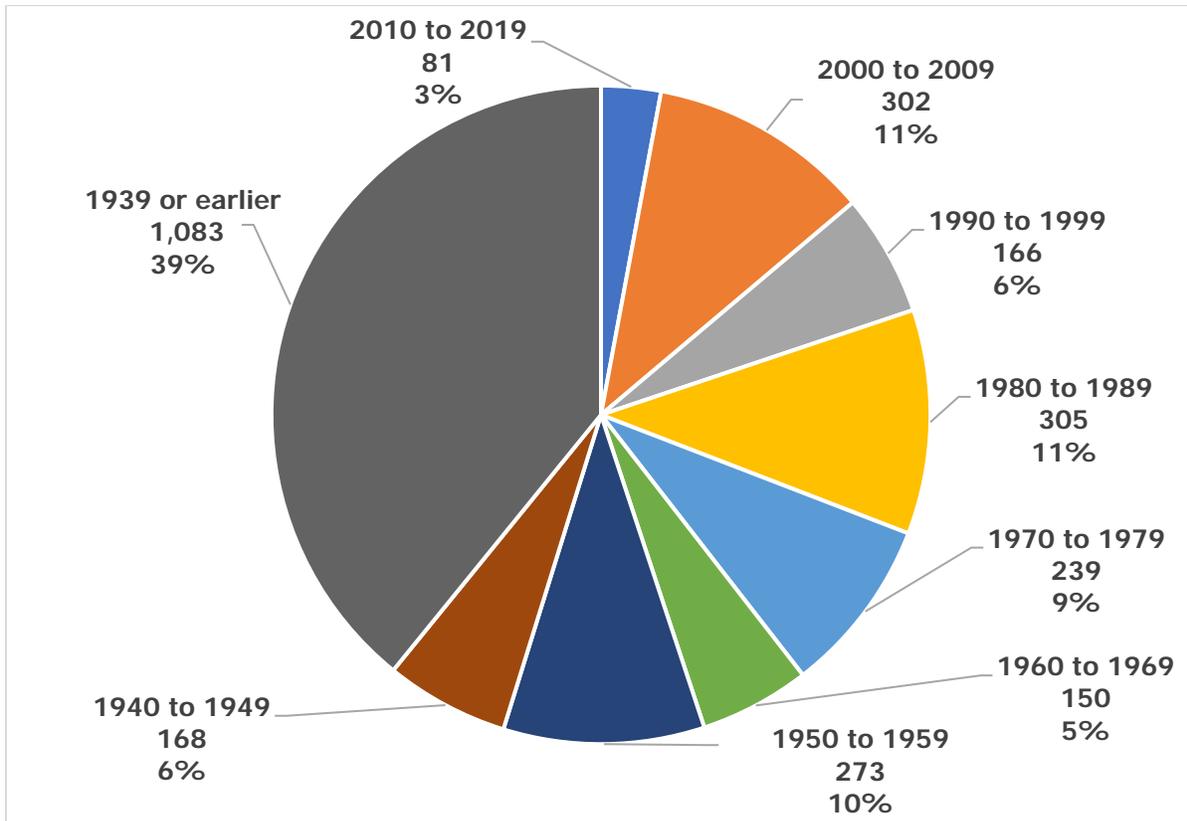


*Source: ACS 5-year estimates, 2010/2020/2023, Table DP04: Selected Housing Characteristics*

## Age and Type of Structures

Figure 8 displays the number and share of housing structures within Ticonderoga based on 2023 Census Data. Of the total 2,767 residential structures reported, houses built earlier than 1940 remain the highest share of housing stock within Ticonderoga (39.1%).

*Figure 10: Number or Housing Structures based on Year Built (2023)*



*Source: ACS 5-year Estimates, 2023, Table DP04: Selected Housing Characteristics*

A large majority of homes within Ticonderoga are single, detached units, though this share has remained steady, increasing by only 1.6% across the 13-year period. The number and share of multi-unit housing structures have been either increasing or decreasing over time, depending on how many units the structure contains. Structures with three or four units as well as structures with 20+ units have become more prevalent, while structures with two units or five to 19 units have decreased over time. While the prevalence of mobile homes has decreased by more than half, the number of boats, RVs, or vans as home has increased from zero in 2010 to 15 in 2023. This trend may be due to the increase in home and living expenses in recent years. Overall, the number of housing structures within Ticonderoga has decreased by 7.5% over the 13-year period.

*Table 17: Housing Structure Type (2010-2023)*

Year	2010		2020		2023		% Change 2010-2023
	Type of Unit	Number	Percent	Number	Percent	Number	
<b>1-unit, detached</b>	2,156	72.1%	2,342	79.0%	2,191	79.2%	1.6%
<b>1-unit, attached</b>	51	1.7%	0	0.0%	20	0.7%	-60.8%
<b>2 units</b>	274	9.2%	218	7.4%	61	2.2%	-77.7%
<b>3 or 4 units</b>	115	3.8%	114	3.8%	198	7.2%	72.2%
<b>5 to 9 units</b>	180	6.0%	152	5.1%	159	5.7%	-11.7%
<b>10 to 19 units</b>	111	3.7%	17	0.6%	42	1.5%	-62.2%
<b>20 or more units</b>	11	0.4%	81	2.7%	41	1.5%	272.7%
<b>Mobile home</b>	94	3.1%	40	1.3%	40	1.4%	-57.4%
<b>Boat, RV, van, etc.</b>	0	0.0%	0	0.0%	15	0.5%	-
<b>TOTAL REPORTED</b>	2,992		2,964		2,767		-7.5%

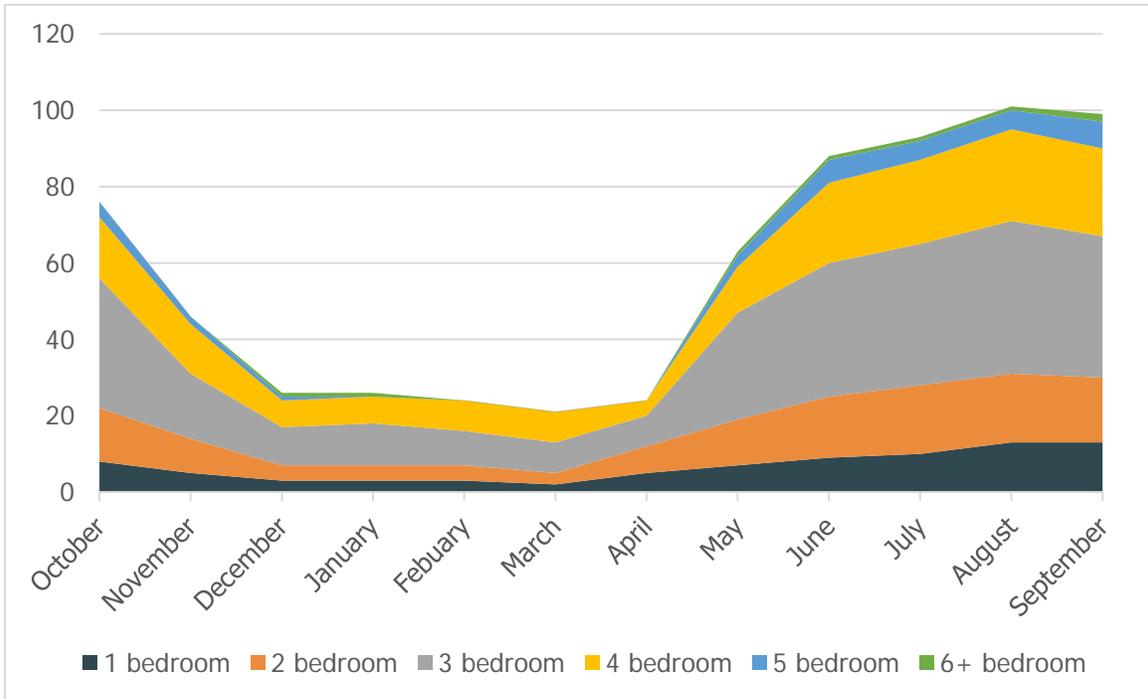
*Source: ACS 5-year Estimates, 2010/2020/2023, Table DP04: Selected Housing Characteristics*

## Short Term Rentals

A short-term rental is typically defined as a residential dwelling or portion of a dwelling that is rented out for less than 30 days. Such rentals are sometimes referred to as vacation rentals, resort dwelling units, or transient rentals. Short-term rentals are often divided into different categories, such as entire homes, accessory dwellings, or individual rooms. These units were often designed for residential purposes, but when used for short-term rentals, they function similarly to hotels or bed and breakfasts as they are frequently rented out to visitors for short stays. A proliferation of short-term rentals in an area may impact neighborhood character, decrease the availability of housing, and increase housing costs. Alternatively, they may also function as a crucial component of the local tourism economy or serve as an interim housing option for traveling workers or those between homes.

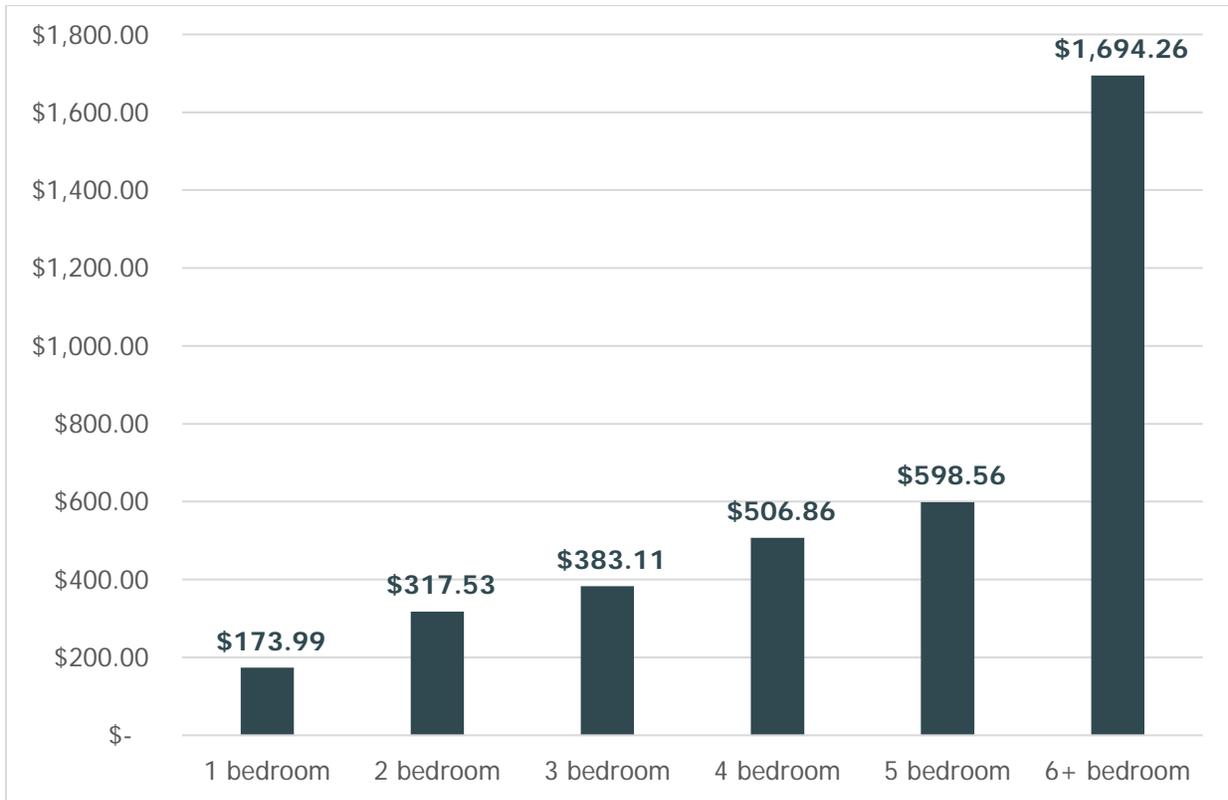
According to Airdna.co, the Town of Ticonderoga includes approximately 99 active listings for short-term rentals. The rental submarket that includes Ticonderoga and the eastern shore of Lake George shows 101 active listings. Most of these listings are three- or four bedrooms (64%) with about 18% being two-bedrooms. About 12% are one-bedrooms. 98% of listings in Ticonderoga are for the entire home while 2% are for a private room.

*Figure 11: Short-Term Rentals by Number of Bedrooms, 2024-2025*

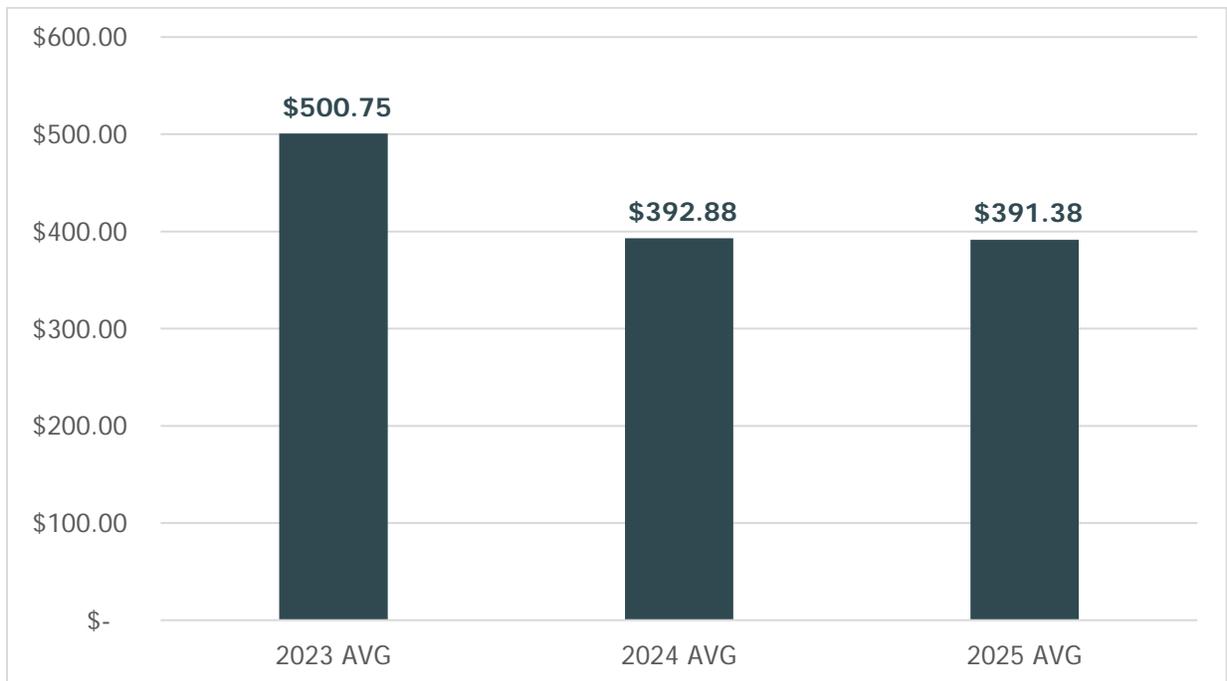


Of all short-term rentals in Ticonderoga, 39% are listed on Airbnb, 27% on Vrbo, and 34% on both. The average daily rate for a short-term rental in Ticonderoga is \$413 and the occupancy rate in September 2025 was 50%. Since 2023, the average daily rate for a short-term rental in Ticonderoga has been decreasing. However, there has been about a 3% increase in rental growth in the Town over the last three years, meaning that there are more listings at a lower price and that the short-term rental market in the Town may be saturated.

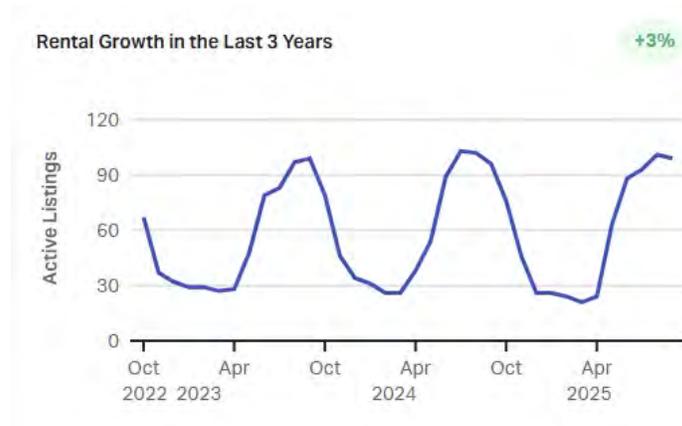
*Figure 12: Average Daily Rate by Number of Bedrooms, 2024-2025*



*Figure 13: Change in Average Daily Short-Term Rental Rates, 2023-2025*



*Figure 14: Rental Growth in the Last Three Years*



Peak occupancy in Ticonderoga occurs June through August. In 2023, the average length of a stay in Ticonderoga was 4.6 days. In 2024, this decreased to four days. In 2025, the average length of stay decreased further to 3.8 days.

Annual revenue for a short-term rental is \$45,800. The revenue potential for any given short-term rental in Ticonderoga is just over \$205 as of October 2025, down 11% from the prior year. For short-term rental owners, the most profitable time of the year to book is July.

## Land Use & Zoning

### Existing Land Uses

See map: Land Use

The Town encompasses approximately 56,400 acres (approximately 88 square miles), of which approximately 8% is water (including Lake Champlain). It is bounded on the north by the Town of Crown Point, on the west by the Town of Schroon, on the south by the Towns of Hague and Putnam, and on the east by Lake Champlain.

The three land uses with the most acreage:

- **Wild, Forested, Conservation Lands, and Public Parks:** 28,712.9 acres (56.0%)
- **Residential:** 8,910.5 acres (17.4%)
- **Vacant Land:** 7,899.7 acres (15.4%)

The three land uses with the least amount of acreage:

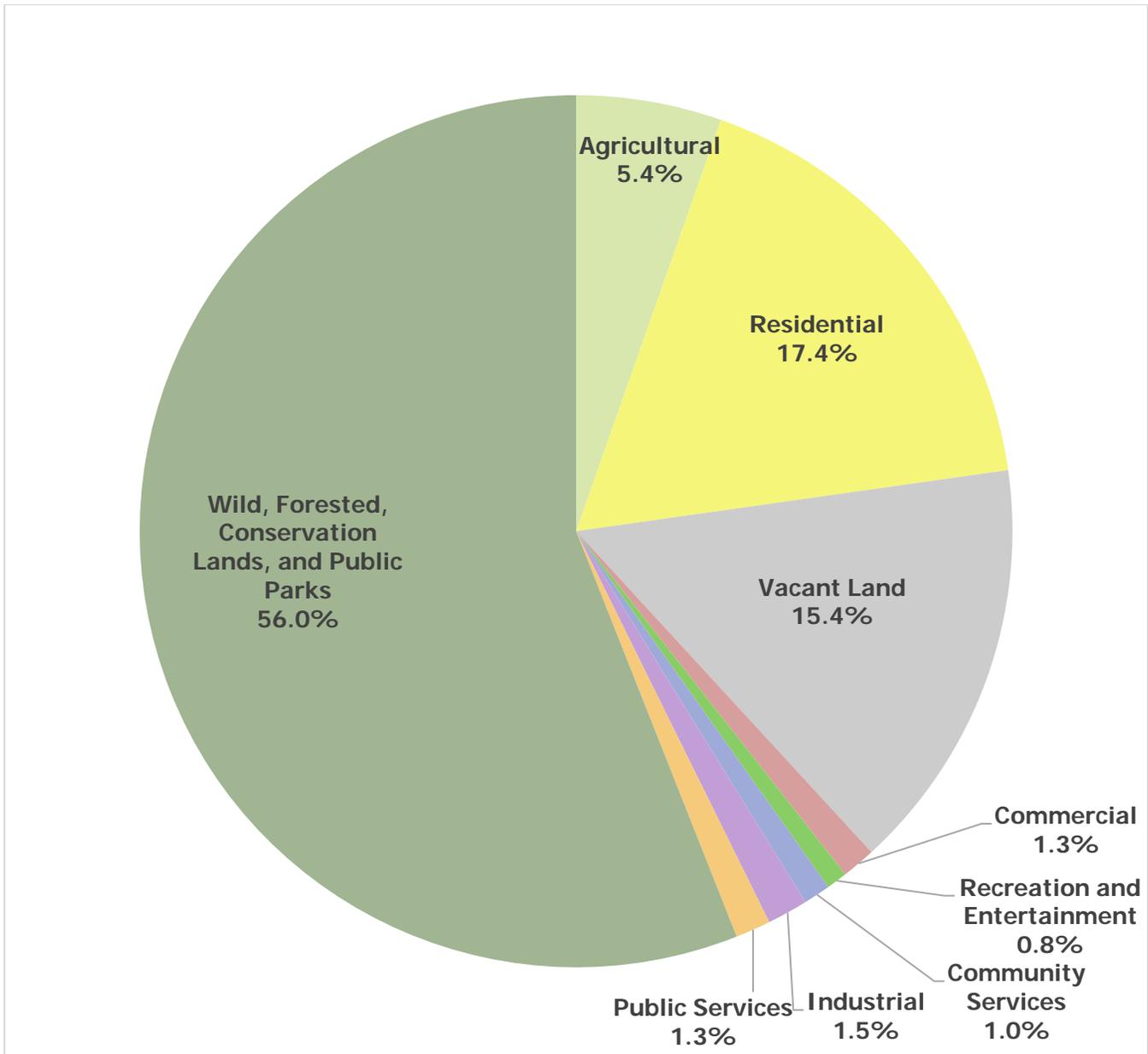
- **Recreation and Entertainment:** 394.4 acres (0.8%)
- **Community Services:** 511.4 acres (1.0%)
- **Commercial:** 643.5 acres (1.3%)

*Table 18: Land Use*

Land Use	Land Use Acreage	% of Acreage	Parcel Count	% of Parcels
<b>Agricultural</b>	2,760.8	5.4%	46	1.4%
<b>Residential</b>	8,910.5	17.4%	2,063	62.3%
<b>Vacant Land</b>	7,899.7	15.4%	734	22.2%
<b>Commercial</b>	643.5	1.3%	164	5.0%
<b>Recreation and Entertainment</b>	394.4	0.8%	19	0.6%
<b>Community Services</b>	511.4	1.0%	47	1.4%
<b>Industrial</b>	775.9	1.5%	9	0.3%
<b>Public Services</b>	666.8	1.3%	27	0.8%
<b>Wild, Forested, Conservation Lands, and Public Parks</b>	28,712.9	56.0%	200	6.0%
<b>TOTAL</b>	51,275.8	-	3,309	-

*Source: Essex County Real Property*

Figure 15: Land Use



Source: Essex County Real Property

## Agricultural Land Uses / USDA Farmland Soils

See map: USDA Farmland

Agricultural land uses in Ticonderoga account for a total of 2,760.8 acres spread across 46 parcels. The predominant agricultural land use is "Productive Agricultural Vacant Land," which encompasses 2,031.5 acres across 34 parcels, representing 73.6% of all agricultural land.

Dairy product operations occupy 692.6 acres across 11 parcels, which is 25.1% of agricultural land uses. Field crops utilize 36.7 acres on one parcel, making up 1.3% of the total agricultural lands.

*Table 19: Agricultural Land Use Breakdown*

Property Tax Code	Land Use	Number of Parcels	Acres	Percent of Ag. Land Uses
105	<b>Productive Agricultural Vacant Land</b>	34	2,031.5	73.6%
112	<b>Dairy Products</b>	11	692.6	25.1%
120	<b>Field Crops</b>	1	36.7	1.3%
<b>TOTAL</b>		46	2,760.8	-

*Source: Essex County Real Property*

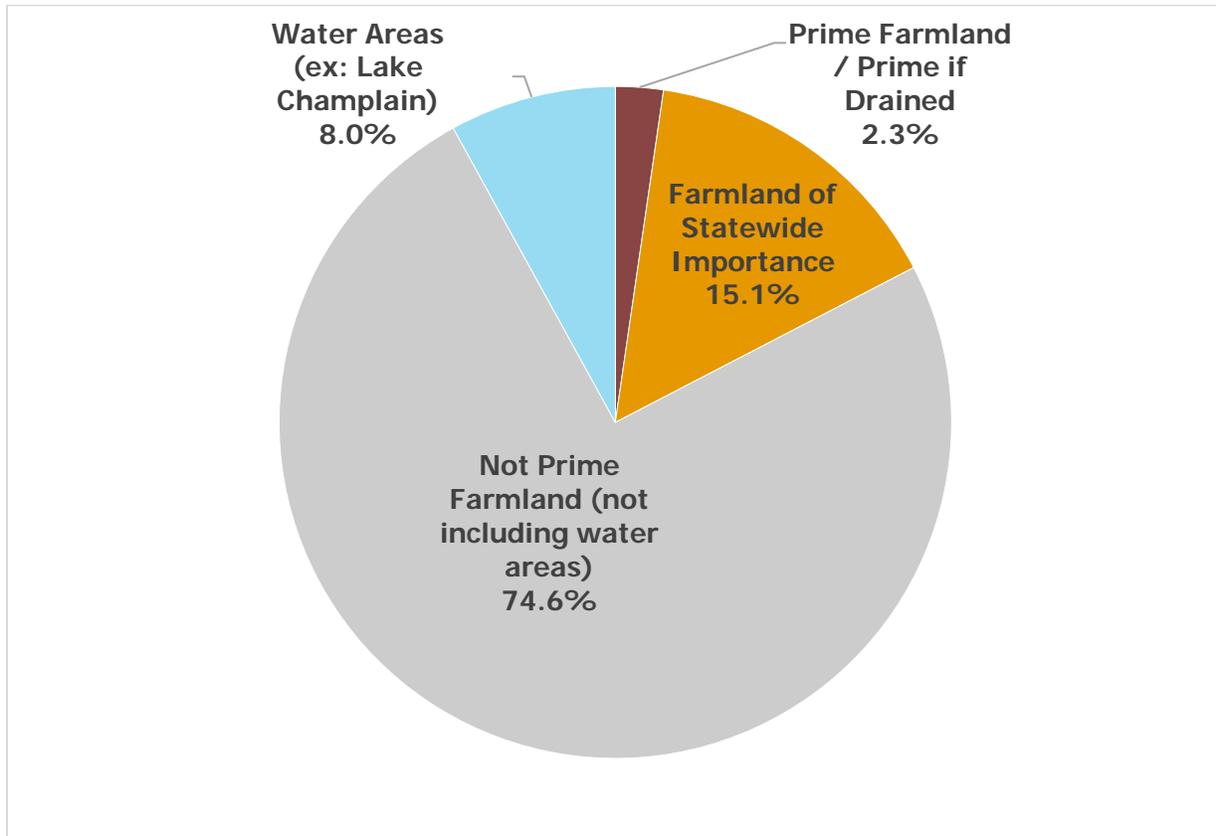
The USDA offers extensive soil data for farmland through the [Web Soil Survey](#) (WSS) platform, providing information for various applications like farmland protection, conservation programs, and land management planning. This data, compiled by soil scientists through field investigations, includes detailed soil maps, soil properties, and interpretations related to land use. USDA Farmland Soils data for Ticonderoga indicates that Farmland of Statewide Importance covers 8,499.1 acres (15.1%), while Prime Farmland accounts for 1,293.6 acres (2.3%). The largest category, Not Prime Farmland, encompasses 42,049.3 acres, making up 74.6% of the total land area. The remaining area represents water, such as Lake Champlain.

*Table 20: USDA Farmland Soils*

USDA Farmland Soils	Acres	Percent
<b>Prime Farmland</b>	1,293.6	2.3%
<b>Farmland of Statewide Importance</b>	8,499.1	15.1%
<b>Not Prime Farmland (not including water areas)</b>	42,049.3	74.6%
<b>Water Area (ex: Lake Champlain)</b>	4,513.0	8.0%
<b>TOTAL</b>	56,355.1	-

*Sources: [USDA Geospatial Data Gateway](#); [Web Soil Survey](#)*

*Figure 16: USDA Farmland Share*



Sources: [USDA Geospatial Data Gateway](#); [Web Soil Survey](#)

Some specific characteristics of agricultural lands in Essex County are identified in the 2022 [Essex County Farmland Protection and Food System Plan](#):

- **Agricultural Districts Incentivize and Protect Farming:** Essex County had 65,911 total acres in agricultural districts at the end of 2019. This includes 49,203 farmed acres and 20,024 croppeds acres operated by 196 farms. New York’s Agricultural Assessment program has also provided incentives for keeping land in agriculture by reducing property tax bills and limiting property tax assessments to the agricultural assessment value.
- **Young Cohort of Farmers and Food Entrepreneurs:** Essex County had the highest percentage of new and beginning farmers—farmers with 10 years or less experience—as a percentage of total farmers of any county in New York at the last Census of Agriculture: 34.8% (176 out of 506 farmers). A vital strength is that Essex County has a small number of farms operated by young, new, and beginning farmers, like Juniper Hill

Farm, North Country Creamery, and Mace Chasm Farm. Essex County also has a small number of food and beverage processing and manufacturing businesses operated by young entrepreneurs, like Ledge Hill Brewing Co., Small Town Cultures, and the Hub on the Hill.

- **Female Farmers:** Essex County is tied for 3rd for female farmers as a percentage of total farmers of any county. Essex County ranks 7th among New York counties for the percentage of female principal producers (i.e., top decision-maker) as a percentage of all producers: 39.4% (162 out of 411 principal producers).
- **Direct Sales:** Essex County had the second highest percentage of direct sales as a percentage of total sales—33%—of any county in New York in 2017.
- **Community Support:** There is strong community support for farmers markets, CSAs, farmstands, and more support is evident in the relatively high percentage of direct sales in Essex County.

## Major Landowners

*Source: Essex County Real Property*

Public land in the Town is Ticonderoga by ownership includes:

- **New York State:** 15,815.5 acres
- **Town of Ticonderoga** (including School & EMS): 466.0 acres
- **Essex County** (including Essex County Land Bank): 50.6 acres

Some of the largest private landowners (greater than 1,000 acres) in the Town of Ticonderoga include:

- **Lyme Adirondack Timberlands LLC:** 8,176.5 acres
- **Sylvamo North America, LLC:** 1,905.2 acres
- **Fort Ticonderoga Association:** 1,658.7 acres

## Zoning

*Source: [Town of Ticonderoga Zoning Law](#)*

See map: Zoning

The current Town of Ticonderoga Zoning Law, also known as the Town of Ticonderoga Zoning Ordinance, was adopted in December 2019 and filed with the NYS Secretary of State in January 2020. “The intent of this ordinance is to establish comprehensive controls for the development of the land in the Town of Ticonderoga based on a Development Plan for the Town enacted in order to promote and protect health, safety, comfort, convenience and the general welfare of the people.”

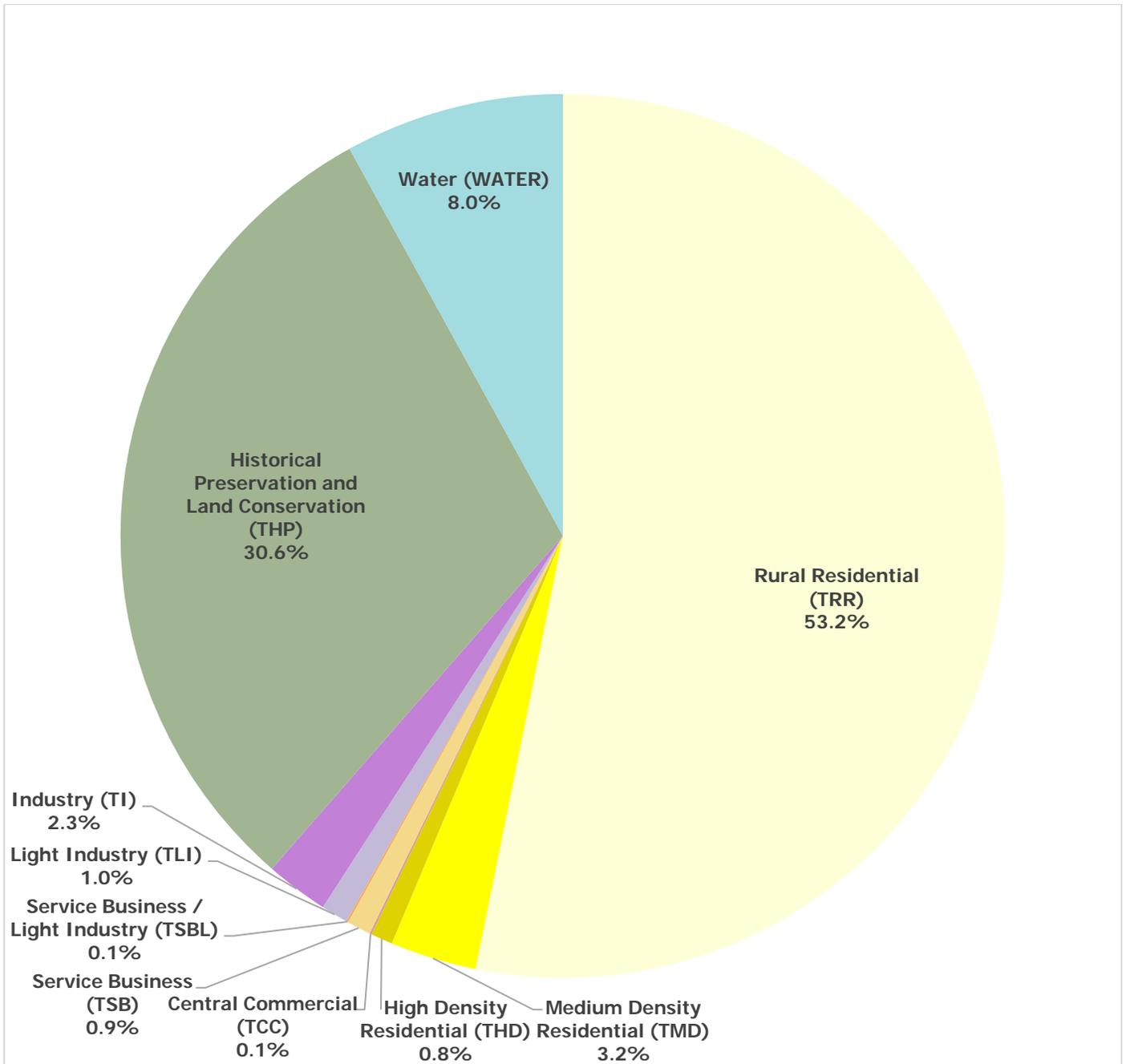
The zoning districts and their share within the Ticonderoga can be seen in Table 21 below. The Rural Residential (RR) zoning district makes up a majority of the Town (53.2%), followed by Historical Preservation and Land Conservation (THP) with 30.6%.

*Table 21: Zoning Districts*

Zoning Districts	Acres	Percent
<b>Rural Residential (TRR)</b>	29,872.4	53.2%
<b>Medium Density Residential (TMD)</b>	1,775.4	3.2%
<b>High Density Residential (THD)</b>	447.0	0.8%
<b>Central Commercial (TCC)</b>	44.0	0.1%
<b>Service Business (TSB)</b>	492.7	0.9%
<b>Service Business / Light Industry (TSBL)</b>	37.3	0.1%
<b>Light Industry (TLI)</b>	554.9	1.0%
<b>Industry (TI)</b>	1,290.4	2.3%
<b>Historical Preservation and Land Conservation (THP)</b>	17,175.3	30.6%
<b>Water (WATER)</b>	4,500.8	8.0%
<b>TOTAL</b>	56,190.2	-

*Sources: Essex County Real Property*

*Figure 17: Zoning Districts*



*Sources: Essex County Real Property*

## APA Land Use Designations

See map: APA Land Use

*Source: New York State Adirondack Park Agency*

The Town of Ticonderoga is located entirely within the Adirondack Park. It is therefore subject to the Adirondack Park Agency’s (APA’s) Land Use Plan and Regulations.

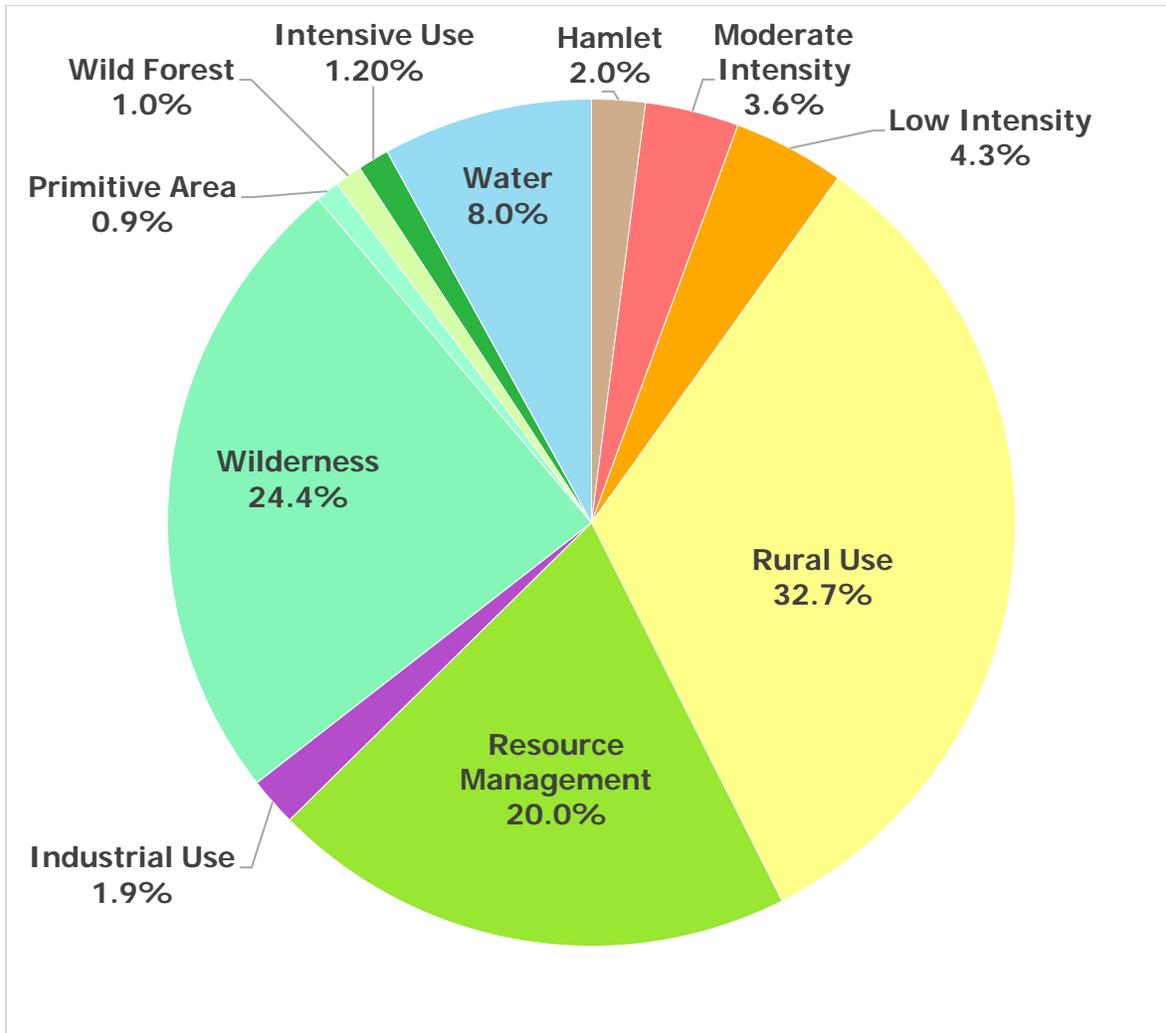
The table below outlines the number of acres for each of the APA Land Use Classes within the Town of Ticonderoga. Rural Uses constitute the largest portion, encompassing just under 18,500 acres, which is about 33% of the total acreage within the Town boundary. The next largest land use is Wilderness, accounting for 13,735 acres, or 24.4% of the total acreage. Resource Management areas cover almost 11,300 acres (20%). Together, these three categories make up just over 77% of Ticonderoga’s land area, highlighting its rural, wilderness, and natural character. This distribution underscores Ticonderoga’s commitment to preserving its natural resources and maintaining a largely undeveloped landscape.

*Table 22: APA Land Use Designations*

Land Use	Land Use Acreage	% of Acreage
<b>Hamlet</b>	1,150.6	2.0%
<b>Moderate Intensity</b>	2,014.3	3.6%
<b>Low Intensity</b>	2,404.3	4.3%
<b>Rural Use</b>	18,429.2	32.7%
<b>Resource Management</b>	11,295.9	20.0%
<b>Industrial Use</b>	1,048.9	1.9%
<b>Wilderness</b>	13,734.9	24.4%
<b>Primitive Area</b>	513.2	0.9%
<b>Wild Forest</b>	587.8	1.0%
<b>Intensive Use</b>	674.4	1.2%
<b>Water</b>	4,513.0	8.0%
<b>TOTAL</b>	56,366.7	-

*Source: New York State Adirondack Park Agency*

*Figure 18: APA Land Use Share*



*Source: New York State Adirondack Park Agency*

## Review & Approval Procedures

*Source: [Town of Ticonderoga Zoning Law](#)*

The Town Planning Board is authorized to review and approve, approve with modifications, or disapprove site plans for new land uses. This requirement applies to most new activities, including travel trailer parks, mobile home parks, subdivisions of five or more lots, and any project disturbing over 5,000 square feet of land, with exceptions for minor alterations and small single-family dwellings. Applicants submit two copies of a site plan and accompanying data, which must include a location map, existing and proposed features, and building dimensions.

The Planning Board has a timeline outlined for review and decisions. The Board must approve, modify, or disapprove a complete application within 30 calendar days of submittal by the applicant. If the Board decides to hold a public hearing, a requirement before any disapproval, this hearing must be held within 62 days of application receipt, and a final decision must be made within 62 days after the hearing. Decisions can be extended by mutual consent, and all final decisions, which may include reasonable conditions, must be in writing and filed with the Town Clerk within five business days. In its review, the Board applies comprehensive standards concerning water, land, aesthetics, governmental services, lot considerations, and shoreline protection.

## Administration and Enforcement

*Source: [Town of Ticonderoga Zoning Law](#)*

The Zoning Ordinance is primarily enforced by the Building Inspector, who is appointed by the Town Board and ensures all provisions of the ordinance are met before issuing a building permit or certificate of occupancy. The Board of Appeals is created with five members, hearing appeals from the Building Inspector's orders, requirements, or decisions. The Board of Appeals is empowered to grant use variances and area variances by balancing the cost and benefit to the community and applicant, while imposing reasonable conditions on both. The Planning Board has original jurisdiction for site plan review and special use permits. All complaints of violations are filed with the Zoning Board Administrator, who investigates and can issue a cease-and-desist order or an appearance ticket, if necessary.

## Infrastructure & Public Utilities

### Water Supply

*Sources:*

- <https://extapps.dec.ny.gov/data/IF/WWR/WWR0000799/>
- <https://extapps.dec.ny.gov/data/IF/WWR/WWR0002028/>
- <https://extapps.dec.ny.gov/data/IF/WWR/WWR0001537/>
- <https://extapps.dec.ny.gov/data/IF/WWR/WWR0001536/>

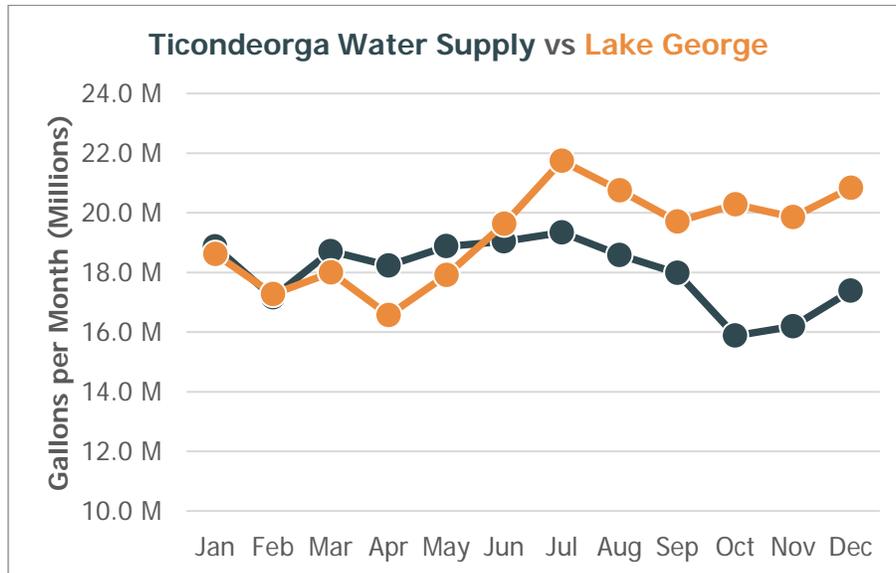
The 2023 Water Withdrawal Reporting Forms for Ticonderoga list the annual statistics for water withdrawal from each of the four water supply sources. Withdrawal numbers represent the amount of water removed from all sources. There are four facilities for water withdrawal in Ticonderoga: Ticonderoga Water Supply, Lake George, Sylvamo Ticonderoga Mill, and the Ticonderoga Country Club. Table 23 summarizes key information and average annual water withdrawal for each location. Figure 19 summarizes monthly water withdrawal for each location in 2023. All properties that are not serviced by the public water supply have water wells.

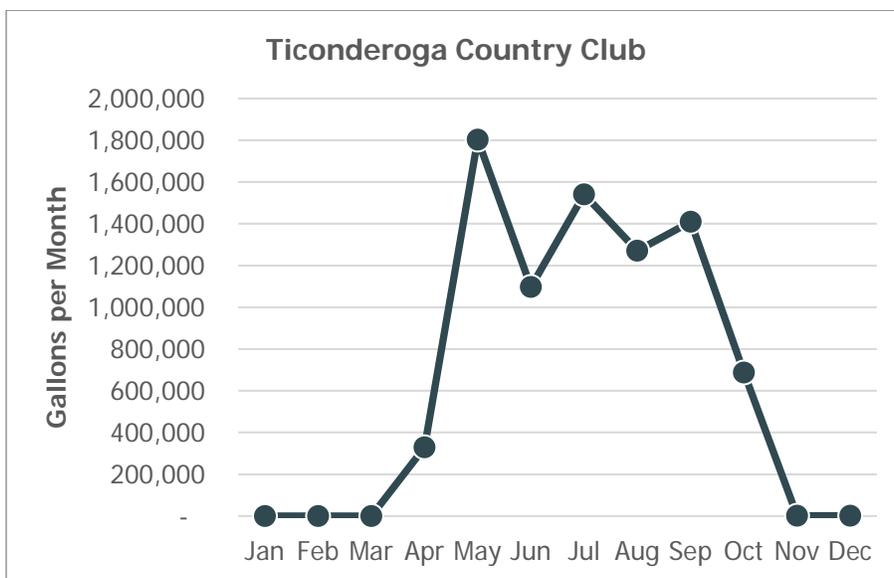
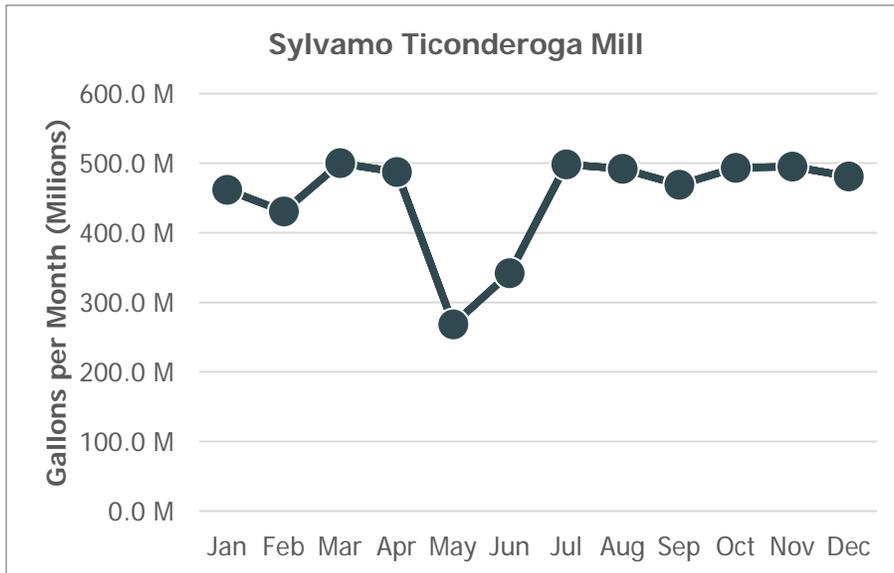
*Table 23: Water Withdrawal in Gallons per Day (2023)*

	Ticonderoga Water Supply	Lake George	Sylvamo Ticonderoga Mill	Ticonderoga Country Club
<b>Avg Day Withdrawal</b>	593,000	633,000	14,800,000	18,025
<b>Max Day Withdrawal</b>	961,000	967,000	19,700,000	249,360
<b>NYSDEC Permitted Withdrawal Amount or Maximum System Capacity</b>	1,584,000	1,000,000	26,000,000	1,440,000
<b>Source Type</b>	Unconsolidated Well	Lake George	Lake Champlain	Reservoirs, Stream or River, Bedrock Well

Source: DECinfo Locator Water Withdrawal Reporting Forms

*Figure 19: Monthly Water Withdrawal by Location (2023)*





Source (for all charts in Figure 17): DECinfo Locator Water Withdrawal Reporting Forms

## Water Systems

The Town has two service areas that receive municipal drinking water. One Service area is generally known as the “Village System” has a legally formed consolidated water district for managing the system, while the other service area, known as “Chilson/Eagle Lake” does not currently have a municipal water district, however one is currently in the planning stages.

The “Village System” is served by two water sources, the Lake George Water Plant (AKA Baldwin Road Filter Plant) source and Street Road Well System. The Lake George Water Plant is located on the shore of Lake George, where water is pumped from the lake through

diatomaceous earth filters and then pumped into the system, with storage provided by the Abercrombie Storage Tank. It generally serves the southern portion of the system, based on hydraulic limitations. The Street Road Well System, located off of Street Road, consists of two wells, capable of pumping 1.584 MGD, that pump water through the control building where chlorine is added for disinfection, with storage provided by the Chilson Storage Tank. The Street Road System is relatively new, having been installed in 2018 and is sized to serve the entire town, but the distribution piping condition limitations prevent this currently.

The water distribution system has been installed in many iterations over the last 120+ years. The original water system pipes are 2-bolt cast iron and are typically well past their useful life and particularly prone to failure. Water mains installed by the Village or Town since that time consist of a mix of cast iron, ductile iron, PVC, HPDE, and various small diameter galvanized, copper, and plastic water lines. The newer mains installed since the 1980's are generally in good condition, however, any ductile iron mains buried directly in the clay soils may have a shortened expected useful life. The older portions of the system, particularly in the southern portion of the former Village (Amherst Ave, Lake George Ave, Champlain Ave, etc.) are in very poor condition and prone to water main breaks. The Town is looking to replace water mains as funding allows, and it is currently working on a project to replace the water main on Amherst Ave.

The Town also provides water to 107 +/- water users in the Chilson/Eagle Lake area along Route 74 and Middle Chilson Road. These users are served by Gooseneck Pond, with water that is unfiltered and treated with chlorine to meet disinfection requirements. The Town is currently working to replace the Gooseneck Pond water source with a new well source(s) as the current source does not meet federal treatment standards.

The Town does not currently have water meters, although a project to install meters is currently in the planning stages, with implementation planned for 2026-2027. It is expected that the billing system will be modified with the implementation of water meters.

Water/Wastewater Department staff provide maintenance of the water sources, distribution system, as well as repairs to the systems.

## Wastewater System

The Town of Ticonderoga wastewater collection and treatment system serves Town residents through several districts. The Town's wastewater system is a combined system, in that it collects both wastewater and stormwater for treatment at the Water Pollution Control Plant (WPCP), which discharges to LaChute River. The WPCP was originally constructed in the 1970's and has undergone several major upgrades. The Town has also worked for a number of years to separate stormwater from the collection system and discharge it directly to a

surface waterbody. The Town is currently working through the planning stages of additional upgrades to the WPCP and collection system.

The WPCP has limited additional capacity and does accept septage from the region, although there has been discussion at the town level to discontinue this practice. Areas of potential future expansion exist along Route 22 to the south, where several commercial enterprises, including the local Golf Course may have interested in municipal wastewater treatment, and a residential area near Lake George at the southern end of the Town with difficult to maintain septic systems. Infill of the existing districts for housing growth will likely be a big topic in the coming years, and the Town's may need to allocate the available capacity to these potential expansion opportunities.

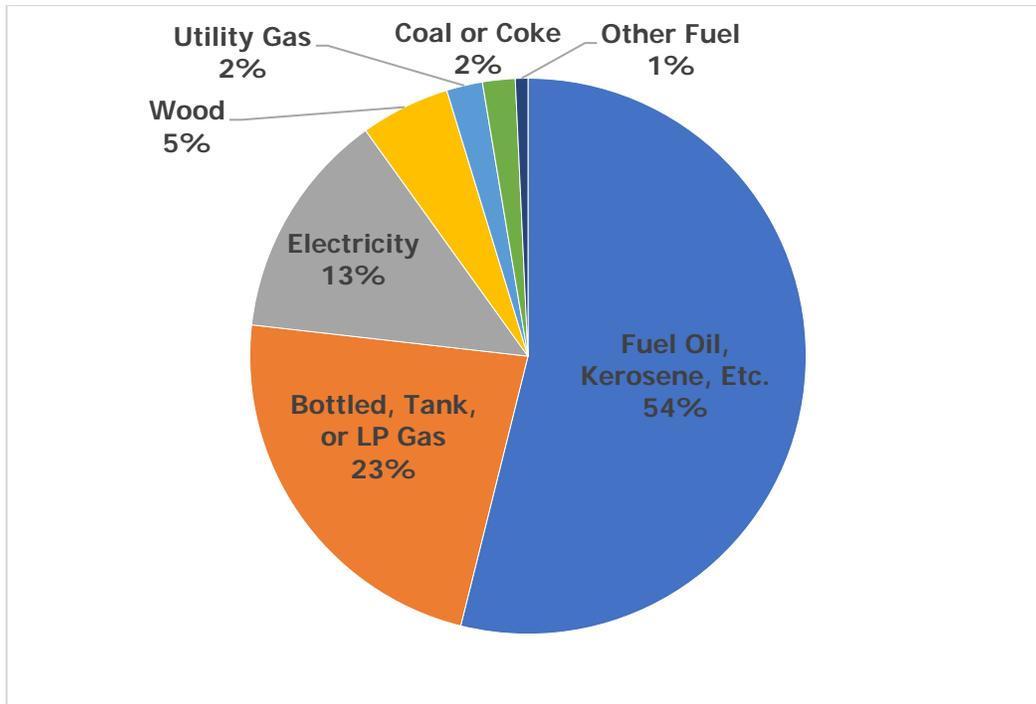
## Stormwater System

The Town's stormwater system is not as formally organized as the water and wastewater systems. The stormwater system can be divided into two general categories, storm catch basins and mains, and culvert pipes. The formal catchment systems, consisting of catch basins and stormwater mains are primarily focused in and around the former Village and are generally constructed alongside the Town's wastewater system. Many areas of the storm system are tied into the combined sewer system, however as the Town completes stormwater separation projects, the stormwater pipes are redirected to discharge directly to a surface water body. Treatment is added to the end of the line where feasible. Throughout the Town and primarily outside of the Village area, the Town's stormwater system primarily consists of culvert pipes that convey stormwater from one point to another, typically simply a road crossing.

## Utilities

The Town of Ticonderoga is serviced by National Grid for electric services. Most homes use fuel oil or kerosene to heat their homes (54%) followed by bottled, tank or LP gas (23%), and electricity (13%). No homes are reported to use solar energy for power.

*Figure 20: Home Fuel Type*



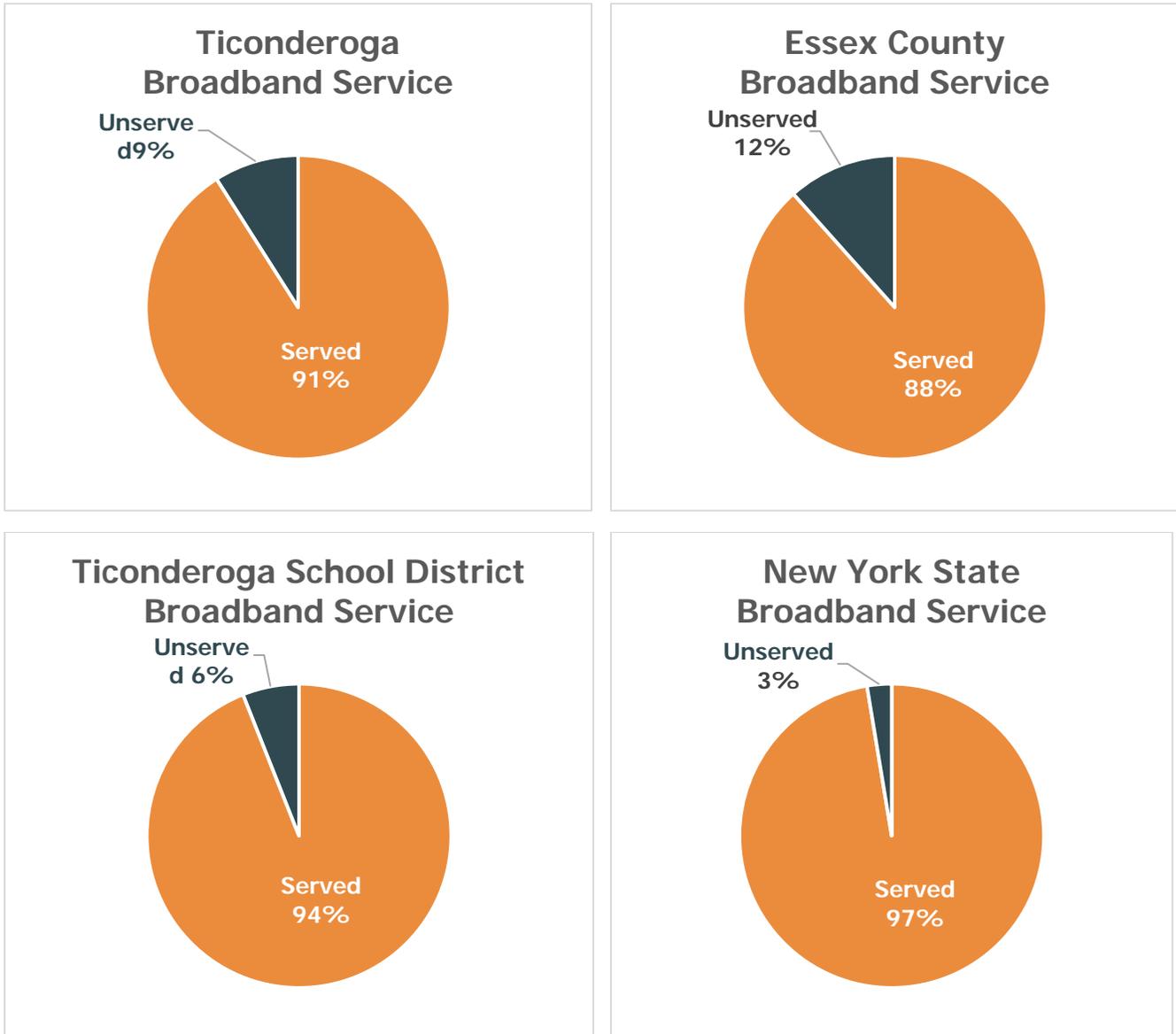
*Source: ACS 5-Year Estimates 2023. Table B25040: House Heating Fuel.*

According to the [New York State PSC Broadband Map](#), 91% of Ticonderoga residents have access to broadband service and 9% are unserved. The percentage of residents with broadband in Ticonderoga is below New York State where 97% of residents have broadband access and less than 3% are unserved. Broadband connectivity in the Town exceeds Essex County connectivity in which 88% of residents are connected to broadband and 12% are unserved. The Ticonderoga School District has a 94% broadband connectivity rate for residents, leaving 6% unserved. The Town of Ticonderoga currently hosts a series of broadband providers including Bridge Point Communications, Spectrum, Starlink, HughesNet and ViaSat. The following locations appear to be underserved within the Town:

- The end of Commerce Drive off NYS State Route 74 (behind the Tractor Supply Company)
- NYS Route 74
- Very end of Veterans Road
- A bunch of areas east of Delano Road up to the edge of the river (includes Fort Ti Road, Shore Airport Road, Shanahan Road, Aviation Road, Sandy Redoubt, Pavilion Drive, Kirby Point)
- Area around Worcester Pond
- Along southern end of Putts Pond Road and Canfield Road

- Lower Road near the southern border of the Town
- Multiple locations along New Hague Road and Hayford Road at the southern border of the Town

*Figure 21: Broadband Service*



Source: [NYS Broadband Map](#)

## Transportation Systems

### Roadway Network

See map: Roadway Ownership

*Source: New York State Department of Transportation Roadway Inventory*

The roadway network in the Town of Ticonderoga consists of State, County, and Local roads. The state-owned and maintained roads in Ticonderoga are: NY Route 22, NY Route 9N, NY Route 74. There are a number of County-owned roads and roadway segments, listed in Table 24 below.

The entirety of NY Route 9N within the Town is a rural principal arterial, the entirety of NY Route 22 is a rural minor arterial, NY Route 74 from Montcalm Street to the western Town boundary is a rural minor arterial, and the remaining section of NY Route 74 from NY Route 22 to Lake Champlain is a rural major collector. The rest of the roads in the Town are either local roads or minor collectors.

Generally, average daily traffic counts on NY Route 9N range from 2,907 to 5,113 vehicles per day, 6%-9% of which are trucks. Average daily traffic counts on NY Route 22 range from 1,713 to 2,223 vehicles per day, 10%-14% of which are trucks, depending on the location reviewed. On average, NY Route 74 west of the Hamlet sees 1,453 to 1,643 vehicles per day, 12-14% of which are trucks. NY Route 74 east of the Hamlet to Lake Champlain has an average daily traffic count of 507, approximately 6% of which are trucks.

Within the Hamlet, NY Route 9N has a speed limit of 30 miles per hour, increasing to 45 miles per hour or 55 miles per hour outside of the Hamlet. The NYSDOT Roadway Inventory lists a speed limit of 55 miles per hour on NY Route 22 within Ticonderoga. The majority of NY Route 74 is 55 miles per hour, with the exception a 45 mile per hour segment from Putts Pond Road to the west side of the bridge over Eagle Lake where the speed limit is posted at 55 miles per hour from that point to the western Town boundary.

*Table 24: County-Owned Roadway Segments*

Road Name	Route Number	Endpoints
<b>Alexandria Avenue</b>	77	NY Route 9N / Lake George Avenue
<b>Baldwin Road</b>	5	Alexandria Avenue / Dead End
<b>Black Point Road</b>	3	Water Street / Washington County Line
<b>Corduroy Road</b>	2	NY Route 74 / Crown Point Town Boundary
<b>County Route 11 (Trout Brook Road)</b>	11	NY Route 9N / Warren County Line
<b>County Route 56</b>	56	NY Route 74 / NY Route 74
<b>Delano Road</b>	49	NY Route 22 / Shore Airport Road
<b>Lower Road / Wrights Ferry Road</b>	41	NY Route 22 / Washington County Line
<b>New Hague Road</b>	38	Warren County Line / Warren County Line
<b>Putts Pond Road</b>	39	NY Route 74 / Dead End
<b>Shore Airport Road</b>	43	NY Route 9N / NY Route 22
<b>Vineyard Road</b>	7	NY Route 9N / Crown Point Town Boundary

*Source: New York State Department of Transportation Roadway Inventory*

## Roadway Maintenance

The Town of Ticonderoga's Highway Department manages a wide range of roadway maintenance responsibilities, including road resurfacing, sidewalk upgrades, and the replacement of culverts. While the department currently employs a dedicated team for highway, landfill, and grounds maintenance, it faces ongoing labor shortages and recruitment challenges, particularly when in need of staff with CDL. To address staffing challenges, the Town has transitioned toward using smaller plow trucks and prioritizing the retention of seasonal workers. Future priorities include addressing stormwater design issues near the community building, the need to expand the highway building, and ongoing roadway maintenance as needed.

NYS DOT addresses maintenance needs on the State highway system. This includes maintenance and repairs to pavement, bridges/culverts, drainage, guide rails, signage, pavement markings, and roadside vegetation. The Regional Office is supported by the NYS DOT main office in Albany. Support is provided by some Town Highway departments,

including the Town of Ticonderoga, who plow some state highways under municipal snow and ice contracts. Current NYSDOT priorities include:

- General maintenance of the state highways. Each year DOT plans to address any routine maintenance needs on state highways (pavement, drainage, etc.).
- Pavement overlay, Route 9N/22 from Route 74 to Shore Airport Rd (Ti 2026)
- Large culvert replacement / rehab CIN C120027, RM 9N-1203-1014 (Ti 2027)
- Pavement overlay, Route 9N/22 from Shore Airport Rd to Sugar Hill Rd (Ti 2027/2028/2029)
- Pavement overlay, Route 22 from Ferry Rd to Route 9N (Ti 2027/2028/2029)

## Public Transit

Source: [Essex County - Transportation](#)

Essex County Public Transportation (ECTP) provides regularly scheduled bus services in towns throughout the county. One bus route, Champlain South, provides access to the following three locations within Ticonderoga and makes stops in these locations three times per day:

- Walmart - 1134 Wicker Street
- Stewarts - 26 Montcalm Street
- North Country Community College - 11 Hawkeye Trail

The Champlain South bus route also provides access to locations in Lewis, Elizabethtown, Westport, Mineville, Moriah, Port Henry, and Crown Point.

## Ti Senior Bus

Sources:

- [Ti Area Adult Center](#)
- [The Sun - Ti Senior Bus keeps seniors on the go](#)
- [The Sun - Ti Senior Bus shortens weekly schedule](#)

The Ti Senior Bus operates on Monday through Friday from 7:00am to 3:00pm within the Town of Ticonderoga. Seniors can call a designated phone number to request a pickup directly from the bus operator. The bus is free to use, though accepts donations (\$2.00 per day suggested) from users.

## Fort Ticonderoga Ferry

Source: [Fort Ti Ferry](#)

The Fort Ticonderoga Ferry (Fort Ti Ferry), a historic cable ferry, has connected Ticonderoga to Shoreham, VT since 1759, with continuous service beginning in 1823. The ferry traverses Lake Champlain, linking the NY and VT segments of State Route 74 and serving commuters,

tourists, and local residents. Operating seasonally from May to October, the ferry provides a scenic seven-minute crossing, making approximately three round trips per hour. The ferry accommodates up to 18 vehicles, including cars, trucks, motorcycles, and bicycles, as well as pedestrians. During off-peak hours, passengers can signal the ferry by pulling a flag. The ferry's historic significance and practical function as the sole ferry on this route make it an important part of the regional transportation infrastructure and a unique local attraction.

## Amtrak

*Sources:*

- [Amtrak - Adirondack Train](#)
- [Amtrak - Stations](#)
- [Amtrak - Schedule \(as of 11/24/225\)](#)

The *Adirondack* train operated by Amtrak runs between New York City and Montreal and includes a stop in Ticonderoga at the intersection of NY Route 74 and Sandy Redoubt. This is an unstaffed station with an accessible platform and a small parking lot. Currently, the northbound train stops in Ticonderoga at 1:52pm and the southbound train stops at 4:35pm.

## Ticonderoga Municipal Airport (4B6)

*Sources:*

- <https://townofticonderoga.gov/ticonderoga-municipal-airport/>
- <https://www.airnav.com/airport/4B6>

The Ticonderoga Municipal Airport (4B6), publicly owned by the Town of Ticonderoga, is located about two miles north of the Hamlet off of Shanahan Road. The airport features a single, 4,041-foot by 60-foot asphalt runway. Essential services provided include self-service fuel and parking via hangars and tiedowns. As of 2025, hangar space is limited to one fully occupied privately-owned hangar. The Town is looking into future expansion to address limited hangar space.

## Pedestrian & Bicycle Facilities

The majority of sidewalks within the Town of Ticonderoga are within the Hamlet. While there is no current sidewalk inventory available, per municipal staff, it is estimated that there are approximately 17 miles of sidewalk within the Town. Between 2022-2025, 31,327 square feet of sidewalk were replaced. Development of a future sidewalk inventory can help Town officials plan for future improvements and maintenance needs. The Town is required to repair "on notice" sidewalks when safety issues are reported by residents. According to [WalkScore.com](https://www.walkscore.com/), the Hamlet of Ticonderoga has a Walk Score of 57, which means some errands can be

accomplished on foot. The Hamlet's Bike Score is 34 which means there is minimal bike infrastructure.

The [Empire State Trail](#) (see additional information in the Parks & Public Spaces section) provides an on-road recreation trail through the Town of Ticonderoga along NY Routes 9N and 22. Trail users may walk or bike along the shoulders, which often include a narrow, painted buffer between the shoulder and adjacent travel lane. There are no dedicated on-road facilities for bicyclists. The Empire State Trail is seen as a valuable asset for Ticonderoga. Additional support facilities, amenities, and programming associated with the Empire State Trail may help further local economic and recreation opportunities.

## Local Levels of GHG Emissions

While levels of greenhouse gas (GHG) emissions are not available at the local level, Essex County and select municipalities within the County (Jay, Keene, Lake Placid, Lewis, and Schroon) participate in the Climate Smart Communities program. According to the 2019 [Essex County Hazard Mitigation Plan](#), "Communities that enroll in the program are asked to do several key activities such as: identifying sources of greenhouse gases in the community; setting goals for emission reduction; and developing a climate action plan."

## Zero-emission Vehicle (ZEV) Program

*Sources:*

- [NYSDEC - Climate Smart Communities Grant Program](#)
- [NYSDEC - Climate Smart Communities Rebate Awards](#)
- [NYSDEC - Awards \\$342,500 in Grants to 17 Municipalities for Zero-Emission Vehicles](#)

The Municipal ZEV Program was established in 2016 to provide rebates to cities, towns, villages, and counties of the State of New York to encourage and enable ZEV adoption by municipalities for fleet use as well as install electric vehicle charging and hydrogen fuel filling station components primarily for public use. The Municipal ZEV Rebate provides rebates to cities, towns, villages, and counties to purchase or lease (for at least 36 months) eligible new zero-emission vehicles for fleet use.

The Town of Ticonderoga has not been a recipient of any rebate awards from the Municipal Zero-Emission Vehicle (ZEV) Program.

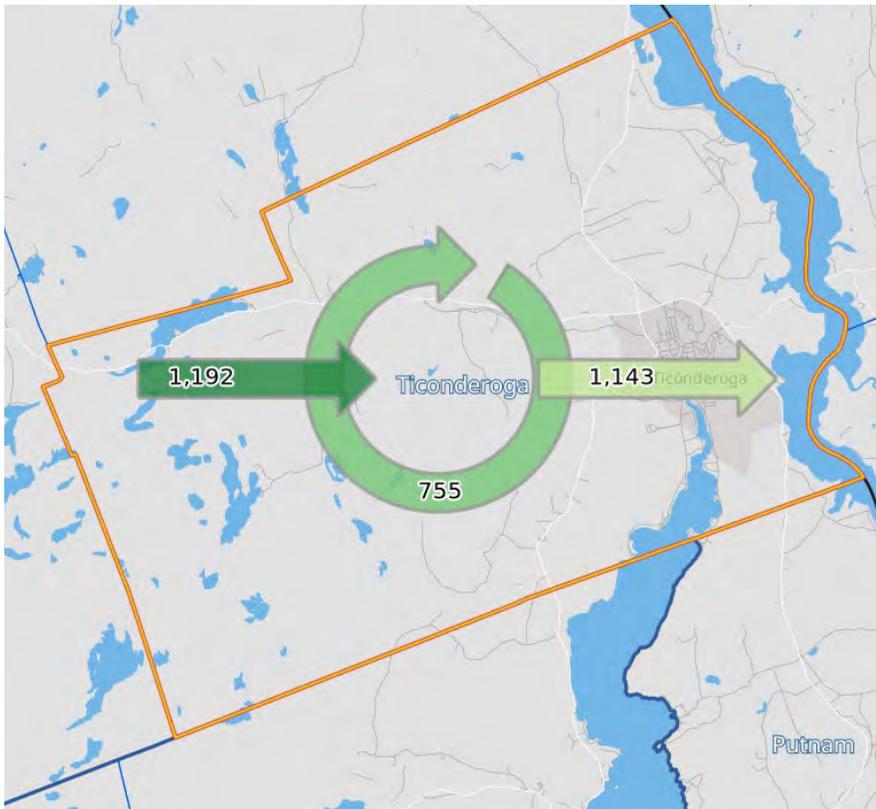
## Commuting and Distance to Jobs

In 2023, 63% of workers in the Town of Ticonderoga drove alone to work while 17.8% of people carpooled to work, 11.1% of people worked from home, 4.6% walked to work, 1.8% took public transportation, and 1.6% took a taxi, motorcycle, or other form of transportation. The average commute time was 19.5 minutes which is a few minutes less than the amount of

travel time compared to Essex County (22.8 minutes) as well as that of the average US worker (26.8 minutes).

A similar number of people who live in Ticonderoga and work outside the Town (1,143 people) to the number of people who live outside of Ticonderoga and work inside the Town (1,192 people).

*Figure 22: Commuting Pattern*

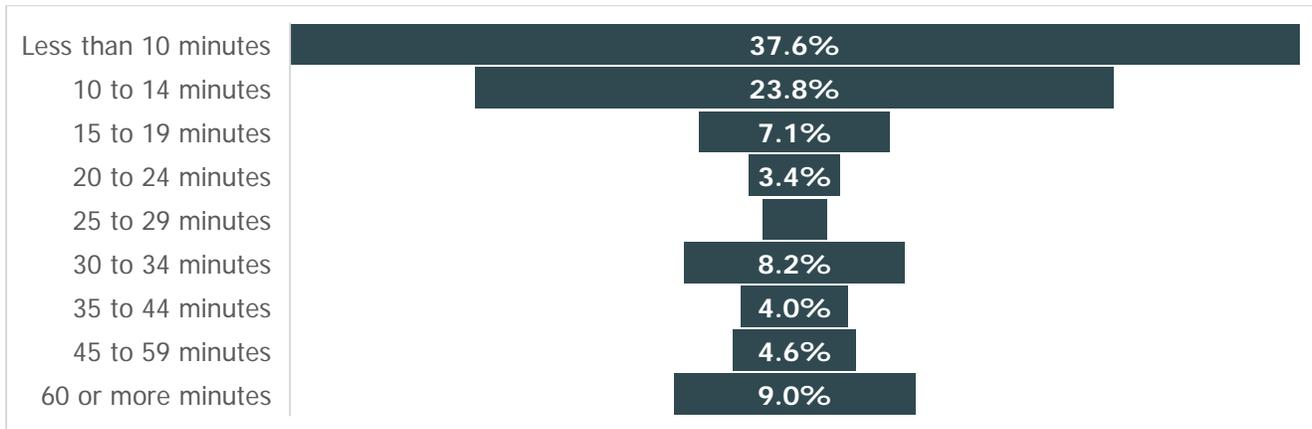


**Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.**

- ⇨ Employed and Live in Selection Area
- ➡ Employed in Selection Area, Live Outside
- ⇨ Live in Selection Area, Employed Outside

Source: US Census Bureau OnTheMap, 2022

*Figure 23: Travel Time to Work (2023)*



*Source: ACS 5-year Estimates, 2023, Table S0802: Means of Transportation to Work by Selected Characteristics*

## Parks & Public Spaces

### Local Parks

*Source: [Town of Ticonderoga - Parks & Recreation](#)*

See map: Community Assets

The Town of Ticonderoga provides a variety of parks and recreational amenities that serve as a valuable community resource. The Town of Ticonderoga Parks & Recreation department oversees these facilities, which are designated as 100% Tobacco-Free zones. Policies regarding park use, such as the prohibition of hunting on Town property, are in place to ensure safe and enjoyable experiences for all visitors. The management of these areas aims to balance recreational opportunities with the preservation of natural and historical resources.

Recreational uses are diverse and cater to various interests. The **Ticonderoga Recreational Park** is a hub for organized sports, featuring a Little League field and other ball fields, as well as tennis and pickleball courts. For more passive recreation, the **Percy Thompson Bicentennial Park** offers a walking path, playground, and picnic areas, and is a venue for annual events. The Town also provides specialized facilities like the Ticonderoga Dog Park, a secure off-leash area for pets. The **Tin Pan Alley Boat Launch** provides access to Lake George for small non-motorized boats, expanding recreational uses to include water activities.

The Town's parks incorporate a blend of recreational facilities and historical preservation. Parks such as **Carillon Park** and **Artillery Park** contain monuments that tell the story of the area's past. The **La Chute River Walking Trail** combines a walking path with interpretive signs that educate visitors about the river's history and its role in Ticonderoga's industrial past.

This integration of history and recreation provides unique educational and leisure opportunities for residents and visitors.

Accessibility is a consideration in the Town's recreational offerings. While some facilities may have limited parking, the overall network of parks, trails, and community facilities ensures that a wide range of recreational and social opportunities are available. The variety of facilities, from playgrounds and ball fields to historical trails and a community center, demonstrates a comprehensive approach to meeting the recreational needs of the Ticonderoga community. A full list of local parks is available in Table 25 below.

*Table 25: Recreation Assets – Local Parks*

Recreational Facility	Location / Address	Description
<b>Bicentennial Park &amp; Bicentennial Falls</b>	Montcalm St	Bicentennial Falls, canoe/kayak launch, walking path, playground, gazebo, Kissing Bridge, benches, picnic tables
<b>Ticonderoga Recreational Park</b>	Burgoyne Rd	Little League field with dugouts and bleachers, two tennis courts, a pickleball court, three additional ball fields, walking path
<b>Town Courts &amp; Ice Rink</b>	Tower Ave / Burgoyne Rd	Tennis, pickleball, and basketball courts, ice rink
<b>Carillion Park</b>	Montcalm St / River Rd	Historical monuments, benches, cannon
<b>Ticonderoga Dog Park</b>	Lord Howe St	2-acre fenced area for dogs
<b>Veteran’s Memorial Park</b>	Tower Ave	Memorial which honors Ticonderoga Area Veterans
<b>Champlain Legacy Park</b>	Burgoyne Rd	Walkway, benches, historical monument, memorial pavers, Kissing Bridge, flowers
<b>Artillery Park</b>	Champlain Ave / The Portage	Historical monuments, benches, trees

Sources: Steering Committee; [Town of Ticonderoga - Parks & Recreation](#)

## Boat Launches

Sources:

- [NYSDEC - Boat Launch Sites for Essex County](#)
- [Town of Ticonderoga - Parks & Recreation](#)

See map: [10\\_EC\\_ParksRec](#)

There are six locations within the Town of Ticonderoga that provide boat launches and access to various waterbodies. Four locations are owned and maintained by NYSDEC while two are under the Town's jurisdiction. Two of the NYSDEC boat launches, Ticonderoga Boat Launch and Mossy Point Boat Launch, are accessible recreation opportunities. A full list of all boat launches is available in Table 26 below.

*Table 26: Recreation Assets – Boat Launches*

Recreational Facility	Location / Address	Description
<b>Ticonderoga Boat Launch (DEC)</b>	Route 74 (at ferry landing)	<u>Accessible</u> hard surface launch for Lake Champlain with parking for 52 cars and trailers
<b>Mossy Point Boat Launch (DEC)</b>	158 Black Point Road	<u>Accessible</u> hard surface launch for Lake George with parking for 100 cars and trailers
<b>Eagle Lake Cartop Boat Launch (DEC)</b>	NY Route 74	Unimproved trailer launch for Eagle Lake with parking for six cars and trailers
<b>Putnam Pond Boat Launch (DEC)</b>	Putts Pond Rd	Hard surface launch for Putnam Pond with parking for 10 cars and trailers
<b>La Chute River Boat Launch</b>	Bicentennial Park	Canoe/kayak launch for La Chute River within Bicentennial Park
<b>Tin Pan Alley Boat Launch</b>	Tin Pan Alley	Town-owned land off Water Street providing canoe and kayak access to Lake George

Sources: [NYSDEC Boat Launch Sites for Essex County](#); [Town of Ticonderoga - Parks & Recreation](#)

## Trails

See map: Recreational Resources

### La Chute River Walk Trail

Sources:

- [Lake Champlain Region - La Chute River Walk](#)
- [Lakes to Locks Passage - La Chute River Walk and Bicentennial Park](#)

The La Chute River Walk Trail is a three-mile walking path that serves as a significant community asset and a testament to the Town's historical and environmental preservation

efforts. The trail follows the La Chute River, an important waterway that connects Lake George to Lake Champlain. Managed by the Town of Ticonderoga, the trail was developed on the site of a former industrial waterfront, transforming a sprawling paper mill and wood yard into a public recreational space.

The trail's design blends natural beauty with historical interpretation. As visitors walk the paved path, they can see interpretive signs that highlight the history of the industries that once thrived along the river, as well as historic sites like pulp mill grindstones and the restored Frazier Bridge. The trail, which starts at the Ticonderoga Heritage Museum and loops through Bicentennial Park, also offers recreational facilities such as benches, an accessible fishing platform, and a playground. This initiative, supported by PRIDE of Ticonderoga, showcases a successful model for urban renewal and the creation of a green space that benefits the community by celebrating its industrial past and natural resources.

## Empire State Trail

Source: [Empire State Trail](#)

The Empire State Trail is a transformative 750-mile multi-use pathway spanning New York State, designed to enhance outdoor recreation, health, and tourism. Connecting diverse communities from New York City to Buffalo and north to the Canadian border, it welcomes bicyclists and walkers of all abilities. This extensive trail system links urban centers with rural landscapes, showcasing the state's rich history and natural beauty. Its development strengthens community vitality and offers a significant recreational and economic asset to the towns it traverses.

The Empire State Trail travels along 8.4 miles of roads within Ticonderoga along four miles of NY Route 22 as well as 4.4 miles of NY Route 9N as part of the 110-mile Champlain On-Road Bicycle Route. This segment of the trail is entirely an on-road route, appropriate for experienced cyclists comfortable riding on roadway shoulders. A bike repair station is located on Tower Avenue and can be utilized by Empire State Trail users as well as other bicyclists within the Town.

## Cook Mountain Preserve

Sources:

- [Lake George Land Conservancy - Cook Mountain](#)
- [Lake George Land Conservancy - Cook Mountain Brochure](#)

The Cook Mountain Preserve is a valuable recreation asset managed by the Lake George Land Conservancy (LGLC). The preserve is situated at the northern end of Lake George in Ticonderoga. It was established through a generous donation to the LGLC and features a variety of habitats, including mixed hardwood/coniferous forests, rocky-summit grasslands,

and wetlands that were once a beaver meadow. The preserve offers a year-round destination for passive recreational and educational pursuits, and is a significant component of the area's natural heritage.

The preserve's trail system is a primary feature, offering a variety of experiences for hikers. The network includes three main trails: the Yellow Trail, the Ridges Trail (marked with red disks), and a Blue Trail. The Yellow Trail is a 0.73-mile loop that starts as a wide, flat path, with a portion winding along the site of a former beaver pond. The Ridges Trail, at 1.1 miles, is a more challenging path that ascends steeply, climbing 680 feet over 0.5 miles before continuing more gradually to the 1,213-foot summit. From the summit, hikers can enjoy scenic views down Lake George, with sights of Anthony's Nose and Roger's Rock. The preserve also includes a short Blue Trail, which leads to a Civil War-era cemetery. Use of the preserve is limited to hiking on marked trails and does not permit motorized vehicles, camping, or fires.

## Snowmobile Trails

*Sources:*

- [Adirondack Trailriders \(Facebook\)](#)
- [NYSSA - Public Trail Map](#)
- [Ticonderoga 360 - Snowmobiling](#)
- [NYSSA - Adirondack Trailriders](#)

Adirondack Trailriders is a nonprofit snowmobile club located in Ticonderoga. The group is dedicated to maintaining Essex County trails and providing information to ensure riders know where to go, follow safety regulations, and respect private property and the environment. The following trails are present within the Town boundary:

- **Trail C8E:** 21.31 miles in total; connects to Crown Point and Trail C8C in Paradox; within Ticonderoga, this trail runs along Corduroy Road, NY Route 74, turning north to Crown Point as the trail approaches NY Route 9N
- **Lake Champlain Access Trail (#400):** 3.26 mi; connects Trail C8E to Lake Champlain
- **Village Trail:** 1.17 mi; connects the Lake Champlain Access Trail to the Hamlet of Ticonderoga, ending at Carnegie Place

## NYSDEC Trails

*Source:* [NYS GIS Clearinghouse - DEC Trails](#)

There are a number of trails that allow hiking and cross-country skiing present within the portion of the Pharaoh Lake Wilderness Area within Ticonderoga that are managed by New York State Department of Environmental Conservation (DEC). A full list of the trails can be found in Table 27 below.

*Table 27: NYSDEC Trails within Ticonderoga*

Trail Name	Length (Mi)	Description
<b>Arnold Pond</b>	0.22	Begins at Route 74 And ends at Arnold Pond
<b>Bear Pond Trail</b>	2.43	Starts at Hear Pond, Proceeds to Bear Pond, Ends at Rock Pond
<b>Bear Pond Trail Extension</b>	0.53	Extension Of Bear Pond Trail
<b>Berrymill Pond From South Trail</b>	2.84	Begins at Parking Area Off West Hague Road, Ends at Lean-to on Berrymill Pond ( <i>trail traverses Towns of Ticonderoga and Hague</i> )
<b>Berrymill Pond Spur Trail</b>	0.08	Begins at Parking Area Off West Hague Road, Ends at Lean-to on Berrymill Pond
<b>Berrymill Pond Trail from North</b>	2.06	Begins Near Boat Launch in Putnam Pond Campground End at Berrymill Pond
<b>Clear Pond from South Trail</b>	0.79	Begins Near South End of Putnam Pond, Ends at South End of Clear Pond
<b>Clear Pond Trail</b>	2.10	Begins in Putnam Pond Campground, to Little Rock Pond, Eastside of Clear Pond, Ends at Putnam Pond
<b>Clear Pond Trail from Putnam Pond</b>	0.56	Begins in Putnam Pond Campground, to Little Rock Pond, Eastside of Clear Pond, Ends at Putnam Pond
<b>Grizzle Ocean Shore Trail</b>	1.07	Begins at Grizzle Ocean Trail, Follows Shore Line of Grizzle Ocean
<b>Grizzle Ocean Trail</b>	4.86	Begins at Shore of Pharaoh Lake Connect with Grizzle Ocean Trail in Putnam Pond Campground
<b>Lost Pond Trail</b>	2.48	Begins on Putts Pond Road, Travels Around Lost Pond Shoreline
<b>Otter Pond Trail</b>	0.39	From South Shore of Eagle Lake to Otter Pond
<b>Rock Pond Connector Trail</b>	0.17	Connects Clear Pond Trail to Rock Pond Near Little Rock Pond
<b>Rock Pond To Lilypad Pond Trail</b>	1.27	Begins at Rock Pond, Ends at Lilypad Pond
<b>Rock Pond Trail</b>	1.95	Follows Shore of Rock Pond

<b>Short Swing Trail</b>	4.72	Begins on South Side of Route 74, Ends Near Glidden Marsh ( <i>trail traverses Towns of Schroon and Ticonderoga</i> )
<b>Springhill Pond From West Trail</b>	3.92	Begins Near East Shore of Pharaoh Lake, Ends at Springhill Ponds ( <i>trail traverses Towns of Schroon, Ticonderoga, and Hague</i> )
<b>Treadway Mountain Spur Trail To Putnam Pond</b>	0.34	Begins at Shore of Putnam Pond, Ends at Summit of Treadway Mountain
<b>Treadway Mountain Trail</b>	1.97	Begins at Shore of Putnam Pond, Ends at Summit of Treadway Mountain
<b>West Clear Pond Trail</b>	0.52	Follows Western Shore of Clear Pond

Source: [NYS GIS Clearinghouse - DEC Trails](#)

## State Land

### Pharaoh Lake Wilderness Area

Sources:

- [NYSDEC - Pharaoh Lake Wilderness](#)
- [Adirondack.net - Pharaoh Lake Wilderness Area](#)
- [Lake Champlain Region - Pharaoh Lake Wilderness Area](#)

The Pharaoh Lake Wilderness Area, a 46,283-acre unit of New York's Forest Preserve, is a cornerstone of the Adirondack Park's eastern landscape. Located in Essex and Warren Counties, this wilderness is a testament to the success of conservation efforts, as its forests have recovered from a history of logging and extensive fires. The area is defined by a landscape of rolling, forested hills, numerous crystal-clear lakes and ponds, and rugged peaks that, while not as high as the Adirondack High Peaks, offer stunning vistas. Important geographic features include the 2,551-foot Pharaoh Mountain, the highest peak in the wilderness, and the namesake Pharaoh Lake, which at 441 acres, is one of the largest lakes in the Adirondacks entirely surrounded by Forest Preserve lands. The wilderness is a critical component of the region's ecological health, providing habitat for a wide variety of wildlife including white-tailed deer, black bears, and a diverse range of bird species.

Recreation within the Pharaoh Lake Wilderness is primarily focused on a primitive, low-impact experience that aligns with its wilderness classification. The area boasts nearly 70 miles of foot trails, making it a popular destination for hiking, backpacking, and snowshoeing. Popular hikes include the ascent to Pharaoh Mountain's summit, which provides panoramic views, and the

trail that circumnavigates Pharaoh Lake. The numerous ponds and streams also offer opportunities for paddling, fishing, and backcountry camping at designated primitive tent sites and lean-tos. The remote character of the wilderness provides a true sense of solitude, attracting visitors seeking a deeper connection with nature away from more heavily trafficked areas of the park. All recreational activities are managed by the New York State Department of Environmental Conservation (DEC) to protect the area's natural resources and preserve its wild character.

A significant portion of the Pharaoh Lake Wilderness Area lies within the western portion of the Town of Ticonderoga, making it a valuable natural asset for the community. The Town serves as a key gateway to the northern and eastern sections of the wilderness area, with several important trailheads providing access to its interior. Access points like those on Putts Pond Road lead hikers and paddlers directly into the wilderness from Ticonderoga. This proximity offers an exceptional recreational resource for residents and is a major draw for eco-tourism, complementing the Town's historical attractions. The integration of this wilderness area into the Town's geography provides both a unique identity and a significant economic opportunity, underscoring the importance of sustainable management and public access to these wild lands.

## Putnam Pond Campground and Day Use Area

Source: [\*NYSDEC - Putnam Pond Campground and Day Use Area\*](#)

The Putnam Pond Campground and Day Use Area is a publicly managed recreational facility located in Ticonderoga. It is strategically situated within the Adirondack Park, serving as a primary entry point to the Pharaoh Lake Wilderness Area. The campground is managed by the New York State Department of Environmental Conservation (DEC) under a Unit Management Plan (UMP), ensuring the sustainable use and preservation of its natural features. Its geographic location in the Eastern Adirondacks and Lake Champlain region makes it a key resource for both local residents and visitors.

The area is rich in recreational opportunities centered around Putnam Pond, a significant waterbody that supports activities like boating, paddling, and freshwater fishing for species such as smallmouth bass and northern pike. A boat launch is available for motorboats, and rentals for canoes and rowboats are also provided. The site is a hub for hiking, with the notable 12-mile Swing Trail starting there and connecting to other ponds and campgrounds. The facilities are well-equipped to support these activities, offering 72 campsites (including nine remote sites), hot showers, flush toilets, and a trailer dumping station. The campsites are well-forested, providing a private and natural experience. The campground operates seasonally, typically from mid-May to mid-October.

## Private Recreation

### Sources:

- [Ticonderoga Golf Course](#)
- [Town of Ticonderoga](#)
- [Snug Harbor Marina](#)
- [Brookwood RV Resort](#)
- [Star Trek Original Series Set Tour](#)
- [UDisc - Two Waters DGC](#)

Ticonderoga's private recreational assets offer diverse amenities that complement the Town's public and historical assets. The Ticonderoga Golf Course provides an 18-hole, open public course known for its scenic views of the Adirondack mountains and the challenging presence of Trout Brook on several holes. Adjacent to the course, the family-friendly Five Nations Mini-Golf and Driving Range offers a unique 18-hole miniature golf course with themes celebrating local history and scenery, along with a driving range for golf.

Snug Harbor Marina, a full-service marina on Lake George, provides a comprehensive range of boating services, including sales, rentals, service, and storage, supporting recreational access to the lake. For camping and lodging, Brookwood RV Resort serves as a destination for RV and tent campers, providing amenities such as a pool, full hookups, a general store, and cabins in a wooded setting, making it a convenient base for exploring local attractions like Fort Ticonderoga and the surrounding lakes.

For niche and modern recreational pursuits, Ticonderoga hosts Two Waters Disc Golf, an 18-hole course situated within the Ticonderoga Recreation Park that is known for its challenging, wooded terrain and elevation changes. The Star Trek Original Series Set Tour, a unique cultural attraction, draws visitors from around the world to Ticonderoga. It features a meticulously recreated, full-scale set of the original television series, providing an immersive experience for fans of the franchise.

Together, these private assets broaden the appeal of Ticonderoga as a recreational destination for a wide range of interests, from traditional sports to pop culture tourism.

## Capacity & Maintenance

Parks are maintained collaboratively between Town staff, who handle consistent mowing and weeding, and dedicated community volunteers who manage most field maintenance and equipment upgrades for growing programs, such as Little League. While the current staff capacity is sufficient for groundskeeping, the Town typically relies on external grants and community fundraising rather than direct municipal investment for recreational improvements. A primary challenge for the department is "volunteer burnout," as the same small group of

individuals manages most initiatives, highlighting a need for greater diversity and participation on local committees.

## Historic, Cultural & Scenic Resources

See map: Community Assets

There are a number of local sites providing historical and cultural opportunities for Ticonderoga Residents and tourists. Montcalm Street in the Hamlet is home to the Black Watch Memorial Library, Ticonderoga Festival Guild, and Ticonderoga Arts. The Ticonderoga Area farmers Market, located in the open space behind Arrow Bank, operates seasonally and provides attendees with an array of vendors, farmers, local products, live music, kids activities, and special events. Important historic sites are described in detail below.

### Fort Ticonderoga

*Sources:*

- [Fort Ticonderoga](#)
- [Wikipedia - Fort Ticonderoga](#)
- [Lake Champlain Region - Fort Ticonderoga](#)

Fort Ticonderoga is a historical site located on the southern end of Lake Champlain in Town of Ticonderoga. Situated on 2,000 acres between the Adirondack Park and Green Mountains, the fort was built by the French between 1755 and 1757. Its location controlled the portage between Lake Champlain and Lake George, a key trade route between French and British territories in the 18th century. The fort played a pivotal role in both the French and Indian War and the American Revolution, changing hands multiple times between the French, British, and American forces. Its turbulent history as a military outpost has left a lasting impact on the region and the nation, making it a powerful symbol of American heritage and a focal point for the Town of Ticonderoga's identity.

Fort Ticonderoga and its surrounding landscapes serve as a cornerstone of Ticonderoga's cultural and economic life, drawing visitors from across the globe. The site's preservation and interpretation of history provide a tangible link to the past, fostering a sense of pride and community. Through its exhibits, living history events, and historical reenactments, Fort Ticonderoga brings America's story to life, offering residents and visitors a deeper understanding of the sacrifices and struggles that shaped the nation. This connection to a shared history helps to define the Town's character and strengthens its position as a unique destination.

As a tourism and recreational hub, Fort Ticonderoga offers a wide range of opportunities for visitors. Beyond the historical exhibits and battle reenactments, the site provides a number of activities for all ages. These include exploring the King's Garden, hiking the Carillon Hiking Trail, and navigating a six-acre seasonal Heroic Corn Maze with a new design each year. Tickets for boat cruises on Lake Champlain are offered for visitors, providing narrated tours of the historic landscape from a different perspective. Visitors can also ascend Mount Defiance for a panoramic view of the site and surrounding area. Fort Ticonderoga also hosts special events throughout the year, such as the Heritage, Harvest, and Horse Festival, and features a museum store and dining options, making it a comprehensive and engaging destination for recreation and historical education.

## Hancock House

Sources:

- [LARCH - History of the Hancock House Museum & Library](#)
- [Town of Ticonderoga - Hancock House](#)

The Hancock House is a significant cultural and historical institution for the Town, serving as the home of the Lower Adirondack Regional Center for History (LARCH). Built in 1926 as a replica of the Boston mansion of American patriot John Hancock, the building was a gift from philanthropist Horace A. Moses. The museum's mission is to preserve and interpret the history of the Lake George, Lake Champlain, and Adirondack regions through its extensive collections, exhibits, and community programs. Visitors can explore a variety of exhibits, colonial decorative arts, and displays on local industries and historical figures. Additionally, the Hancock House features a non-circulating research library for genealogical and local history studies and a Colonial Garden. Its role in the community is vital, as it serves as a repository for regional history and offers engaging educational opportunities for both residents and tourists.

## Ticonderoga Heritage Museum

Source: [Ticonderoga Heritage Museum](#)

The Ticonderoga Heritage Museum is a significant cultural landmark for the Town, dedicated to preserving and celebrating its industrial heritage. Housed in the last remaining structure of the Ticonderoga Pulp and Paper Company (the "1888 Building"), the museum focuses on the history of local paper mills, graphite mining, and the famous Ticonderoga pencil. The museum serves as a community hub, hosting a visitor center, organizing events like "Scanner Day" to collect and preserve local historical documents and photographs. Through its exhibits and guided walking tours along the La Chute River, the museum educates visitors on the manufacturing techniques and history of the area's key industries, reinforcing Ticonderoga's unique identity.

## Community Services and Facilities

See map: Community Assets

*Source: Steering Committee*

There are a number of community services and facilities throughout the Town of Ticonderoga which support the well-being, safety, and daily life of its residents. They encompass a wide range of public and private entities, including emergency services like police and fire departments that ensure public safety, and public utilities that provide essential infrastructure like water and electricity. Additionally, they include educational institutions such as schools, as well as social and cultural hubs like churches and community centers, all of which contribute to the social fabric and quality of life within the community. Effective January 1<sup>st</sup>, 2025, the Town contracted with the Ticonderoga Emergency Squad to provide services for the Ticonderoga Ambulance District. This is a 5-year contract and was implemented by the Town to ensure emergency medical services were funded and available to residents.

A full list of community services and facilities available within Ticonderoga can be found in Table 28 below.

*Table 28: Community Services and Facilities*

Type	Facilities		
<b>Safety</b>	<ul style="list-style-type: none"> <li>Ticonderoga Fire Dept</li> <li>Chilson Fire Dept</li> </ul>	<ul style="list-style-type: none"> <li>Ticonderoga Police Department</li> </ul>	<ul style="list-style-type: none"> <li>Ticonderoga Police Dept (new)</li> </ul>
<b>Health</b>	<ul style="list-style-type: none"> <li>Ticonderoga Emergency Squad, Inc.</li> <li>Elizabethtown Community Hospital - Ticonderoga, UVM Health Network</li> </ul>	<ul style="list-style-type: none"> <li>LifeNet of NY - Ticonderoga Base (7-13)</li> <li>St. Joseph's Addiction &amp; Recovery</li> </ul>	<ul style="list-style-type: none"> <li>Wendy Bresett Physical Therapy</li> </ul>
<b>Education</b>	<ul style="list-style-type: none"> <li>Ticonderoga Elementary School</li> <li>North Country Community College</li> </ul>	<ul style="list-style-type: none"> <li>Ticonderoga High School</li> </ul>	<ul style="list-style-type: none"> <li>Ticonderoga Community Early Learning Center</li> </ul>
<b>Transportation</b>	<ul style="list-style-type: none"> <li>Ticonderoga Muni Airport-4B6</li> </ul>	<ul style="list-style-type: none"> <li>Ticonderoga Highway Dept</li> </ul>	<ul style="list-style-type: none"> <li>Fort Ticonderoga Ferry</li> </ul>
<b>Utilities</b>	<ul style="list-style-type: none"> <li>US Post Office</li> <li>Wastewater Treatment Plant</li> </ul>	<ul style="list-style-type: none"> <li>Ticonderoga Well Facility</li> </ul>	<ul style="list-style-type: none"> <li>Ticonderoga Transfer Station</li> </ul>
<b>Community</b>	<ul style="list-style-type: none"> <li>Ticonderoga Community Building</li> <li>Ticonderoga Town Armory</li> <li>Elderwood at Ticonderoga</li> <li>Ticonderoga American Legion</li> <li>Cornerstone Alliance Church</li> </ul>	<ul style="list-style-type: none"> <li>Masonic Temple</li> <li>St Mary's Church</li> <li>Episcopal Church</li> <li>Baptist Church</li> <li>First Methodist Church</li> <li>Ticonderoga Food Pantry</li> <li>BPOE Elks</li> <li>VFW</li> </ul>	<ul style="list-style-type: none"> <li>Ticonderoga Area Chamber of Commerce</li> <li>North Country Rural Development Coalition</li> <li>Knights of Columbus</li> <li>Freemasons</li> </ul>

Source: Steering Committee

## Natural Resources & Climate

### Climate

#### Sources:

- [\*NYS Climate Impacts Assessment - The Adirondack Region\*](#)
- [\*NYS Climate Impacts Assessment - The Champlain Valley Region\*](#)

The Town of Ticonderoga, situated within both the Adirondack Park and the Champlain Valley, is expected to face significant impacts from climate change, primarily driven by rising temperatures and altered precipitation patterns. Average temperatures in the region are projected to increase between 4.6°F to 6.7°F by the 2050s, and between 6.1°F to 10.8°F by the 2080s, compared to a 1981–2010 baseline. This warming will result in fewer extremely cold days and freezing days, while the number of extremely hot days (above 90°F) will rise substantially.

These climatic shifts will affect Ticonderoga in several ways:

- **Reduced Snow and Ice:** Lake Champlain, which has an ice cover record going back to the early 1800s, has had more ice-free winters in recent decades. The lake used to freeze over completely almost every year, but it has frozen over only three times since 2007 (in 2014, 2015, and 2019). Winter precipitation will increasingly fall as rain, leading to less snowfall and a decline in lake ice cover on Lake Champlain, impacting winter recreation like ice fishing, skating, and skiing. Loss of winter ice cover can also affect ecosystems by disrupting food webs and changing the amount of dissolved oxygen in the water. This warming can increase the risk of harmful algal blooms and the spread of invasive aquatic species.
- **Increased Flood Risk:** Total annual precipitation is projected to increase, with a higher likelihood of heavy storms. This will elevate flood risks along river valleys and shorelines, potentially causing property damage, erosion, and disruption to local services, including ferry operations. For example, in 2023, two extreme storms (one in early July and one in late December) caused water levels to rise dramatically as the lake received runoff from hundreds of rain-swollen lakes and streams in New York State and Vermont. The December storm caused Lake Champlain water levels to rise to about 99 feet above sea level on December 22, which is about four feet above the historical average for the same date and nearly four feet above the annual average water level of the lake. High water levels can cause shoreline erosion, damage piers and docks, enter shorefront properties, and limit access to ferry docks. It can also damage wildlife habitat, such as nesting sites for shoreline species such as the spotted sandpiper.
- **Impacts on Ecosystems and Agriculture:** Warmer temperatures threaten rare alpine ecosystems and coldwater fish species like brook trout. They could also lead to

an increase in harmful algae blooms and invasive aquatic species in Lake Champlain. Agricultural sectors, particularly apple crops, are vulnerable to early budbreak followed by late spring frosts, and dairy farms face heightened concerns about heat stress in cows during warmer summers.

- **Tourism Adjustments:** While snow-related tourism is at risk, warmer spring and fall temperatures may create new opportunities for activities such as boating and cycling.

These projected changes highlight the necessity for Ticonderoga to develop adaptation strategies to mitigate the wide-ranging negative impacts on its environment, economy, and community life.

## Flood Risk

The Town of Ticonderoga is located along the shore of Lake Champlain and Lake George. The LaChute River runs through the heart of the Hamlet area of the Town. As such, the Town is at some risk of flooding events. In general, though, the majority of the Town's water, sewer, and stormwater infrastructure is either located out of flood plains, is buried below the LaChute River, or has been recently upgraded to prevent damage from flooding. The Town's infrastructure is often more at risk of localized flooding due to filling of natural drainage areas within the Hamlet. One major exception is the Chilson-Eagle Lake water system which is currently dependent on a dam on Gooseneck Pond that was compromised during Hurricane Irene in 2011. The Town is currently working to replace the Gooseneck Pond water source.

## State Land Resources

### Pharaoh Lake Wilderness Area

*Sources:*

- [NYSDEC - Pharaoh Lake Wilderness](#)
- [Lake Champlain Region - Pharaoh Lake Wilderness Area](#)

The Pharaoh Lake Wilderness Area, a 46,283-acre preserve, is a significant natural resource located within the Towns of Schroon and Ticonderoga in New York's Adirondack Park. It is a vital part of the region's environmental landscape, characterized by a diverse ecosystem of numerous lakes, ponds, and streams. The most prominent feature is the 441-acre Pharaoh Lake, one of the largest lakes in the Adirondacks entirely surrounded by Forest Preserve lands. The area also boasts Pharaoh Mountain, its highest peak at 2,551 feet, which contributes to the varied terrain ranging from steep slopes to gentle hillsides.

The wilderness provides critical habitats for a wide variety of mammals and birds, and its waters are home to fish species like brook trout and northern pike. The extensive network of nearly 70 miles of foot trails offers opportunities for passive recreation that minimizes environmental impact, such as hiking, snowshoeing, and skiing. For the purpose of

environmental preservation and sustainable use, the area is managed by the NYS Department of Environmental Conservation (DEC), which promotes adherence to "Leave No Trace Principles." These efforts ensure the protection of the natural and environmental features for both current and future generations, while allowing for public enjoyment. The area is a prime example of a conserved natural space that supports both biodiversity and responsible use by people visiting the Pharaoh Lake Wilderness Area.

## Hammond Pond Wild Forest

*Sources:*

- [NYSDEC - Hammond Pond Wild Forest](#)
- [Visit Adirondacks - Hammond Pond Wild Forest](#)
- [NYSDEC - Hammond Pond Wild Forest Unit Management Plan](#)

The Hammond Pond Wild Forest Area, encompassing approximately 45,500 acres of Adirondack Forest Preserve lands, is a significant natural resource located in the northeastern Adirondacks, partially within the northwest corner of Ticonderoga. This wild forest unit serves as a transitional zone between the rugged High Peaks region and the Lake Champlain valley, offering a diverse landscape of mountains, numerous ponds (including Hammond, Paradox, and Eagle Lakes), and portions of major rivers. It provides ample opportunities for year-round outdoor recreation, including hiking on nearly 20 miles of trails, paddling, primitive camping, fishing, hunting, cross-country skiing, and snowshoeing. While less heavily trafficked than some neighboring wilderness areas, Hammond Pond Wild Forest offers a sense of solitude and is home to unique ecological resources, making its protection a key management goal.

## Water Resources

### Lake Champlain

The Town of Ticonderoga is located at the southern end of Lake Champlain, extending for approximately 13 miles along Lake Champlain's 587 miles of shoreline. The Lake is unique, in part because of its narrow width, (measuring only twelve miles as its widest point), great depth (some parts are more than 400 feet deep) and the size of the land area, or watershed, through which 90% of the water delivered to the Lake flows. Lake Champlain stretches south from the Canadian border for 120 miles along almost one-third of the New York State's eastern border. Lake Champlain flows north through the Richelieu River to the St. Lawrence Seaway, and it also connects to the Hudson River in the south via the Champlain Canal.

Water quality within Lake Champlain varies widely. Primary water quality threats for the Lake are excessive nutrients (primarily phosphorus), nuisance aquatic species, pathogens, and localized heavy concentrations of toxic substances. The nutrient phosphorus poses the greatest threat to clear, nuisance-free water in the Lake. High concentrations of phosphorus

cause excessive growth of algae and other aquatic plants, particularly invasive species such as Eurasian watermilfoil and water chestnuts. Zebra mussels, which entered Lake Champlain in 1993, have now been found in many sections of the Lake, colonizing any hard surface in its shallower portions. These exotic colonies cause a problem for boat owners and those who withdraw drinking water from the Lake. Pathogens, including bacteria, viruses, and other micro-organisms enter the Lake mainly from animal and human waste sources. Sources often include faulty wastewater systems, discharges from boat holding tanks, agricultural run-off, and urban and suburban run-off.

## Lake George

*Sources:*

- [NYSDEC - Lake George](#)
- [NYSDEC - Boat Launch Sites for Essex County](#)
- [LGA - Why Your Support Matters to the LGA Now More Than Ever](#)
- [Lake George Park Commission](#)
- [Town of Ticonderoga - Black Point Beach](#)
- [LGA - Lake George Water Quality](#)
- [LGA - Lake George Hydrologic Budget](#)

Lake George stretches 32 miles from its southern end to Ticonderoga, its northernmost town. It is connected to Lake Champlain by the LaChute River which runs through downtown Ticonderoga. In 1961, Lake George was recognized by the state legislature as having distinctive features and outstanding natural beauty. They created Lake George Park and the accompanying Lake George Park Commission to oversee the 300 square mile area made up of the lake and surrounding lands. Lake George Park is subject to special laws and environmental protections which go beyond those of the Adirondack Park, which the lake and its watershed fall entirely within.

Lake George is three miles wide at its widest point and has a maximum depth of 187 feet. It's known for its crystal-clear waters, over 170 small islands, and 82 miles of shoreline which contains many shoreline bays and beaches. The lake is designated for recreational activities including swimming, boating, and fishing. Black Point Beach, a popular swimming location as well as a designated boat launch is located on the north end of Lake George in the Town of Putnam, just south of the border with Ticonderoga. Lake George has a variety of fish, including a naturally reproducing population of Lake Trout and annually stocked landlocked salmon. It's a popular location for ice fishing in the winter and known as one of the top five bass fishing destinations in the state.

Lake George faces threats from road salt contamination, invasive species, nutrient pollution, harmful algal blooms and climate change. Confirmed invasive species include the Eurasian Watermilfoil, Curly-Leaf Pondweed, Zebra Mussel, Spiny Waterflea, and Asian Clam. The spiny

waterflea is currently only confirmed in Lake George and Lake Champlain in the region. The lake is the primary source of drinking water for surrounding communities and residents. Though the lake is rated Class-AA Special, the highest rating that exists, it is on the state's list of impaired waterbodies. Untreated stormwater runoff is the largest challenge. Lake George's steep, forested, and relatively small watershed means that it is at lower risk of polluted run-offs than a lake with a broader watershed. However, the lake has a long water retention time, about six to eight years compared to days or weeks for nearby lakes, which means that when pollutants do enter they have a longer-lasting impact. Over half of the lake's water comes from the 141 streams that feed into it. The water quality of these streams and the associated runoff they collect is the greatest determinant of the lake's ongoing water quality.

## Eagle Lake

### Sources:

- [NYSDEC - Waterbody Segment Assessment Factsheet - Eagle Lake](#)
- [NYSDEC - Eagle Lake](#)
- [NYSDEC - 2024 Eagle Lake Report](#)
- [ELPOI - Aquatic Invasives on Eagle Lake](#)
- [ELPOI - Water Testing](#)
- [ELPOI - About Eagle Lake](#)

Eagle Lake is a spillway controlled lake in the northwest corner of Ticonderoga with shared jurisdiction between Ticonderoga and Crown Point. It is bisected by NYS Route 74. The northern and western edges border the Hammond Pond Wild Forest Area. The lake is 410 acres, two and a half miles long, and has nearly seven miles of shoreline. It has a maximum depth of 40 feet and a maximum width of half a mile. Eagle Lake drains into the Hudson River basin.

Eagle Lake is approved for fishing, boating, and swimming. It contains a variety of fish including an abundant Yellow Perch population and stocked Brown Trout. It is a popular Black Bass fishing location in the county. It is not a public source of drinking water. Recent testing in the lake has come back negative for E. Coli and Coliform. However, it is impacted by dissolved oxygen, pH, and Phosphorus which affect aquatic life. The invasive species Eurasian Watermilfoil has been identified in the lake. Recent campaigns by property owners are working to eradicate it using hand harvesting and the approved use of ProcettaCOR, a systemic herbicide.

## Putnam Pond and North Pond

### Sources:

- [NYSDEC - Waterbody Segment Assessment Factsheet Based on the 2021 CALM - Putnam/North Ponds](#)

- [NYSDEC - Putnam Pond](#)
- [Adirondack Hub - Putnam Pond and North Pond](#)
- [NYSDEC - Putnam Pond Campground and Day Use Area](#)
- [Adirondack Research - 2021 Adirondack Aquatic Invasive Species Early Detection Surveys](#)

Putnam Pond and North Pond, connected via a set of narrows, are located in the Pharaoh Lake Wilderness. They are a popular destination for fishing, swimming, boating, hiking, and camping. Several trails are accessible from their shores which lead into the Pharaoh Lake Wilderness. A DEC campground is located at Putnam Pond, near a beach and motorized boat ramp. In the winter it is a popular ice fishing location. Combined, the ponds are 296 acres with about 6.25 miles of shoreline and a maximum depth of 34 feet. The narrows connecting them are created by a set of small islands.

Fishing is recognized by the DEC as the best use but the waterbodies are listed as impaired due to dissolved oxygen. Even so, it is stocked annually with Walleye and is popular for Black Crappie and Yellow Perch fishing. Eurasian Watermilfoil has been identified in the ponds. Mapping of the invasive plant in 2021 found that it is most heavily concentrated in the southern end of Putnam Pond, in the narrows, and smaller concentrated patches in North Pond.

## Penfield Pond

Sources:

- [NYSDEC - Waterbody Segment Assessment Factsheet - Mud Pond \(Penfield Pond\)](#)
- [Adirondack Explorer - Historic dam in danger](#)

Penfield Pond is a 173-acre manmade waterbody that spans the border between Ticonderoga and Crown Point. It was created by a dam built in the 1800s to power the ironworks at what is now historic Ironville, maintained by the Penfield Foundation. The dam is located near the northeast corner of the pond, damming lower Putnam Creek as it falls down into the Champlain Valley. The dam was damaged in the wake of Hurricane Irene in 2011, five years later in 2016 the dam was declared unsound by the state and in need of repair. The Penfield Foundation may opt for dam removal, rather than repair. Dam removal would impact the pond and may impact the associated ecosystem upstream in Ticonderoga. Penfield Pond is a popular fishing, boating, bird watching, and hiking location. It has several trails which lead into the nearby forest. It has had issues with low dissolved oxygen which can impact fish.

## Putnam Creek

Sources:

- [NYSDEC - Waterbody Segment Assessment Factsheet - Putnam Creek, Lower and Tribs](#)
- [NYSDEC - Waterbody Segment Assessment Factsheet - Putnam Creek, Upper and Tribs](#)
- [NYSDEC - Environmental Resource Mapper \(wetlands and DEC layers\)](#)

Putnam Creek is split into the upper and lower portions and their associated tributaries. The upper portion is primarily in Ticonderoga and encompasses all the streams and tributaries above Penfield Pond. The lower portion is the connected streams and tributaries below Penfield Pond dam until it drains into Lake Champlain. The lower portion is mostly within Crown Point with some small tributaries in the north central part of Ticonderoga. Upper Putnam Creek and its tributaries include 54 miles of waterways while the lower portion includes 65 miles.

The beginnings of upper Putnam Creek in Ticonderoga originates in the Pharaoh Lake Wilderness and collects and drains from the minor lakes of Putnam Creek, Putnam Pond, and North Pond. Several wetlands are settled into the lower areas of the creek's drainage area, particularly above Penfield Pond near NYS Route 74. The waterway is designated as stressed due to low dissolved oxygen.

### **Ticonderoga Creek (La Chute River & Trout Brook)**

*Sources:*

- [NYSDEC - Waterbody Segment Assessment Factsheet - Ticonderoga Creek](#)
- [Lake Champlain Region - La Chute River](#)
- [Lake Champlain Region - La Chute River Walk](#)
- [Adirondack Explorer - Ticonderoga works to change its mix of water, sewage](#)

The Ticonderoga Creek and its tributaries flow for almost 47 miles from the Adirondacks to the west of Lake George into Lake Champlain. The portion of the creek through downtown Ticonderoga is known as the La Chute River. It stretches for 3.5 miles and drops over 200 feet between the northern end of Lake George to Lake Champlain. This expanse features five waterfalls, the Ticonderoga Bicentennial Park, and the La Chute River Walk. It's a popular paddling location, primarily below the falls at Bicentennial Park to Lake Champlain. As the river approaches the lake it expands into marshy wetlands near Fort Ticonderoga. Trout Brook runs from the south through the golf course and empties into the LaChute River on Lord Street. Fishing is popular along the course of the river which features several accessible fishing platforms.

In 2016 the La Chute River was upgraded to a Class C waterway, approved for boating and fishing, due to work by the state and jurisdiction to reduce combined sewer overflows that were negatively impacting water quality. Overflow events have been declining and improvements are still underway. Brown Trout, Large Mouth Bass, Northern Pike, Rainbow Trout, and Small Mouth Bass are found in the waterway. Brown Trout and Rainbow Trout are stocked annually. The river is impacted by pH levels which negatively affect fish.

### **Fivemile Run**

*Source:* [NYSDEC - Waterbody Segment Assessment Factsheet - Fivemile Run and Tribs](#)

Fivemile Run, also known as Fivemile Creek, is an 18-mile stream system that drains out of a smaller watershed directly north of downtown Ticonderoga. It begins in the hills below Keeney Mountain, near the border with Crown Point, initially draining from two small ponds, Worcester Pond and Buck Mountain Pond. It continues downhill into flatter farmland and passes just above the Ticonderoga Airport before emptying into Lake Champlain near the Sylvamo Ticonderoga Mill. The stream system is approved for fishing and boating and has issues with Nitrate in the water which impacts aquatic life.

## Wetlands

See map: APA Wetlands

Source: [Adirondack Park Agency – Adirondack Park Wetlands](#)

Wetlands are scattered throughout Ticonderoga with concentrations along Putnam Creek near Corduroy Road, Chilson Brook along the south side of NY Route 74, Trout Brook west of NY Route 9N, Fivemile Creek between NY Route 9N and Lake Champlain, and the area where Grant Brook meets Lake Champlain in the northeast corner of the Town. The APA has primary jurisdiction over wetlands of any size within the Adirondack Park under the Freshwater Wetlands Act. The APA regulates wetlands according to their value and benefits, with different levels of protection based on wetland characteristics.

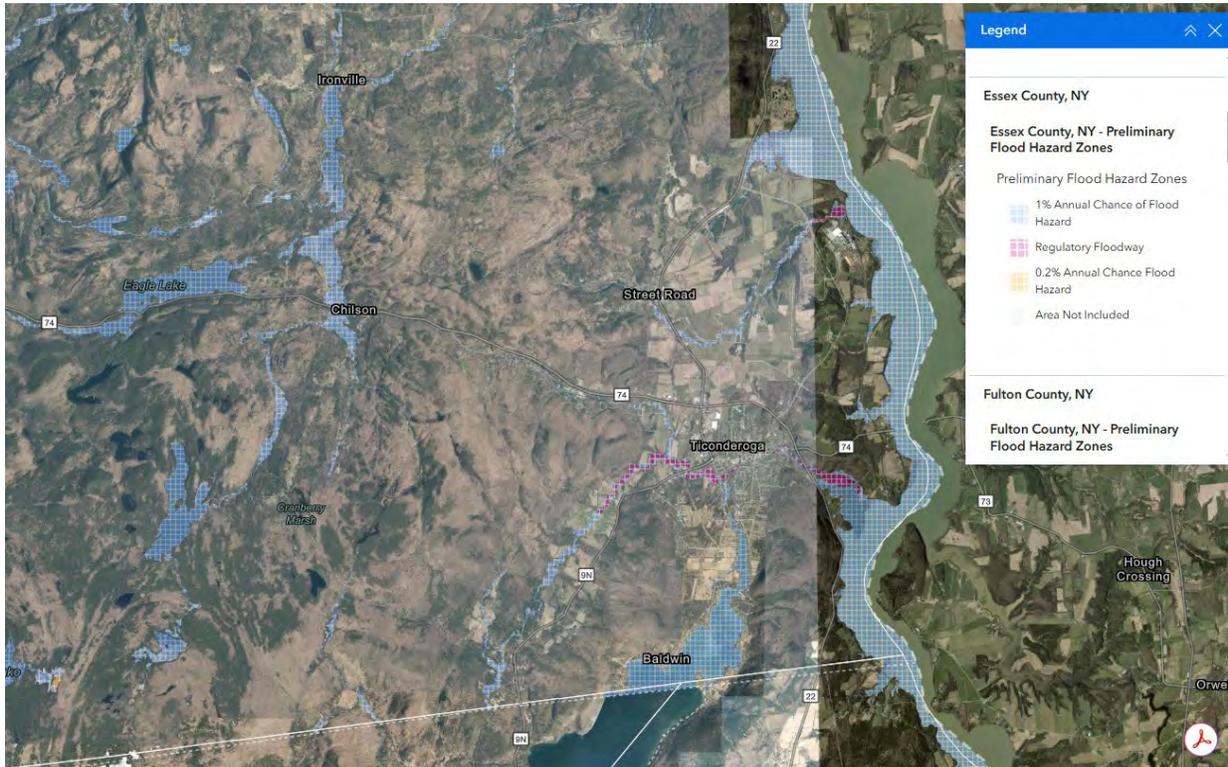
## Floodplains

Source: [FEMA - Preliminary Flood Hazard Viewer](#)

Digitized FEMA floodplain maps for Essex County are currently under review and are anticipated to be finalized in December 2025. The screenshots below are from the [Old Paper Effective vs. New Digital Preliminary Data Viewer](#) and highlight the Preliminary Flood Hazard Zones within the Town and Hamlet of Ticonderoga. Ticonderoga Creek is a regulatory floodway from Lake Champlain to the Ticonderoga Country Club. A FEMA regulatory floodway is the stream channel where adjacent land that must be preserved to allow the base flood (100-year flood) to discharge without a cumulative increase in water surface elevation. This ensures that floodwaters can pass downstream safely without causing significant new flood risks to other areas.

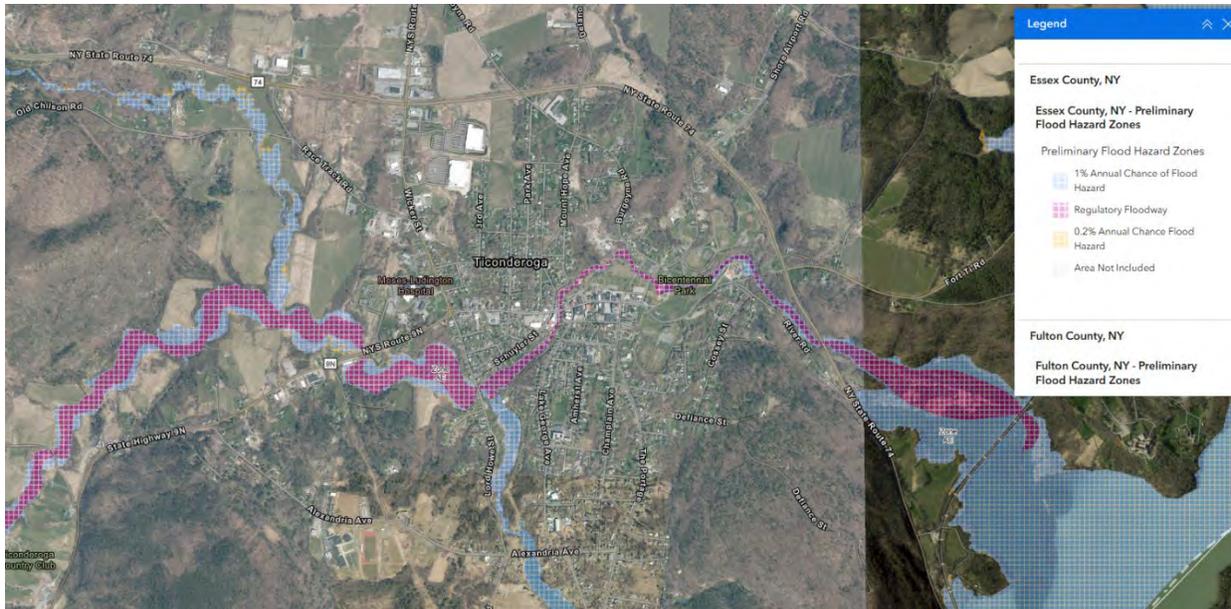
The 100-year floodplain (1% Annual Chance of Flood Hazard) is present along and outside the boundaries of all waterbodies within the Town. Ticonderoga Creek experiences a significant area of 100-year floodplain outside the current flow of water, something to be cognizant of considering its location within the denser Hamlet area. There are also minor instances of 500-year floodplain (0.2% Annual Chance of Flood Hazard) in various areas along Ticonderoga Creek, Chilson Brook, and Putnam Creek.

*Figure 24: FEMA Floodplain – Town of Ticonderoga*



Source: [FEMA - Preliminary Flood Hazard Viewer](#)

*Figure 25: FEMA Floodplain – Hamlet of Ticonderoga*



Source: [FEMA - Preliminary Flood Hazard Viewer](#)

## Steep Slopes

See map: Steep Slopes

Given Ticonderoga's location within the Adirondack Park, it is unsurprising that there are many areas of steep slopes present throughout the Town. Noteworthy locations with the highest concentrations of steep slopes include:

- Pharaoh Lake Wilderness Area
- Forested areas owned by Lyme Adirondack Timberlands LLC located between Pharaoh Lake Wilderness Area and the Hamlet
- Cook Mountain Preserve (between NY Route 9N and Baldwin Road)
- Mount Defiance (between Black Point Road and NY Route 22)

An online dataset of slope information, the same dataset used on the associated Comprehensive Plan Slope Map is available here (turn on "Slope Map" layer): [USGS National Map](#)

## Forest / Tree Cover

See map: Forest/Tree Cover

There are a total of 28,712.9 acres of wild, forested, conservation lands and public parks land uses within Ticonderoga, 56% of all land use acreage. The majority of this wild and forested land is split between State Owned Forest Preserve (54.8%), Section 480 Forest Land (30.8%), and Private Wild and Forested Land (13.8%). Per the USGS National Land Cover Database (NLCD), much of the land outside of the Hamlet is covered by deciduous, evergreen, and mixed forests.

*Table 29: Forested Land Use Breakdown*

Property Tax Code	Land Use	Number of Parcels	Acres	Percent of Forested Land Uses
910	<b>Private Wild and Forested Land</b>	46	3,976.5	13.8%
912	<b>Forest Land Under Section 480-Taxation of Forest Land</b>	23	8,854.1	30.8%
931	<b>State Owned Land -Forest Preserve</b>	125	15,722.7	54.8%
942	<b>County Owned Reforested Land</b>	1	48.5	0.2%
960	<b>Public Parks</b>	1	3.5	0.0%
961	<b>State-owned Public Parks and Recreational Areas</b>	2	84.9	0.3%
963	<b>Municipal Public Parks and Recreation Areas</b>	2	22.7	0.1%
<b>TOTAL</b>		200	28,712.9	-

*Sources: Essex County Real Property*

## Rare Plants and Animals

There are multiple areas of rare plants and animals throughout Ticonderoga. In fact, the entire Town is within an area with bats that are listed as endangered or threatened. There are multiple areas where the NYSDEC Environmental Resource Mapper identifies plants, fish, and/or animals that are endangered or threatened, though the specific plant, fish, or animal is not listed. These areas include: where the La Chute River meets Lake Champlain, the northwest shore of Lake George, Rock Pond, east of Eagle Lake, south of the airport, and southeast of Putnam Pond. Locations where specific species are identified include:

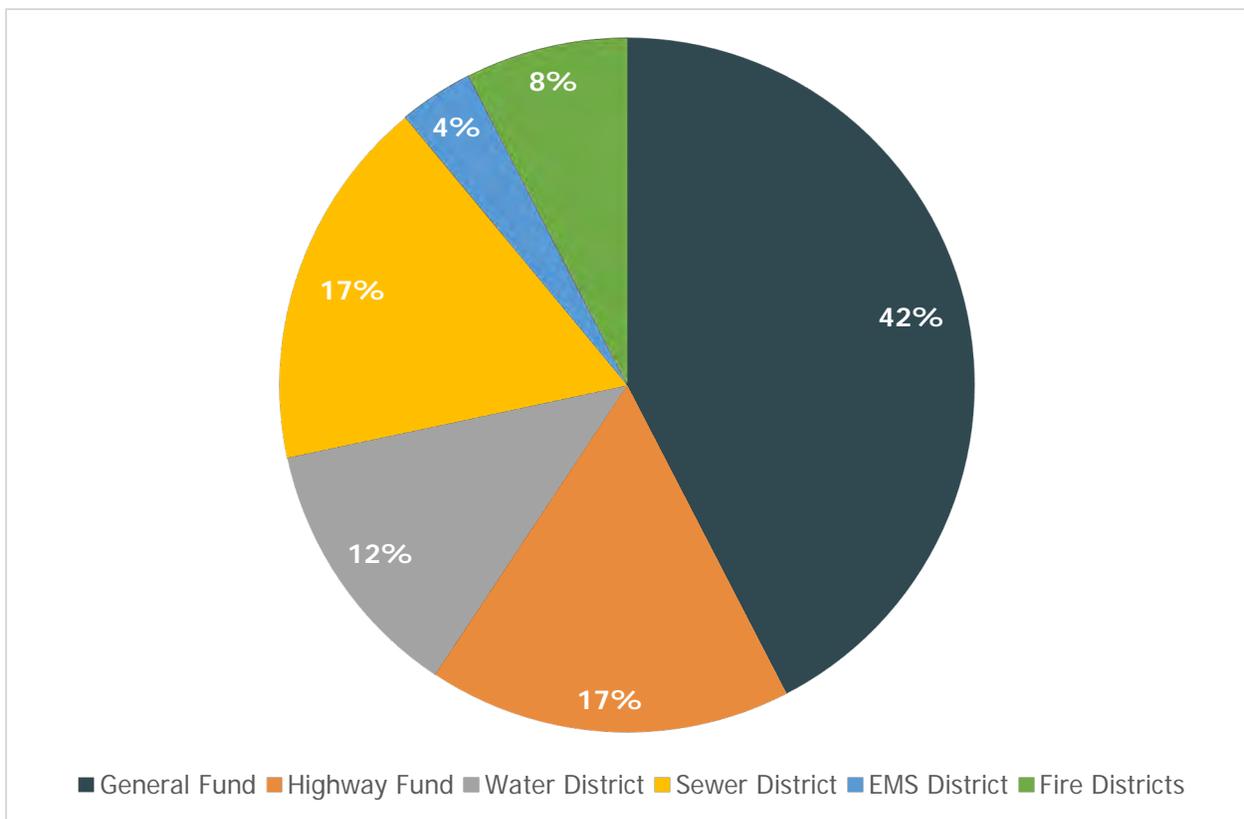
- **Common Loon:** Putnam Pond
- **Bridle Shiner:** where the La Chute River meets Lake Champlain; northern point of Lake George
-

## Fiscal Resources

### Town Budget

The Town of Ticonderoga 2025 Adopted Budget is summarized in the table and charts below. Budget appropriations total about \$11.41 million. Revenues from all sources are estimated to be \$5.52 million, leaving about \$5.89 million to be raised by property taxes. Ticonderoga revenues are derived from the sources listed in Table 32.

*Figure 26: Ticonderoga Distribution Fund*



*Source: Town of Ticonderoga Budget, 2025*

Most appropriations in Ticonderoga’s budget are allocated for the General Fund (42%), the Highway Fund (17%), and the Sewer District (17%). The remainder of the budget supports the Water District, EMS District, and Fire Districts.

Table 30 shows that just over 51% of the budget is derived from property taxes. Spending on the Water, Sewer, and EMS districts is derived from fees.

*Table 30: Town of Ticonderoga 2025 Budget Appropriations*

Appropriation	Amount	Percent of Budget	Amount to be Raised by Taxes
<b>General Fund</b>	\$4,841,621	42%	\$3,482,928
<b>Highway Fund</b>	\$1,932,317	17%	\$1,568,195
<b>Water District</b>	\$1,404,953	12%	*
<b>Sewer District</b>	\$1,980,311	17%	*
<b>EMS District</b>	\$397,140	3%	*
<b>Fire Districts</b>	\$857,592	8%	\$842,002
<b>Total</b>	<b>\$11,413,934</b>	<b>100%</b>	<b>\$5,893,125</b>

*\*Supported primarily by fees; Source: Town of Ticonderoga Budget, 2025*

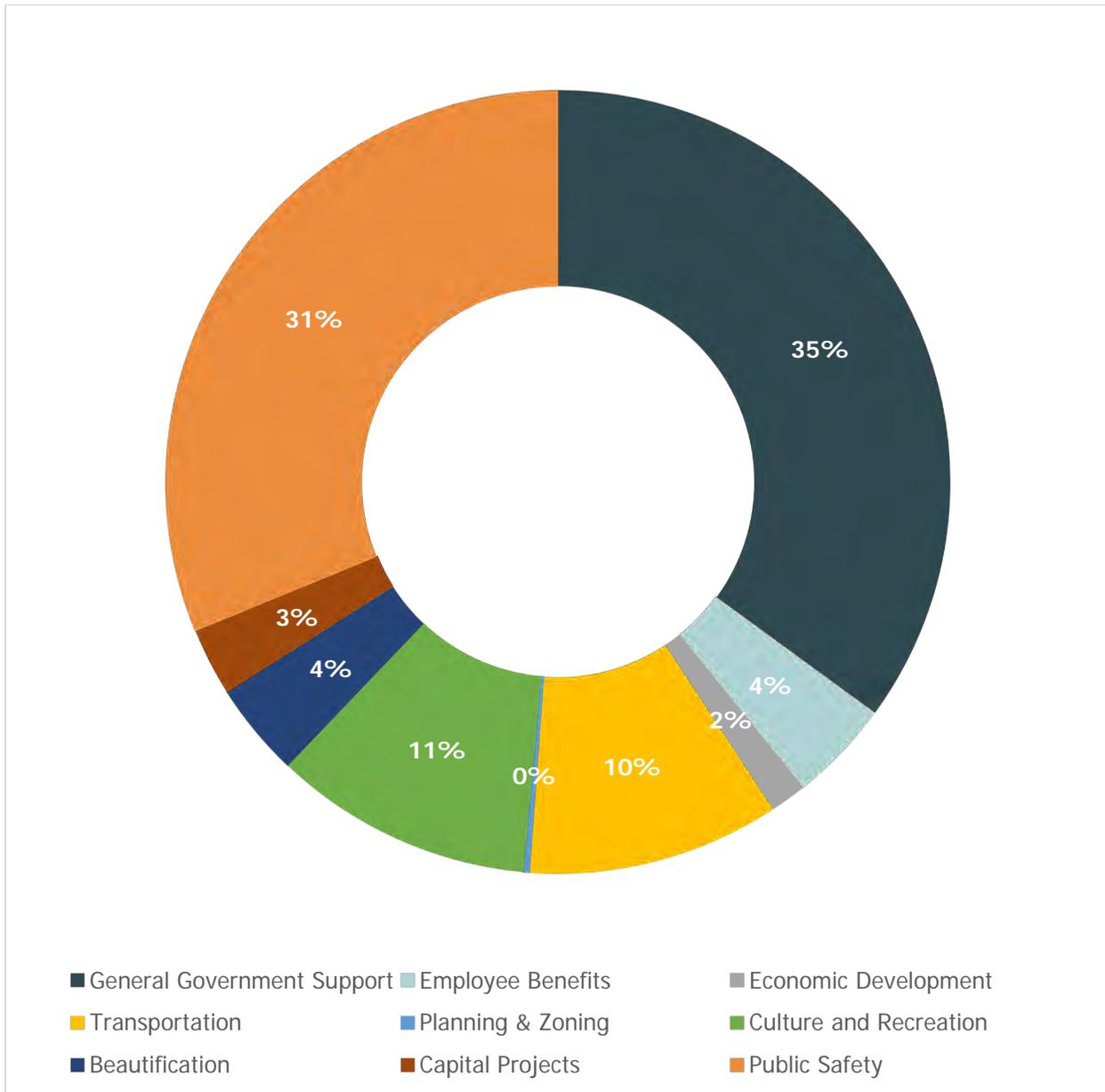
A detailed breakdown of the expenditures from the General Fund is in Table 31 below. The General Fund includes several categories, the largest of which is General Government Support (35%), followed by Public Safety (31%), Culture and Recreation (11%) and Transportation (10%). The remaining categories each make up less than 5% of General Fund allocations.

*Table 31: General Fund Breakdown by Category*

Sources	2025	Percent of General Fund
<b>General Government Support</b>	\$1,696,017	35%
<b>Employee Benefits</b>	\$203,708	4%
<b>Economic Development</b>	\$72,860	2%
<b>Transportation</b>	\$503,737	10%
<b>Planning &amp; Zoning</b>	\$13,069	0%
<b>Culture and Recreation</b>	\$517,169	11%
<b>Beautification</b>	\$188,892	4%
<b>Capital Projects</b>	\$135,000	3%
<b>Public Safety</b>	\$1,511,169	31%
<b>Total</b>	<b>\$4,841,621</b>	<b>100%</b>

*Source: Town of Ticonderoga Budget, 2025*

*Figure 27: General Fund Breakdown by Category*



*Source: Town of Ticonderoga Budget, 2025*

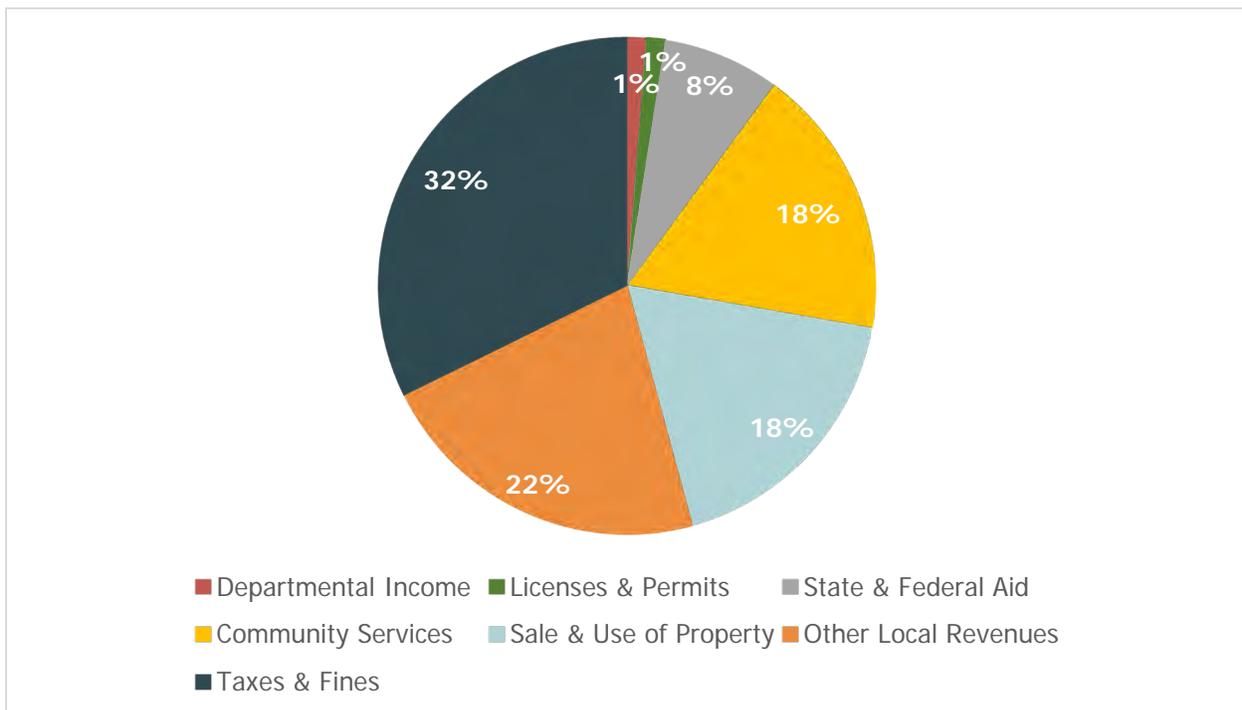
Approximately 32% amount of Ticonderoga’s revenues are derived from real property taxes. The remainder of revenues come from Other Local Revenues, Sale and Use of Town-Owned Property, Community Services, Licenses and Permits, and Departmental Income. State and Federal Aid represent about 8% of local revenues.

*Table 32: Ticonderoga 2025 Revenue Sources*

Revenue Sources	2025	Percent of Revenues
<b>Departmental Income</b>	\$12,550	1%
<b>Licenses &amp; Permits</b>	\$13,100	1%
<b>State &amp; Federal Aid</b>	\$80,144	8%
<b>Community Services</b>	\$185,800	18%
<b>Sale &amp; Use of Property</b>	\$189,312	18%
<b>Other Local Revenues</b>	\$230,700	22%
<b>Taxes &amp; Fines</b>	\$339,339	32%
<b>Total</b>	<b>\$1,050,945</b>	<b>100%</b>

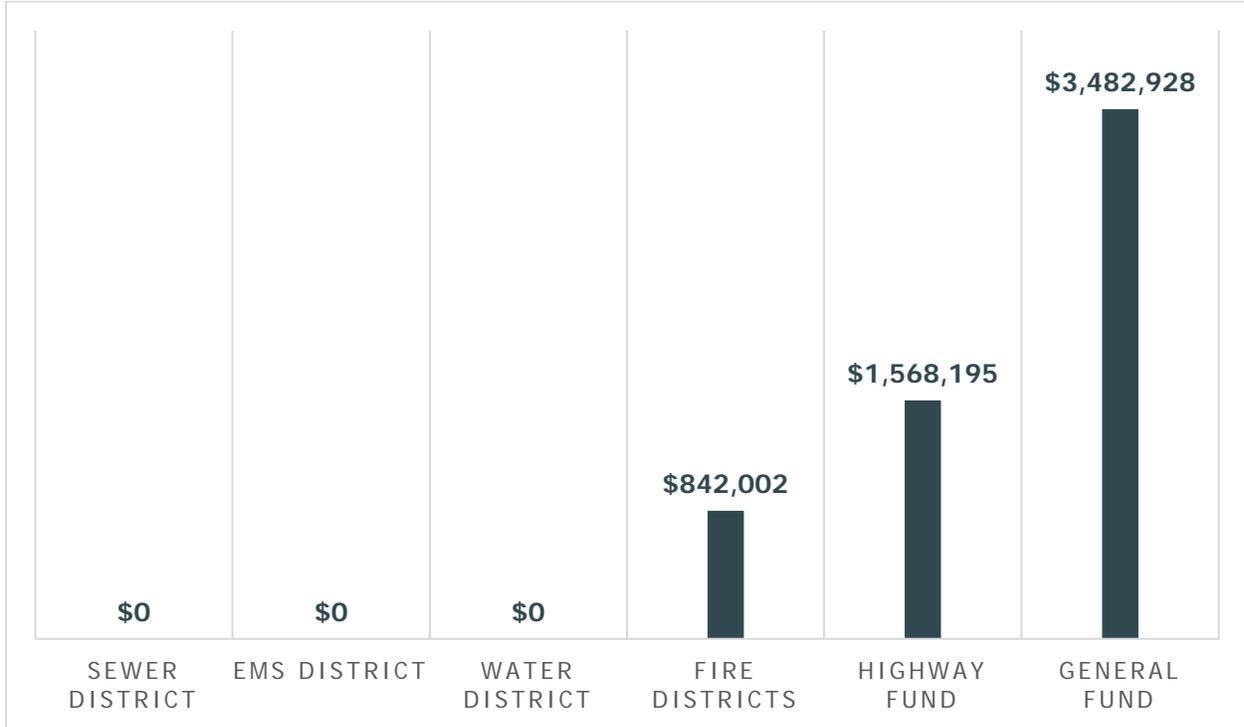
Source: Town of Ticonderoga Budget, 2025

*Figure 28: Ticonderoga Revenue by Category*



Source: Town of Ticonderoga Budget, 2025

Figure 29: Ticonderoga Property Tax Distribution by Fund



Source: Town of Ticonderoga Budget, 2025

## School Taxes

Table 33 shows current tax rates for the Town of Ticonderoga’s available school districts, including Crown Point, Ticonderoga, and Putnam.

Table 33: Real Property Taxes for Town and School

	Town of Ticonderoga	Crown Point Central School District	Ticonderoga Central School District	Putnam Central School District
<b>2024 Town Tax Rate per \$1,000 Assessed Value</b>	8.07	8.74	8.88	5.47
<b>2024 Total Real Property Taxes</b>	\$5,163,097	\$21,395	\$5,645,811	\$41,900

Source: NYSORPS, Levy Year: 2024; Roll Year: 2023

Table 34 compares the Ticonderoga town tax rate to all other municipalities in Essex County. Of the 20 municipalities, Ticonderoga falls at the high end, with a municipal tax rate per \$1,000 of full market value of 7.02%. Only the Village of Saranac Lake and the Town of Newcomb have higher rates.

*Table 34: Town Tax Rate Comparisons in Essex County*

Sources	2025	Municipal Tax Rate Per \$1,000 FV
<a href="#">Town of North Hudson</a>	73,055,328	0.94
<a href="#">Town of St. Armand</a>	290,185	2.42
Town of Keene	2,033,314	2.74
<a href="#">Town of Wilmington</a>	1,316,600	3.14
<a href="#">Town of Lewis</a>	498,356	3.20
Town of North Elba	2,492,908	3.30
<a href="#">Town of Schroon</a>	3,220,548	3.46
<a href="#">Town of Willsboro</a>	1,510,270	3.38
Town of Westport	1,087,169	3.51
<a href="#">Town of Chesterfield</a>	1,453,385	4.22
<a href="#">Town of Elizabethtown</a>	988,443	4.35
<a href="#">Town of Essex</a>	814,354	4.54
<a href="#">Village of Lake Placid</a>	4,157,280	4.61
<a href="#">Town of Crown Point</a>	1,149,168	5.27
<a href="#">Town of Jay</a>	2,247,517	5.46
<a href="#">Town of Minerva</a>	2,181,200	5.47
<a href="#">Town of Moriah</a>	2,167,713	6.83
<a href="#">Town of Ticonderoga</a>	5,163,097	7.02
<a href="#">Village of Saranac Lake</a>	4,336,972	11.32
<a href="#">Town of Newcomb</a>	4,727,311	11.58

*Source: NYSORPS, Levy Year: 2024; Roll Year: 2023*

## Staff Capacity

The Town of Ticonderoga is governed by the Town Board, comprised of five elected members including the Town Supervisor. The Board is responsible for the general oversight of Town operations and finances. The Supervisor is the chief executive and chief fiscal officer of the Town. The Superintendent of Highways and Town Clerk are both elected officials.

The Ticonderoga Planning and Zoning Board has seven appointed seats and covers all matters related to site plan review, area and use variances, subdivision of land, special permit applications, and any and all matters that require zoning code interpretation.

The Town has one assessor, two senior finance clerks, one code enforcement officer and one building inspector, one water/wastewater clerk, and one part-time dog control officer. The town clerk (elected position) and deputy town clerk (appointed) deal with matters related to the issuance of building permits, FOIL requests, and other municipal rules and regulations. Ticonderoga has a Superintendent of Highways (elected) and a Deputy Superintendent of Highways that cover issues like sidewalk maintenance, snow removal, and repaving. There are two Town Justices along with a Court Clerk.

## Smart Growth Focus Areas

Smart Growth principles are developed to foster livable, sustainable, and equitable communities by integrating equity, economy, environment, and energy efficiency. Identifying specific opportunities and challenges enables municipalities to develop data-driven, actionable strategies that address local infrastructure and community needs.

*Table 35: Smart Growth Opportunities and Challenges*

Smart Growth Principle	Opportunities	Challenges
1. Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.	<ul style="list-style-type: none"> <li>• Downtown revitalization through DRI projects creating momentum for mixed-use development</li> <li>• Existing zoning code identified for updates to better accommodate mixed-use buildings</li> <li>• Strong community support for downtown development and business growth</li> <li>• Montcalm Street corridor showing new investment and business activity</li> </ul>	<ul style="list-style-type: none"> <li>• Current zoning regulations may not adequately support mixed-use development</li> <li>• Downtown parking requirements often require variances, increasing approval time and costs</li> <li>• Limited available spaces for new businesses, often requiring rehabilitation</li> <li>• Need to balance development with maintaining small-town character</li> </ul>

<p>2. Enable a diverse mix of housing types that provide for opportunity and choice for all.</p>	<ul style="list-style-type: none"> <li>• 60-unit housing project approved behind Walmart (pending financing)</li> <li>• Senior housing project near North Country Community College</li> <li>• Community support for housing that appeals to young professionals and families</li> <li>• Potential to amend zoning to allow ADUs (Accessory Dwelling Units) and higher density housing</li> </ul>	<ul style="list-style-type: none"> <li>• ADUs currently prohibited by zoning code</li> <li>• Lack of workforce and affordable housing limiting economic growth</li> <li>• Limited rental inventory and high rental costs (median \$848/month)</li> <li>• Shortage of entry-level, move-in ready homes</li> <li>• Aging housing stock (39% built before 1940) requiring rehabilitation</li> </ul>
<p>3. Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods, and downtowns including areas around public transit.</p>	<ul style="list-style-type: none"> <li>• Multiple vacant/underutilized properties identified for redevelopment: Lowe's building, Grand Union Plaza, former Rite-Aid</li> <li>• DRI micro-grant programs supporting downtown building improvements</li> <li>• Strong community support (84% agree) that blighted/vacant properties should be addressed</li> <li>• Regional Planning Board conducting blight inventory</li> <li>• Concentrate new housing in or adjacent to hamlet where infrastructure exists</li> </ul>	<ul style="list-style-type: none"> <li>• High cost of rehabilitating vacant and deteriorating buildings</li> <li>• Some properties have been vacant for extended periods</li> <li>• Need to improve approval and permitting processes to attract developers</li> </ul>
<p>4. Provide well-planned, equitable, and accessible public spaces.</p>	<ul style="list-style-type: none"> <li>• Popular existing assets: Bicentennial Park, Black Point Beach, LaChute Riverwalk Trail, Recreational Park</li> <li>• DRI funding for park and public space improvements</li> <li>• Community interest in amphitheater at Bicentennial Park gazebo</li> <li>• Ongoing sidewalk replacement and improvement projects</li> <li>• Strong educational and recreational facilities (school athletic fields, ice rink, NCCC)</li> </ul>	<ul style="list-style-type: none"> <li>• Amount and condition of sidewalks need improvement (69% of survey respondents agree)</li> <li>• Some village roads need resurfacing</li> <li>• Stormwater issues at community building location</li> <li>• Limited year-round recreation opportunities</li> <li>• Need continued maintenance and capital investment in parks</li> <li>• Staffing limitations for park maintenance</li> </ul>

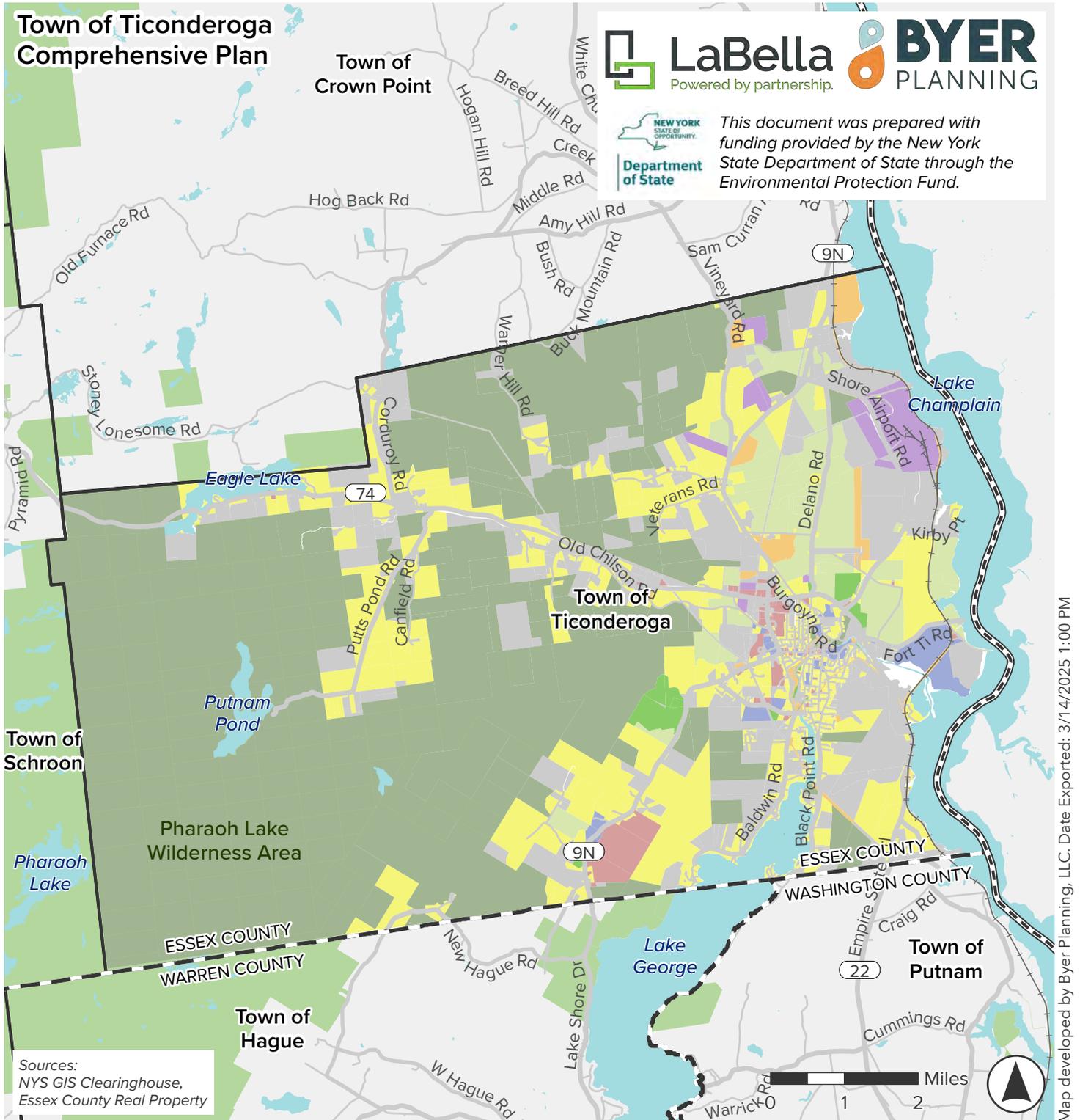
<p>5. Encourage compact neighborhood design and concentrated development around existing infrastructure.</p>	<ul style="list-style-type: none"> <li>• Existing water and sewer infrastructure in hamlet area supports infill development</li> <li>• Plans to expand water and sewer service to key areas: Route 9N South commercial corridor, Sagamore Drive, potential housing sites</li> <li>• Systematic infrastructure replacement program targeting oldest portions of system</li> <li>• Municipal water/sewer makes ADU development more affordable</li> </ul>	<ul style="list-style-type: none"> <li>• WPCP has limited additional capacity for growth</li> <li>• Wastewater capacity constraining new housing construction</li> <li>• Need to complete formal capacity analysis to determine available growth potential</li> <li>• Aging water and sewer infrastructure requiring replacement (frequent main breaks in priority areas)</li> <li>• Cost of land barriers to affordable housing construction</li> <li>• Infrastructure in outlying areas limits development options</li> </ul>
<p>6. Preserve open space, agricultural resources, and natural resources.</p>	<ul style="list-style-type: none"> <li>• Large areas of state land (Hammond Pond Wild Forest) providing permanent open space</li> <li>• Working agricultural lands and farmland protection programs</li> <li>• Strong scenic and natural resource base: Lake Champlain, Lake George, waterfalls</li> <li>• Forest/tree cover contributing to community character</li> <li>• Community interest in supporting local farms and agri-tourism</li> </ul>	<ul style="list-style-type: none"> <li>• Declining agricultural activity in town</li> <li>• Solar panel development on agricultural and light industrial lands (public opposition to expansion)</li> <li>• Need to balance development with agricultural land preservation</li> <li>• Pressure from development on open space and farmland</li> <li>• Limited funding for land conservation efforts</li> <li>• APA restrictions making development difficult in some areas</li> </ul>
<p>7. Prioritize transportation options such as walking, cycling, and public transportation.</p>	<ul style="list-style-type: none"> <li>• LaChute Riverwalk Trail provides pedestrian connectivity</li> <li>• Ongoing sidewalk replacement and expansion program</li> <li>• Compact hamlet form supports walkability</li> <li>• Highway Department committed to continued sidewalk improvements</li> <li>• Municipal airport for private aviation"</li> </ul>	<ul style="list-style-type: none"> <li>• Walkability issues identified as priority concern</li> <li>• Limited public transportation options (no livery services)</li> <li>• Sidewalk gaps and condition problems throughout town</li> <li>• No established cycling infrastructure or bike lanes</li> <li>• Winter conditions limiting year-round active transportation</li> <li>• Four Corners bypass diverted traffic from downtown, reducing pedestrian activity</li> </ul>

<p>8. Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.</p>	<ul style="list-style-type: none"> <li>• Ongoing stormwater separation projects reducing combined sewer overflows and improving water quality</li> <li>• Replacing metal culverts with poly and enlarging capacity</li> <li>• Green infrastructure improvements through stormwater management</li> <li>• Forest and tree cover providing natural climate benefits</li> <li>• Waterfront location offering cooling benefits</li> </ul>	<ul style="list-style-type: none"> <li>• Climate change impacts: increased storm intensity and frequency</li> <li>• Some flooding issues caused by beaver dams blocking drainage</li> <li>• Stormwater infrastructure issues in specific locations needing design review</li> <li>• Aging stormwater system primarily in former village area</li> <li>• Limited formal stormwater management in outlying areas</li> <li>• Need to prepare for more extreme weather events</li> </ul>
<p>9. Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.</p>	<ul style="list-style-type: none"> <li>• Active Comprehensive Planning Committee guiding process</li> <li>• Strong public participation: community survey (300+ responses), stakeholder interviews, focus groups</li> <li>• Multiple anchor employers and institutions engaged (Sylvamo, hospital, school, NCCC)</li> <li>• Chamber of Commerce providing economic development support</li> <li>• DRI process building momentum and public engagement</li> </ul>	<ul style="list-style-type: none"> <li>• Population decline affecting community engagement</li> <li>• Need to engage diverse stakeholder groups including youth, seniors, and underrepresented populations</li> <li>• Balancing competing priorities and visions for community's future</li> <li>• Ensuring transparency and accessibility in planning processes</li> <li>• Communication challenges in reaching all residents</li> </ul>
<p>10. Build on unique traits to create an attractive and welcoming community with a strong sense of place.</p>	<ul style="list-style-type: none"> <li>• Significant historic and cultural assets: Fort Ticonderoga, Star Trek attraction, historic architecture</li> <li>• Unique location between two major lakes (Champlain and George)</li> <li>• Waterfront character and scenic views</li> <li>• Small-town character valued by residents</li> <li>• Growing tourism economy with strong summer season</li> <li>• Quality healthcare facilities affiliated with UVM</li> <li>• Educational institutions (school district, NCCC) as community anchors</li> </ul>	<ul style="list-style-type: none"> <li>• Limited winter tourism and year-round attractions</li> <li>• Lack of diverse restaurant and lodging options</li> <li>• Need to better connect downtown to lake waterfront</li> <li>• Limited tourist attractions beyond primary draws</li> <li>• Economic development needed to support character preservation</li> <li>• Balancing tourism growth with resident quality of life</li> <li>• Need to diversify economy beyond seasonal tourism</li> </ul>

# Town of Ticonderoga Comprehensive Plan



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



Sources:  
NYS GIS Clearinghouse,  
Essex County Real Property

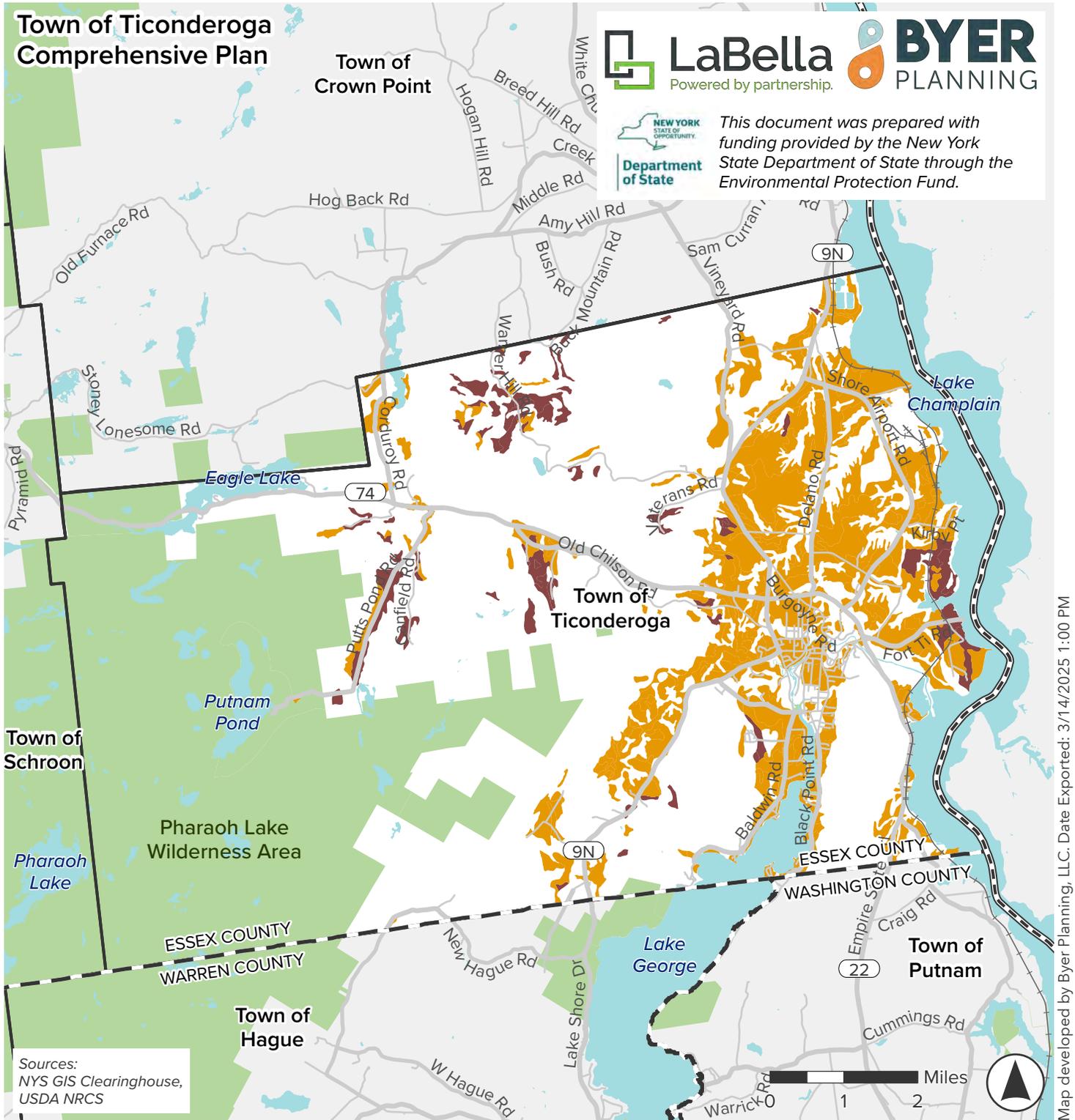
## Land Use

- |                              |  |                          |
|------------------------------|--|--------------------------|
| Agricultural                 | Industrial   | Railroad                 |
| Residential                  | Public Services                                      | Water                    |
| Vacant                       | Wild, Forested, Conservation Lands, and Public Parks | Parks and Open Space     |
| Commercial                   |  | Town of Ticonderoga      |
| Recreation and Entertainment |  | Other Municipal Boundary |
| Community Services           |  | County Boundary          |
|                              |  | State Boundary           |

# Town of Ticonderoga Comprehensive Plan



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Sources:  
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USDA NRCS

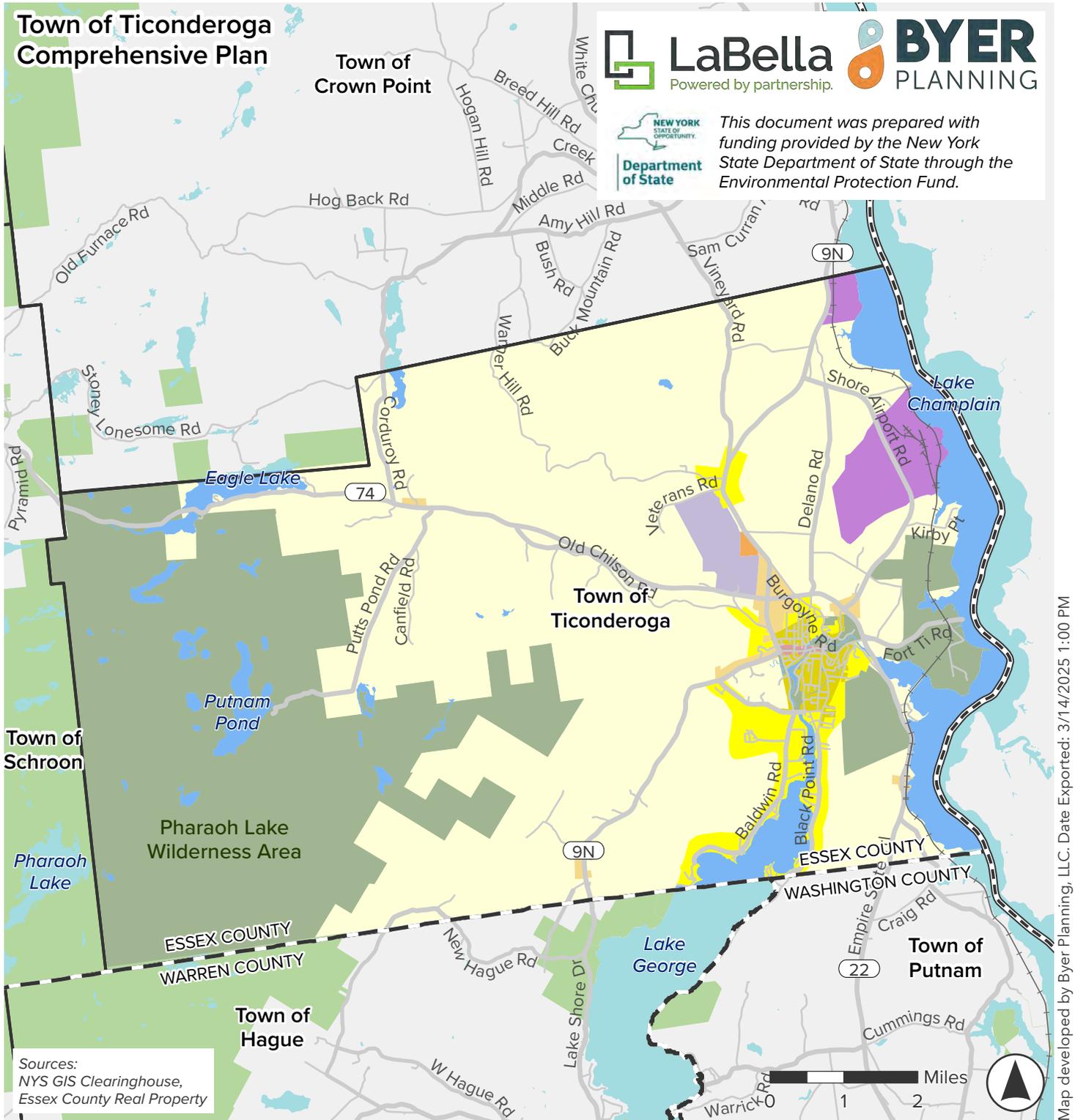
## USDA Farmland

- Prime Farmland
- Farmland of Statewide Importance
- Railroad
- Water
- Parks and Open Space
- Town of Ticonderoga
- Other Municipal Boundary
- County Boundary
- State Boundary

# Town of Ticonderoga Comprehensive Plan

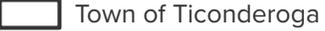


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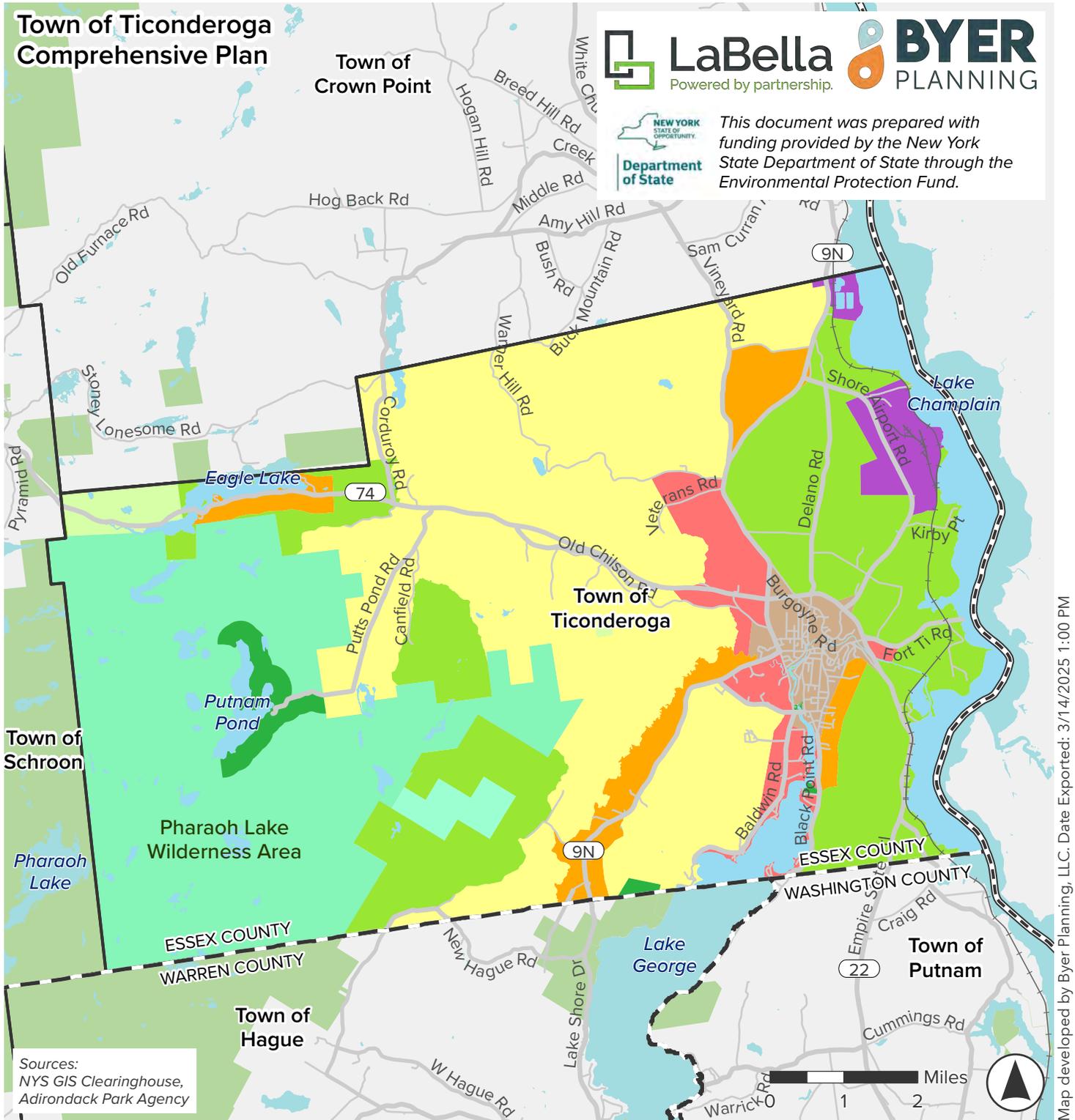
## Zoning

- |  |   |   |
|--|---|---|
|  Rural Residential (TRR)          |  Service Business / Light Industry (TSBL)            |  Railroad                 |
|  Medium Density Residential (TMD) |  Light Industry (TLI)                                |  Water                    |
|  High Density Residential (THD)   |  Industry (TI)                                       |  Parks and Open Space     |
|  Central Commercial (TCC)         |  Historical Preservation and Land Conservation (THP) |  Town of Ticonderoga      |
|  Service Business (TSB)           |  Water (WATER)                                       |  Other Municipal Boundary |
|  |   |  County Boundary          |
|  |   |  State Boundary            |

# Town of Ticonderoga Comprehensive Plan



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Sources:  
NYS GIS Clearinghouse,  
Adirondack Park Agency

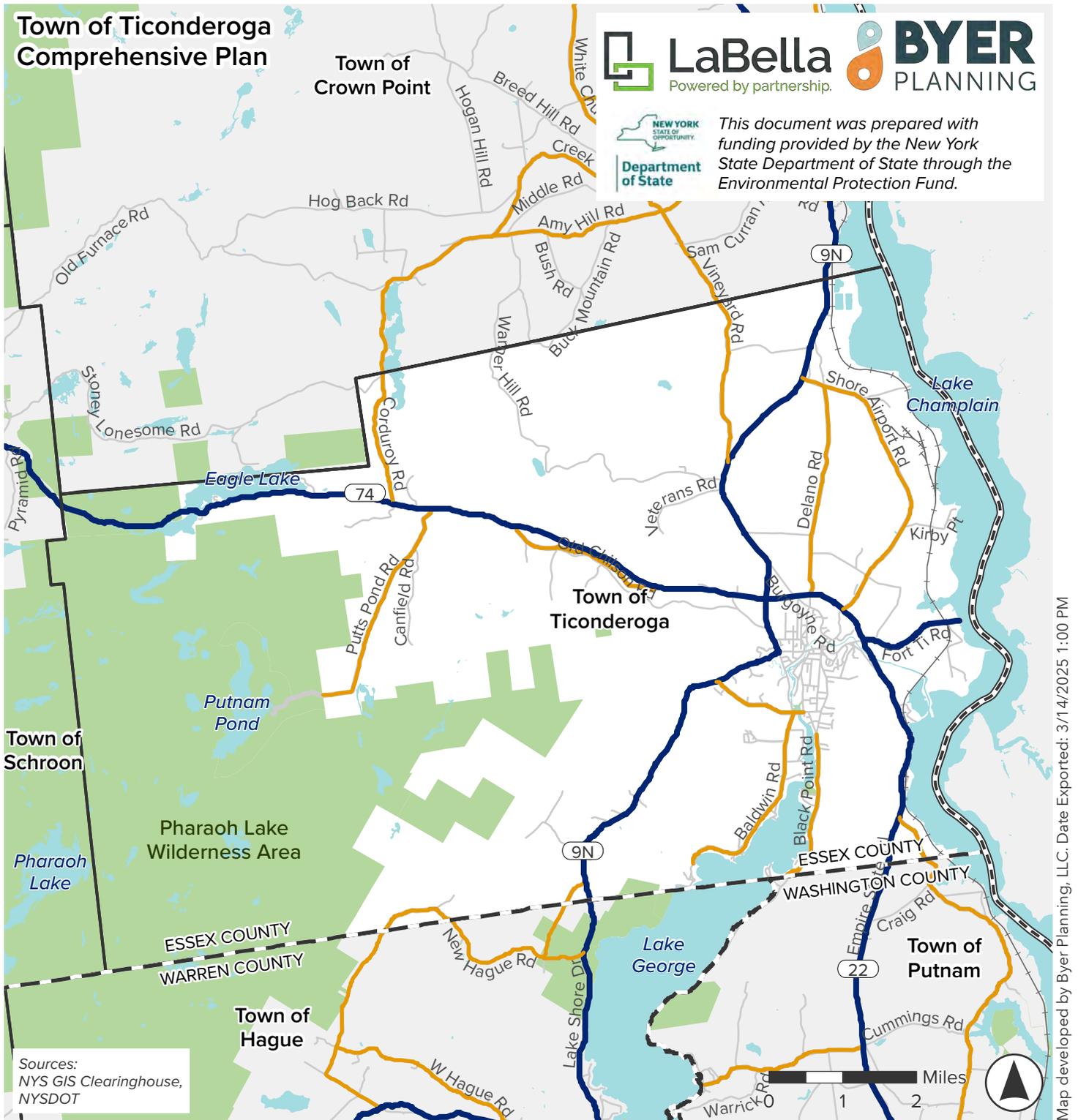
## APA Land Use

- |                     |                |                          |
|---------------------|----------------|--------------------------|
| Hamlet              | Primitive Area | Railroad                 |
| Moderate Intensity  | Wild Forest    | Water                    |
| Low Intensity       | Intensive Use  | Parks and Open Space     |
| Rural Use           | Water          | Town of Ticonderoga      |
| Resource Management |                | Other Municipal Boundary |
| Industrial Use      |                | County Boundary          |
| Wilderness          |                | State Boundary           |

# Town of Ticonderoga Comprehensive Plan



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Sources:  
NYS GIS Clearinghouse,  
NYSDOT

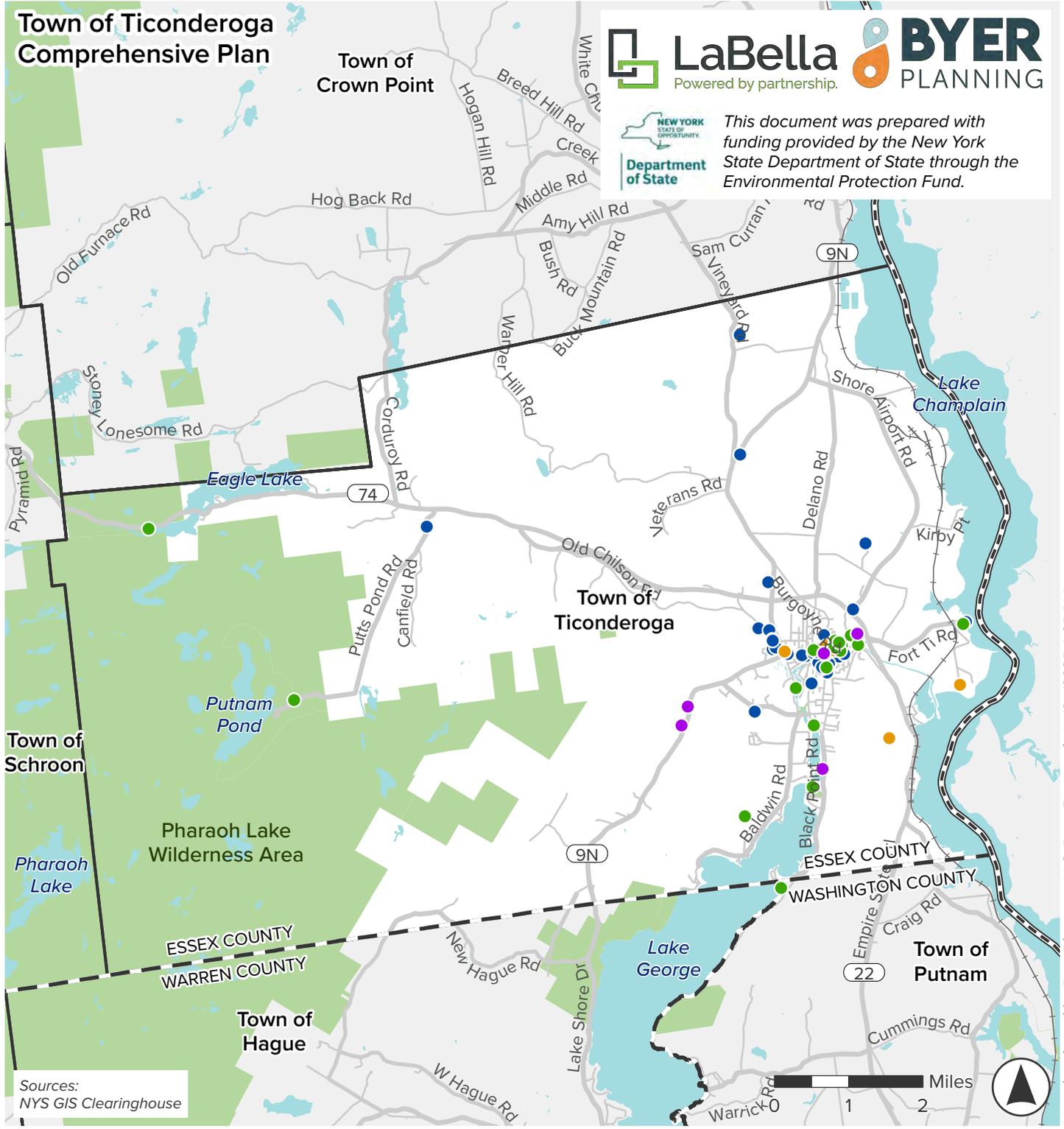
## Roadway Ownership

- NYSDOT-Owned
- County-Owned
- Railroad
- Water
- Parks and Open Space
- Town of Ticonderoga
- Other Municipal Boundary
- County Boundary
- State Boundary

# Town of Ticonderoga Comprehensive Plan



NEW YORK STATE OF OPPORTUNITY  
 Department of State  
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Sources:  
 NYS GIS Clearinghouse

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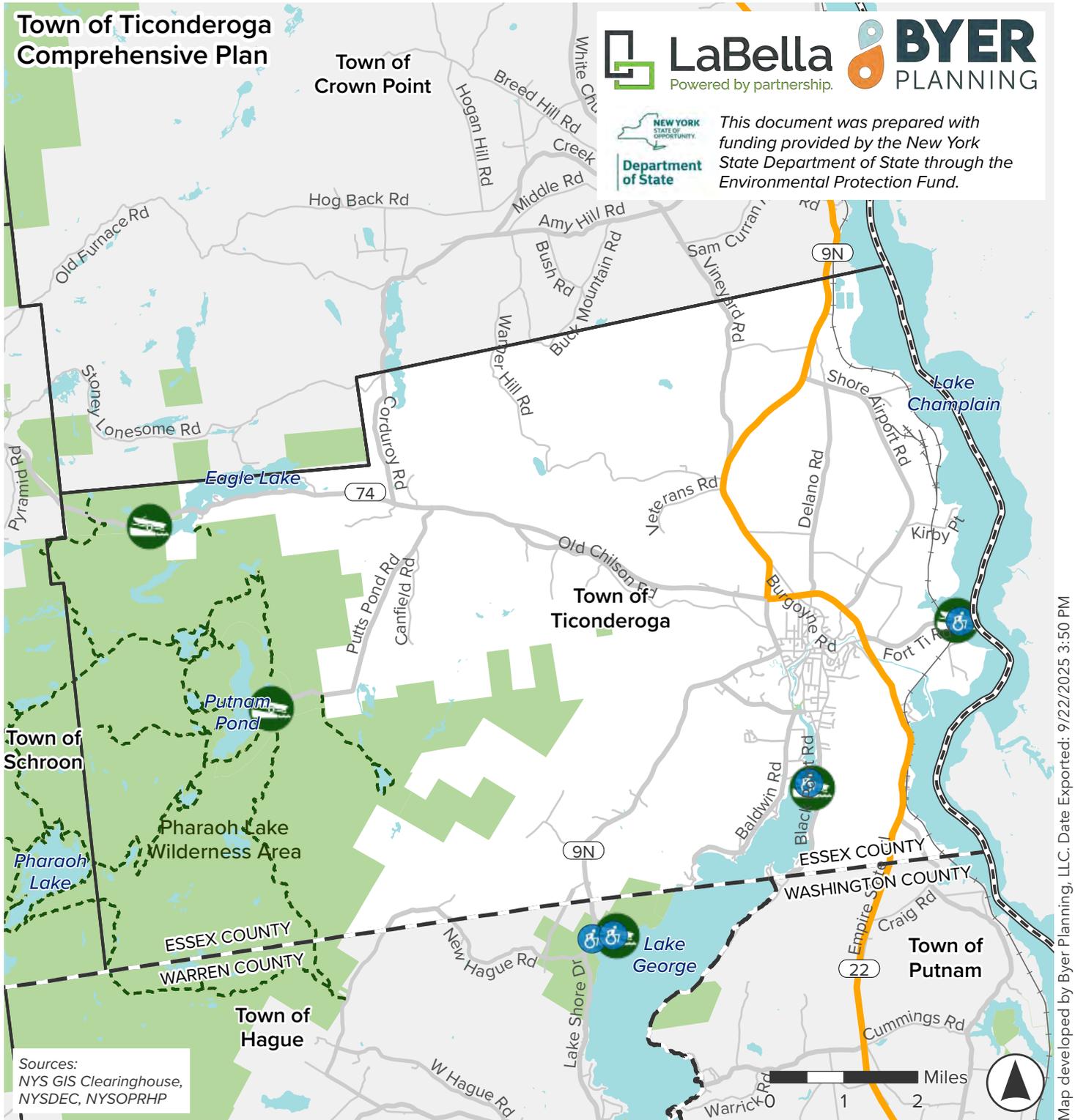
## Community Assets

- Community Services
- Cultural and Arts Assets
- Recreation Assets
- Private Recreation Access
- +— Railroad
- Water
- Parks and Open Space
- ▭ Town of Ticonderoga
- ▭ Other Municipal Boundary
- ▭ County Boundary
- ▭ State Boundary

# Town of Ticonderoga Comprehensive Plan



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Sources:  
NYS GIS Clearinghouse,  
NYSDEC, NYSOPRHP

## Recreational Resources

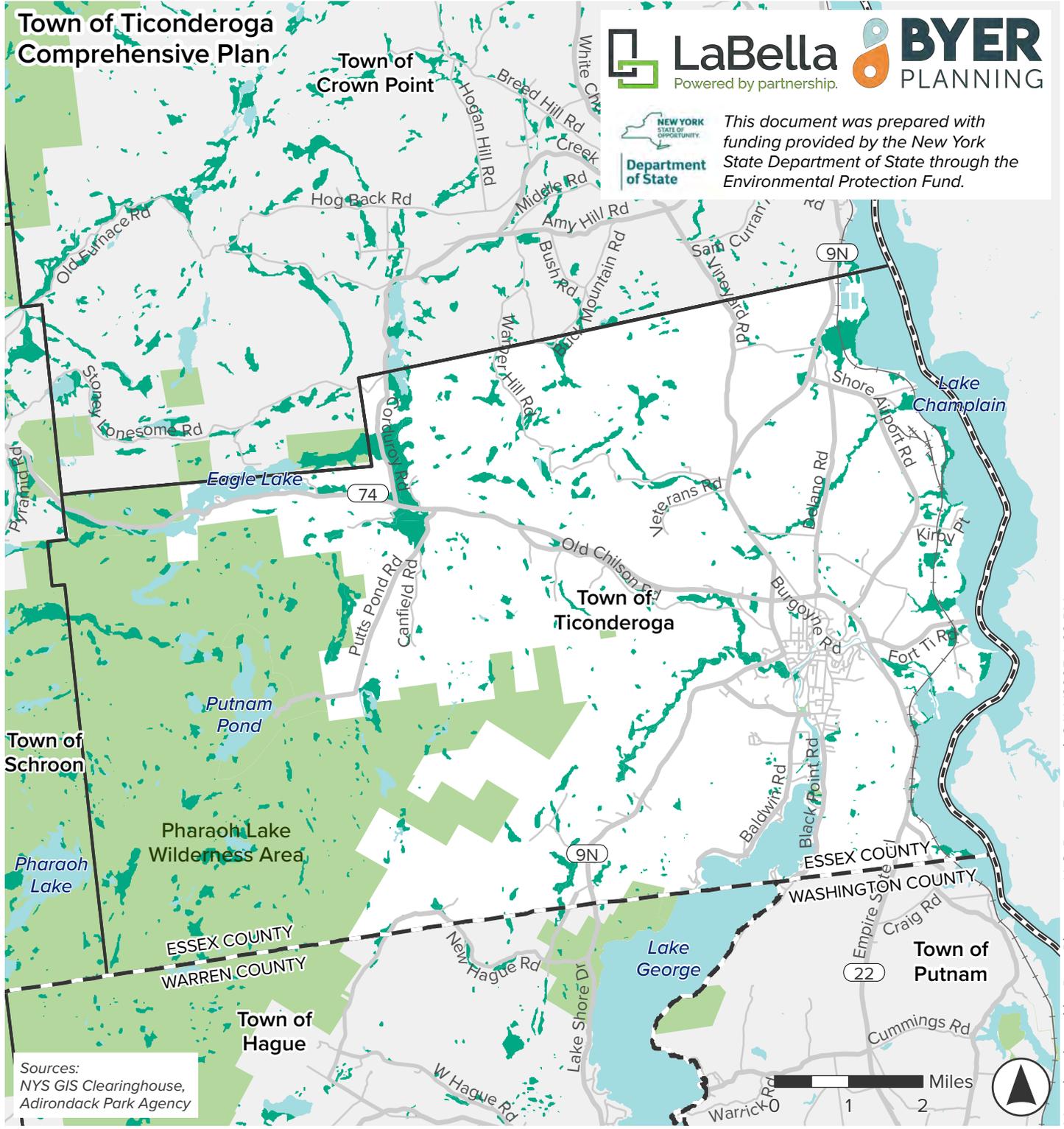
- DEC Accessible Recreation Destinations
- DEC Boat Launch
- DEC Trails
- Empire State Trail
- Railroad
- Water
- Parks and Open Space
- Town of Ticonderoga
- Other Municipal Boundary
- County Boundary
- State Boundary

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# Town of Ticonderoga Comprehensive Plan



NEW YORK STATE OF OPPORTUNITY  
 Department of State  
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Sources:  
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 Adirondack Park Agency

## APA Wetlands

- APA Regulatory Wetland Areas
- Water
- Parks and Open Space
- Town of Ticonderoga
- Other Municipal Boundary
- County Boundary
- State Boundary
- Railroad

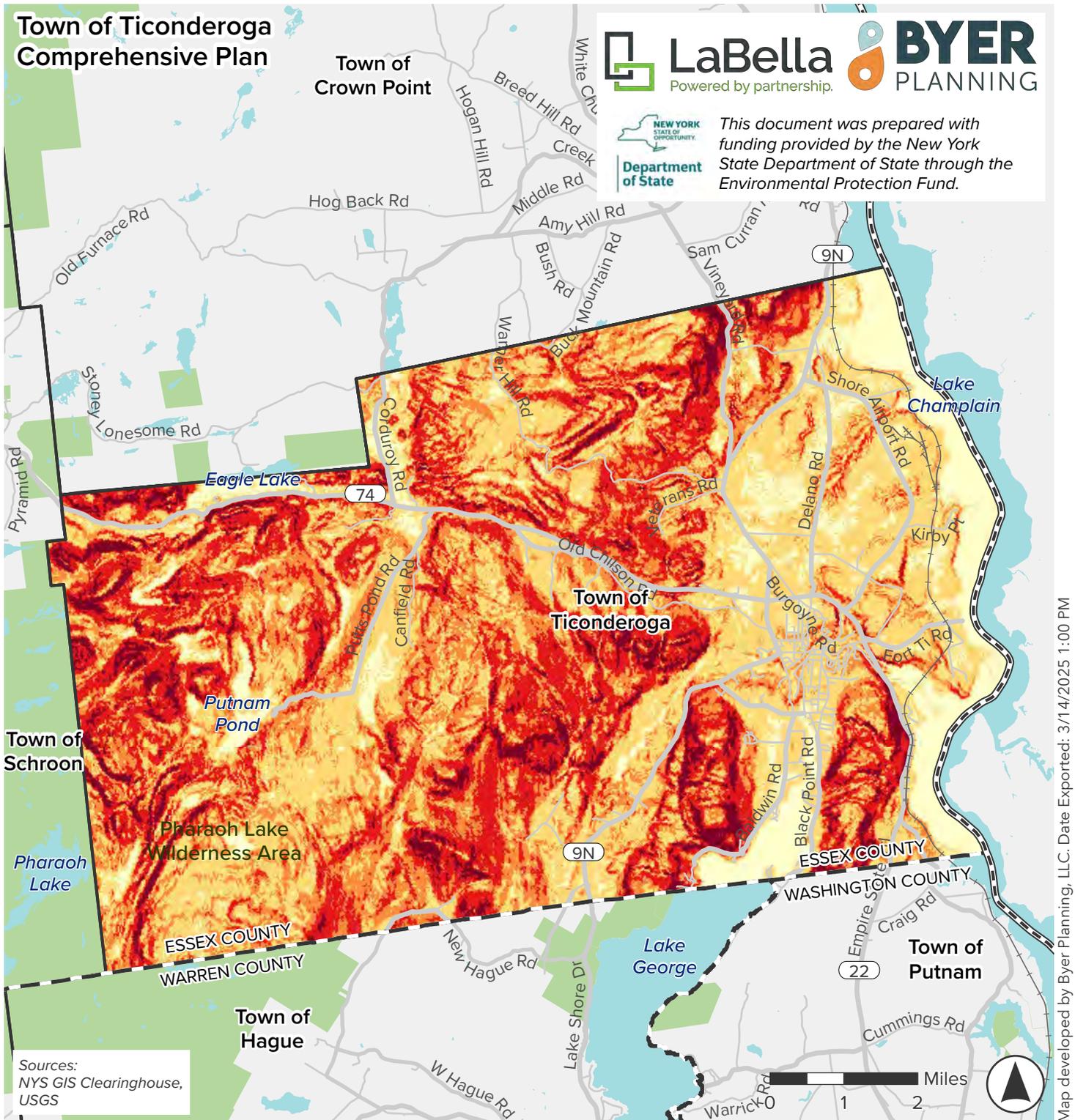


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# Town of Ticonderoga Comprehensive Plan

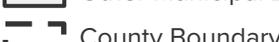


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Sources:  
NYS GIS Clearinghouse,  
USGS

## Step Slopes

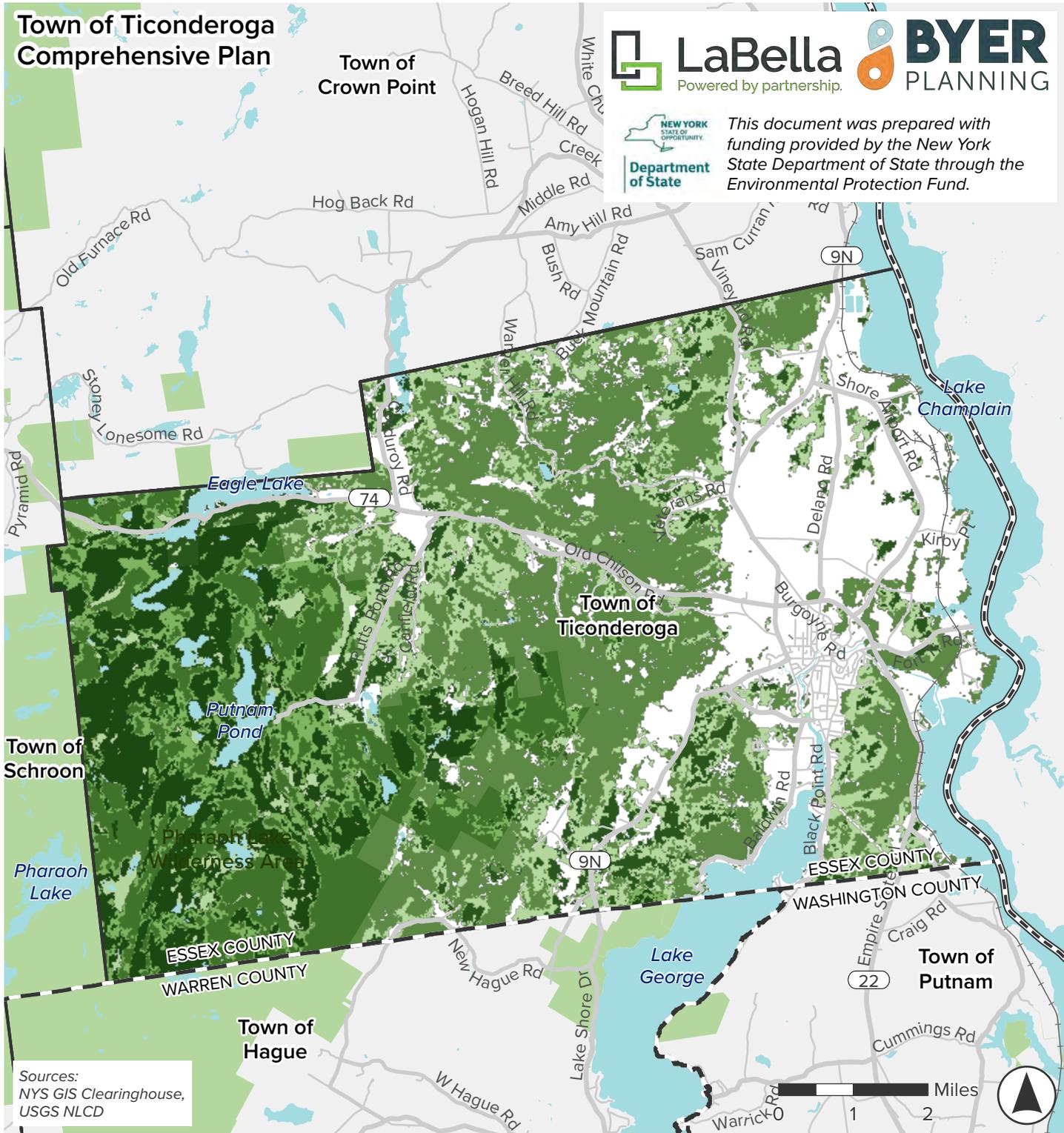
- |   |  |
|---|--|
|  <1%       |  Railroad                 |
|  1% - 5%   |  Water                    |
|  5% - 10%  |  Parks and Open Space     |
|  10% - 20% |  Town of Ticonderoga      |
|  20%+      |  Other Municipal Boundary |
|   |  County Boundary          |
|   |  State Boundary           |



# Town of Ticonderoga Comprehensive Plan



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Sources:  
NYS GIS Clearinghouse,  
USGS NLCD

## Forest / Tree Cover

- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Railroad
- Water
- Parks and Open Space
- Town of Ticonderoga
- Other Municipal Boundary
- County Boundary
- State Boundary

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