

**Minutes for the Ticonderoga Planning Board Meeting held on July 2, 2015
commencing at 7:00 p.m. in the Community Building**

Present: Chairman Stu Baker, Mike Powers, Ben Leerkes, Scott Manning, Don Meserve, Bill Ball, Clerk Tonya M. Thompson

Others: Tony Defranco, Joe Vilardo, Kevin Lailer

Mr. Baker opened the meeting at 7:00 p.m. with the reciting of the Pledge of Allegiance.

Mr. Baker asked for any remaining minutes to be approved.

Mrs. Thompson explained that the April and December minutes from 2014 will not be able to be approved as they both would need Mr. Vilardo to be present and he has since resigned from the board.

Resolution #18-2015 brought by Mike Powers, seconded by Scott Manning to approve the June 4, 2015 meeting minutes. **4 - Ayes, 0 - Nays, 1 - Abstain. Carried.**

Marriott - 19 Steamboat Landing; Single Family Residence - (160.33-2-16)

(Continued from May's meeting - concern from the board was that it was non-conforming)

The building plans have now been re-designed to conform with the shoreline setbacks.

Mr. Defranco did explain that he has submitted this to the Lake George Park Commission and they require us to treat a certain percentage of area with infiltration and we will do that, we have added screening and buffering on the northern end of the property. We have also put the foundation drain in a little depression out on the lawn to outlet there.

Resolution #19-2015 brought by Mike Powers, seconded by Scott Manning to declare a complete application for Marriott - 19 Steamboat Landing; Single Family Residence - (160.33-2-16). **5 - Ayes, 0 - Nays. Carried.**

Resolution #20-2015 brought by Mike Powers, seconded by Scott Manning to approve the complete application for Marriott - 19 Steamboat Landing; Single Family Residence - (160.33-2-16). Type II Action, SEQR is not necessary. **5 - Ayes, 0 - Nays. Carried.**

Resolution #21-2015 brought by Mike Powers, seconded by Scott Manning to amend their Resolution #20-2015 to approve the complete application for Marriott - 19 Steamboat Landing; Single Family Residence - (160.33-2-16) and add the condition of receiving a Lake George Park Commission Storm Water Permit. **5 - Ayes, 0 - Nays. Carried.**

Lailer - 96 Outlet Drive; Single Family Residence (150.67-4-21.112)

- Purchased the lot on the very end of Outlet Drive (also can reach from Snapping Turtle Way)
- 0.8 acre lot - vacant, open meadow - pasture type
- 103 feet of shore frontage

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- come off from Outlet Drive with a gravel driveway
- 3 bedroom - 1 story house (wood framed) approximately 2,000 square feet
- two-car garage (may need to modify to accommodate the steps inside to the house)
- Deck off the front - south side covered front porch
- Drill well on south west corner of the property - 13 feet off the property line
- Mound septic system - 1,000 gallon septic tank to a 1,000 gallon pump station
- Depicted the 100% replacement area/configure the storm water to meet the requirements of the Park Commission with the 100 foot set back from driveways, 100 feet from shore line and rain garden to the south that captures the majority of the house roof
- Vegetated swale and a grass swale - a lot of runoff from the fields to the west - channel that through and under the driveway - day light it towards the lake; will configure the rain gardens and storm water to over flow into that channel as well
- Possibly come off the end of Outlet Drive now instead of the original plan of the side (Mr. Ball explained that the deed for this property does say it comes off from Snapping Turtle Way)

The board and public held lengthy discussions on possible wetlands and more specifically the driveway situation with this property. The Planning Board would like to have something in writing from the Highway Superintendent for the recommendation on where this driveway should be.

Mr. Baker explained that we cannot approve this application without the driveway and what it is going to affect. His suggestion is to table this application until we have documentation of the driveway location and approval of this by the Highway Superintendent, the water line depicted on the site plan, and Lake George Park Commission Storm Water Review.

Resolution #22-2015 brought by Mike Powers, seconded by Scott Manning to table the Lailer - 96 Outlet Drive; Single Family Residence (150.67-4-21.112) application until we have final determination by the Highway Superintendent of the driveway location, water line depicted on the Site Plan. **5 - Ayes, 0 - Nays. Carried.**

Mr. Powers would like it noted that this applicant has done his homework and the application is on the table and it is now being held up by someone changing their mind. It really should have been approved tonight. The proposal is better than coming directly off from Outlet.

Other Business - none at this time.

Resolution #23-2015 brought by Mike Powers, seconded by Don Meserve to adjourn at 7:55 p.m. **5 - Ayes, 0 - Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk