

Ticonderoga Sentinel

WEDNESDAY, MAY 17 1972

TICONDEROGA, NEW YORK 12883

PRICE:

Town zoning hearing adjourned until June 22

The Ticonderoga Town Board voted last week to postpone until June 22 action on a proposed zoning ordinance for the township so that the details of the ordinance could be sufficiently publicized.

The zoning ordinance would govern all of the township outside of the incorporated village. It was drafted by the Planning Commission with the help of the State Office of Planning Services. The Planning Commission had previously held two public hearings on the proposal, and the hearing of the Town Board was scheduled for last Thursday.

More than 60 residents present

protested that the details of the zoning ordinance had not been sufficiently publicized.

Town Clerk Alice Arthur said that she had been given only a few copies of the ordinance to distribute, and that she had had many requests for it which she had not been able to fill.

It was then suggested that the Board have more copies made and the hearing was adjourned until June 22 so that residents would have more time to study details of the proposal.

The more than 60 persons attending the hearing showed

their approval of this plan by raising their hands in a quick vote.

A suggestion that the entire zoning ordinance be published in the local papers in the form of a legal advertisement was rejected after Councilman Michael Conery, a newspaperman, calculated that the ad would cost over \$1,000.

Thomas Gibson, chairman of the Planning Commission, in answer to questions, said that it was not a rigid ordinance as zoning ordinances go today.

He said that it had been drafted to reflect the desires of the people and that it could be amended if certain sections proved undesirable.

In answer to a question by Joseph Stanley, Gibson said that the farmers had been protected by zoning in such areas as Delano Road and Street Road as rural residential rather than as agricultural. In this way, the owners can either continue to farm the land or can subdivide it and develop it within the guidelines of the ordinance, he said.

Mrs. Annabelle Hills asked what would happen to a resident who wanted to build a home and a small shop in one location. She said that her husband Jack Hills is a building contractor and that they were considering an enlarged garage area where cabinet and other work could be done.

Gibson replied that the only recourse for such a person would be to take the project to the Zoning Board of Appeals and ask for a variance. He said that the proposal would then be advertised, and if no neighbors objected, the appeal might be granted.

A letter from Alfred E. Runge, president of the Eagle Lake Property Owners Association, in which he protested one section of the ordinance was read.

Runge, who said he was speaking as an individual and not as a representative of the Association, said that the ordinance prohibited owners of non-conforming homes from rebuilding if their homes were more than 50 percent destroyed by a calamity such as fire.

Runge said that this was an undue hardship on Eagle Lake homeowners who were far from fire protection and likely to suffer a total loss in case of a blaze. Many lots in the Eagle Lake do not conform to the zoning requirement of approximately one-half acre for a home in moderate density areas and approximately one acre in rural areas. If owners could not rebuild on these small lots in case of fire he said, the lots would be worthless and the owners would lose everything.

Gibson replied that the ordinance was being amended to deal with the problem and that the property owners would be able to rebuild.

Gibson said that in general the low density provisions of the ordinance had been adopted both to protect the area from overdevelopment and to

for the township so that the details of the ordinance could be better publicized.

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* Gibson said that in general the low density provisions of the ordinance had been adopted both to protect the area from overcrowding and to avoid pollution which could be caused by the poor drainage afforded by the clay soil in the Ticonderoga area.



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