

**Minutes for the Ticonderoga Planning Board Meeting held on  
November 7, 2019 commencing at 7:00 p.m.**

**Present:** Chairman Doug McTyier, Mike Powers, Ben Leerkes, Walt Lender, Bill Ball, Tonya M. Thompson

**Others:** Mark Harrison, Nathan Belanger, Carol Altwerger, Lee & Lynda Catlin, Joe Vilardo and Tony Defranco

Altwerger - Addition (27 Mossy Point Road) - 150.83-1-17.000

Presented by Joe Vilardo and Tony Defranco

- Currently - Existing house, existing garage and existing deck that connects them
- Remove deck
- Over that footprint and a just a bit larger build a new entry area and master suite
- Push deck out in front of master and front portion of existing home
- Some renovations to existing home
- No full basement
- Replacing some of the pavement
- Meets all set backs
- Have received a N/J from APA
- Keeping the existing watershed
- Not much disturbance
- 630 Square feet of new impervious area
- Existing trench drain / connect birm to trap / sheet flow into lake
- No rain garden or shoreline buffer
- Need to treat 945 gallons/ roof leaders from gutters will be into stone trench to capture 3,600 gallons

**Resolution #15-2019** brought by Ben Leerkes, seconded by Walt Lender to declare a complete application for Altwerger - Addition (27 Mossy Point Road) - 150.83-1-17.000. **Ayes - 4, Nays - 0. Carried.**

**Resolution #16-2019** brought by Walt Lender, seconded by Ben Leerkes to approve the complete application for Altwerger - Addition (27 Mossy Point Road) - 150.83-1-17.000 there is no environmental impact but with the special condition of receiving the Lake George Park Commission permit. **Ayes - 4, Nays - 0. Carried.**

Struggle Brothers LLC - Enclosed Storage (1080 Wicker Street) 150.34-10-1.000

Mark Harrison

- Three (3) enclosed storage facility buildings
- On concrete pads
- Installed in three (3) phases - (one building at a time)
- Gravel drive
- Meets setbacks

Mr. McTyier asked since there is an increase in pervious surface - does the town have a percentage of cover?

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Mr. Ball stated that there is not a problem.

Mr. Powers had concern that that corner area is really wet and really soft.

Mr. Harrison stated that the plan is to bring fill in and tamp it down and then pouring the pad on top of it.

Mr. Lender asked if these units will be lit.

Mr. Harrison agreed that they will be lit, with motion lights and there will also be cameras.

Mr. Leerkes asked if there will be signage?

Mr. Harrison stated no, there is no need for signage as they are very visible and will explain themselves. He is already operating a car business there now, so he will be accessible for people to stop in and ask questions. He also noted that there is a definite need for storage around here, you can call like a thirty mile radius and they are all full.

Mr. Leerkes asked if he was doing outdoor storage also.

Mr. Harrison answered no. He has some of his own personal items stored there, but not public.

Mr. McTyier asked if a fence will be put in place.

Mr. Harrison answered no - you don't really see that anymore.

Lee Catlin asked what the set back will be on the North side of the property.

Mr. Lender stated that it looks to be 20 feet on the North and 65 feet on the road 27 to 17 on the back side.

Lynda Catlin noted that if it is 20 feet, which is the commercial standard, that is 20 feet from the building; but access to the unit - there has to be a driveway and the length of that driveway cannot be a tiny lane because moving trucks and trailers are pretty large - there won't be enough space. It would seem that there should be a larger set back otherwise the drive will be right on the property line. Is it 20 feet from the building or 20 feet from use of the commercial....

Mr. Lender noted that it is 20 feet from the building..

Mrs. Catlin asked if it was a gas station, could you put a pump right on the property line and have the gas station 20 feet away - Mr. Ball answered no -- Mrs. Catlin continued, well isn't this the same - you need a driveway to get into those units and that has to be a certain width. What is the width of this gravel driveway and will it be on the property

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line. How much space do you need to turn a pick-up truck when they are using these units....

Mr. Harrison stated that actually it is 25 feet off the building where the pins are actually set right now. It says 20 feet on the papers in front of you, but it is actually 25 feet. When you swing around the back you have almost 30 feet in that back corner and that is plenty of room and the exit area behind the second building - you need like 10 feet for a vehicle and he plans on doing snow blowing, he is not pushing snow around the buildings to keep it clean. He is flexible and wants to be a good neighbor, he has moved up here and has probably created 30 jobs up here, he has opened several businesses and he is flexible.

Mrs. Catlin just wants to make sure all the t's are crossed and we have dotted our i's. If it is 20 foot then it is 20 foot, if it is 25 feet then it should say 25. Her concern is, and she doesn't know - but if you are backing your pick-up truck in with a trailer - 20 feet is not enough to back your truck in....

Mr. Powers stated that 20 feet is big enough for a pick-up, backing up a trailer - maybe not.

Mrs. Catlin noted the other issue is security, the storage by the school is secured by a fence. Nothing has been proposed for any security or fencing or anything...

Mr. Lender answered that the units are secured themselves, and he has specified that there will be motion lights and cameras.

Mrs. Catlin then asked the board if they felt there would be no loitering there?

Mr. Harrison stated that they are up there in and out all of the time and have never seen any issues. It actually has been really nice.

Mrs. Catlin also brought up the issue of how wet it is back there.

Mr. Powers stated that this will cause no more issue than what is already there.

Mr. Catlin noted that the Wicker property is actually higher than his property. If it is higher than it is more water on us.

Mr. Powers again stated that it will not be worse than it is now.

Mr. Lender noted that if there is even a chance that storm water will flow off the property onto the neighbors property, he would like to see some sort of maybe a French drain to capture that.

Mr. Leerkes stated that it will flow that way now anyhow.

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Mr. Powers again stated that it will not be worse than it is now.

Mr. Harrison noted that it may be better since he is bringing in gravel.

Mr. Leerkes stated that it is still going to be wet, but not worse.

Mr. Powers asked if there will be a foundation put in.

Mr. Harrison stated that the first will be raised with some fill as it is pitched back so it has to come up a little.

Mr. Leerkes stated that we can specify - if it is 25 feet then we can say that.

Mr. Harrison agreed, that is good with him.

**Resolution #17-2019** brought by Ben Leerkes, seconded by Walt Lender to declare a complete application from Struggle Brothers LLC - Enclosed Storage (1080 Wicker Street) 150.34-10-1.000, Mark Harrison. **Ayes - 4, Nays - 0. Carried.**

**Resolution #18-2019** brought by Walt Lender, seconded by Ben Leerkes to approve the complete application from Struggle Brothers LLC - Enclosed Storage (1080 Wicker Street) 150.34-10-1.000, Mark Harrison, with the condition to increase the set back on the North boundary to 25 feet. **Ayes - 4, Nays - 0. Carried.**

**Resolution #19-2019** brought by Mike Powers, seconded by Walt Lender to adjourn at 7:32 p.m.

Respectfully submitted, Tonya M. Thompson, Town Clerk