

158
9 Peachtree Lane
Roslyn, New York 11576
March 17, 1972

Town of Ticonderoga Planning Board
Ticonderoga,
New York 12883

Gentlemen:

I have read the proposed zoning ordinance for the Town of Ticonderoga dated September 1971. Your board is to be complimented for such a complete proposal.

With one exception my initial reaction is that the plan would be beneficial for the town.

I am a summer resident at Eagle Lake and I believe that Section 7.15 (Restoration) would work a severe hardship on the residents of Eagle Lake whose property does not conform to the ordinance.

The houses at Eagle Lake and in other remote sections of the Township are far from the fire department and many are unoccupied most of the year. In many cases ample water for fighting fire is not available especially when the lakes and brooks are frozen over. For these reasons they can be expected to be a total loss by fire.

Section 7.15 prevents the non-conforming owners - some permanent and some summer residents - from rebuilding when the damage is in excess of 50% of the building's assessed or depreciated value.

There is no assurance that the Zoning Board of Appeals or the Courts would grant relief from this section of the ordinance.

Therefore I respectfully request that this section be eliminated or modified for the benefit of those residences that are susceptible to total loss by fire.

I am writing as an individual. However I am president of the Eagle Lake Property Owners Association and I believe that when our members become acquainted with this provision many of them will agree with my thoughts.

If you have any comments relative to the above I shall be glad to hear from you.

Very truly yours,

Alfred E. Runge

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