

**Minutes for a Ticonderoga Planning Board Meeting held on August 6, 2020  
commencing at 7:00 p.m.**

**Present:** Doug McTyier (Chairman), Don Meserve, Mike Powers, Ben Leerkes, Jay Merten, Tonya M. Thompson (Clerk)

**Absent:** Stephanie Mitchell, Walt Lender

**Others:** Joe Vilardo (Albert Application), Dave Woods, Chuck Wright (Tran Application), and Paul Voltz

Mr. McTyier opened the meeting with the Reciting of the Pledge of Allegiance.

**Resolution #13-2020** brought by Ben Leerkes, seconded by Don Meserve to approve the minutes from July 2, 2020. **5 - Ayes, 0 - Nays. Carried.**

Albert - 160.2-1-3.100 (addition, alterations, new garage) 397 Baldwin Road  
(Presented by Joe Vilardo)

- Upgrades to current structure
- Small increase to the footprint
- Addition of a second floor
- One and a half story garage (primarily for boat storage)
- Adding about 340 new impervious surface, 9400 square feet of disturbance
- Jarrett Engineering is dealing with the application to the LGPC
- APA - non-jurisdictional letter received

Mr. McTyier noted that the APA letter has a tax map number that does not agree with the number on the actual application. He requests that this be corrected.

Mr. Vilardo explained that there were three deeds and that may be why the map number is different. They may have taken that from one of the three deeds that had been combined for one lot.

Mr. Merten asked about the price tag.

Mr. Vilardo explained that there will be a lot of work performed inside and this is a very unique structure. It is vertical plan construction and will require a lot of labor to do the new work which will tie into the log section of the existing structure. He doesn't see an issue with the LGPC as there is a pretty extensive storm water management plan in place.

**Resolution #14-2020** brought by Ben Leerkes, seconded by Mike Powers to declare a complete application for Albert - 160.2-1-3.100 (addition, alterations, new garage) 397 Baldwin Road. **5 - Ayes, 0 - Nays. Carried.**

**Resolution #15-2020** brought by Ben Leerkes, seconded by Jay Merten to approve the complete application for Albert - 160.2-1-3.100 (addition, alterations, new garage) 397 Baldwin Road, noting no Environmental Impact with the conditions of receipt of an approved Lake George Park Commission Storm Water Management Plan and also the

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correction of tax map numbers to coincide with each other on the application and the APA Non-Jurisdictional Letter. **5 - Ayes, 0 - Nays. Carried.**

Tran - 150.83-1-16.000 (New Construction) 21 Mossy Point Road

(Presented by Chuck Wright)

- Existing structure has been demolished
- Ranch Style year round home on existing footprint
- Smaller Structure proposed
- Deck will be smaller
- Set back is 11' on the side
- Environmental holding Tanks for run-off, seeps slowly and cropping for overflow
- Set back from lake is over 50'
- Trees will remain between road and structure
- Will be a basement walk-out

Mr. Wright explained this will set up will allow better views of the lake and make the home even with the neighbors deck.

Mr. Merten questioned a red line mark on the plans.

Mr. Wright noted that at first they were proposing a sidewalk, but that will now be left as grass.

Mr. Merten asked if the driveway will be left the same.

The answer was yes. Discussion was held on paving the driveway. The application says it will be gravel.

Mr. Paul Voltz (neighbor) had only one concern and that was that the structure was going to be closer to the lake, but he realizes it is still over the 50' requirement.

**Resolution #16-2020** brought by Ben Leerkes, seconded by Don Meserve to declare a complete application for Tran - 150.83-1-16.000 (New Construction) 21 Mossy Point Road. **5 - Ayes, 0 - Nays. Carried.**

**Resolution #17-2020** brought by Ben Leerkes, seconded by Don Meserve to approve the complete application for Tran - 150.83-1-16.000 (New Construction) 21 Mossy Point Road, with no environmental impact and with the conditions of receipt of the approved Lake George Park Commission Storm Water Management Plan. **5 - Ayes, 0 - Nays. Carried.**

Mr. Leerkes asked the board members if they had read the new zoning law he cannot see that there are any regulations on signage. Discussion was held.

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**Resolution #18-2020** brought by Ben Leerkes, seconded by Jay Merten to adjourn at 7:39 p.m. **5 - Ayes, 0 - Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk