



TICONDEROGA DRI

06.29.2023 | LOCAL PLANNING COMMITTEE (LPC) #2 MEETING SUMMARY

In Attendance:

NYS	Ticonderoga LPC	Consultant Team
Kylie Peck, DOS	<i>Mark Wright, Co-Chair</i> <i>James McKenna, Co-Chair</i> Stuart Baker John Bartlett Carol Calabrese Matthew Courtright June Curtis Nicole Justice Green Beth Hill Jaimee Kuhl Robert Porter Megan Scuderi Donna Wotton	Arista Strungys, Camiros Chris Jennette, Camiros Bill James, Camiros Sierra Berquist, Camiros Catherine Timko, EConsult
		Support Staff

Meeting Summary:

Camiros opened the meeting and LPC Co-Chair, read the code of conduct. Co-Chair then handed the presentation over to Camiros to proceed with the meeting.

Arista introduced the agenda and objectives for the meeting:

1. Welcoming and Logistics
2. Code of Conduct
3. Discussion: Vision Refinement
4. Discussion: SWOT
5. Discussion: Draft Goals+ Strategies
6. Initial Market Observations
7. Overview of Open Call Project Stats
8. Next Steps
9. Public Comment

Next, Camiros proceeded with the presentation as follows:

Vision Refinement

Camiros reviewed the refined vision statement with redlined edits, and then went through the vision statement comments from the public workshop.

SWOT Analysis

The SWOT analysis was introduced (Strengths, Weaknesses, Opportunities, and Threats) and each element was discussed. The community’s comments on the SWOT collected during the public meeting were then reviewed.

LPC Member comments:

- The addition of the Empire trail should be added to opportunities.



Downtown Revitalization Initiative

- There is an opportunity to strengthen the connection between the Fort and Downtown.
- There is the challenge of the market. The current activity level for lodging will be challenging to determine, “a chicken and egg situation.”
- The area holds many strengths for recreation with two lakes and a river in such a small area.
- Market rate housing is a challenge and should be considered if the intent is to attract remote workers.

Draft Goals and Strategies

The draft Goals and Strategies were then presented, and each were reviewed.

The question of zoning came up, as to what will be allowed along downtown, and a discussion ensued regarding what the downtown currently allows. Current zoning only allows for commercial on the ground floor and residential above for a good portion of the downtown.

The comments on the Goals and Strategies from the public workshop were then presented with a brief discussion of each.

LPC Member Comments:

- While all the items are great, someone has to be willing and have the capacity to carry out the project.
- It is important to have a shared vision.

Cameros clarified that the idea is to build a slate of projects to catalyze projects beyond the DRI \$10 million.

A back-and-forth group discussion then ensued surrounding what the project sponsors have the capacity to do.

Market Observations

Econsult followed by presenting an initial analysis of the area’s market potential using a radius of 15, 30, and 45 minute drive times. Data was presented to better understand what kind of commercial/retail can be supported. Econsult noted that Ticonderoga’s consumer spending index benchmarks under national averages.

LPC Member Comments:

- I appreciate the data approach and feel that having a solid understanding of the data will be important for choosing projects.

Open Call for Projects

Cameros presented an overview of the project website visitor traffic status. No projects have been submitted as of 6/29, however there have been over 350 unique visits to the website with numerous clicks throughout, suggesting positive website traffic. Cameros reminded the audience of virtual office hours where residents can get facetime with consultants for technical questions. The DRI/NY State goals were reiterated and reviewed briefly as a reminder of what kind of projects should be viewed as eligible.

LPC Member Comments:

- I don’t like the term “tourist”; I prefer that we use the word “visitors.” LPC Member then proceeded to discuss the challenges of choosing public projects over private and how much money will be left for private projects may be miniscule.
- The timing challenges of the project feel pressing, and what is the consultant’s role in providing technical assistance to applicants.



Downtown Revitalization Initiative

- If an applicant does not get chosen due to incomplete application, the applicant has built the framework to apply for funding through other avenues.

NYS clarified that the consultant team level of technical assistance is in line with the scope of the work, but if individuals are needing specific clarification or assistance to bring it up at the “coffee and questions” meetings on Friday. NYS also mentioned the numerous organizations that can help with financial components of the project which will be added to the website. Finally, NYS reiterated that the project application does not have to be submitted with “cash in hand” and can be submitted with “contingent financing.”

Camiros finished the presentation with a review of the schedule and a brief reminder of where the project is in the timeline. Final comments were called for from the LPC. No comments were delivered.

Camiros asked for any final public comments.

A member of the public stood to comment pressing that there is a dire need to redirect traffic from the Fort through downtown, on the way to Mount Defiance specifically.

A discussion amongst LPC and public ensued surrounding the issue of traffic through downtown. All were in agreement of the necessity to create the connection from the Fort to Downtown.

Following time for public comment, the meeting was adjourned.