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BREAKING

Ti grabs \$9.7M to build affordable housing complex

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MacKenzie Overlook, housing built by Regan Development Corporation in the Town of North Elba on land donated by the Lussi Family. The firm's Ticonderoga project is expected to use the same model.

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“Bright Sand is looking at coming to Ticonderoga. If they do, housing in the area will be an important aspect. They’d bring 200 new jobs.” James O’Bryan Ticonderoga Town Supervisor

TICONDEROGA — The old Firemen’s Field in Ticonderoga will see new life soon as a large, mixed-use apartment complex goes up there using state grant monies.

The project includes a three-story, 60-unit apartment building and a daycare center, to be funded from a \$9.7 million grant from the New York State Homes and Community Renewal.

Planning started in 2022, when then Town Supervisor Mark Wright contacted Regan Development Corporation, of Ardsley, to suggest applying for funds. Larry Regan’s firm has done other projects in Essex County.

North Country Development Coalition and the Essex County Land Bank are the nonprofit partners for the project.

Ticonderoga Town Supervisor James O'Bryan said the new one- and two-bedroom apartments will be chiefly workforce housing.

"Bright Sand is looking at coming to Ticonderoga," O'Bryan said. "If they do, housing in the area will be an important aspect. They'd bring 200 new jobs."

Sylvamo, which operates the former International Paper mill in Ticonderoga, is partnering with Bright Sand Industries of Detroit to develop an integrated sustainability hub, including a soil booster plant, vertical greenhouse, packaging facility, solar farm and research facility at the mill. Bright Sand creates systems that convert waste to products and energy, and would spend \$190 million to build the sustainability hub on about 50 acres of mill property leased from Sylvamo.

The Ticonderoga Firemen's Field, where barbecues and carnivals were once held, is located between the Walmart Super Center and Route 22 near an area known as Ticonderoga Bypass Corners.

Access permits from Route 22 have already been obtained from the State Department of Transportation, and Regan has agreed to pay for upgrades to water and sewer systems in that area, North Country Rural Development Coalition President and CEO Nicole Justice Green said.



"This housing is designed to serve 80% of the incomes of our local workforce, including teachers, service industry workers, town employees, mill workers and entry-level medical professionals," Green said by email. "This is not public HUD housing, nor is it Section 8 project-based housing, this is subsidized by a federal tax credit to a private developer, and it lowers the cost of the overall construction. In return, they have to keep the rents affordable for our area specifically."

The next step for the project is an environmental review of the site by state and federal agencies.

“I am incredibly excited to work with them (Regan),” Green said. “They have already done phenomenal work in the North Country at McKenzie’s Overlook in Lake Placid. Given my DRI (Downtown Revitalization Initiative) work in the Town of Ticonderoga and my land bank work here, I believe this project is much needed and will be profoundly transformative.”

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