

Minutes for a Ticonderoga Planning and Zoning Meeting held on July 6, 2024, commencing at 6:00 p.m. with a Public Hearing regarding property owned by Sarah Barnes Trust

Present: Chairman Dr. W.D. McTyier, Mike Powers, Ben Leerkes, Tonya M. Thompson, Clerk

Absent: Don Meserve, Walt Lender

Others: Dan Barnes

Chairman McTyier opened the meeting with the Pledge of Allegiance.

Public Hearing

Sarah Barnes, Trust 138.13-4-4.100 (1984 NYS Route 74) Demo & New Build

Mr. Barnes explained that there is currently a dilapidated, 100 year old home on the property that has foundation issues, rot along the chimney and it is just not the cottage that they would like. They would like to demolish the exiting structure and rebuild on a nicer, level spot several feet behind the structure, that will also make it more conforming to the set backs.

Mr. Leerkes agreed that there is quite a bit of property in front of the proposed site.

Chairman McTyier agreed it would make it a better situation than it is now.

Mr. Barnes reiterated, yes, it will be a smaller house, set farther back on the lot.

Mr. Powers noted that it is taking a situation of non-conforming and making it conform.

Public Hearing was closed at 6:06 p.m.

Area Variance

Sarah Barnes, Trust 138.13-4-4.100 (1984 NYS Route 74) Demo & New Build

Resolution #37-2023PZB brought by Ben Leerkes, seconded by Mike Powers to approve the Area Variance for Sarah Barnes, Trust 138.13-4-4.100 (1984 NYS Route 74) Demo & New Build. **3 – Ayes, 0 – Nays. Carried.**

Site Plan Review

Sarah Barnes, Trust 138.13-4-4.100 (1984 NYS Route 74) Demo & New Build

Resolution #38-2023PZB brought by Ben Leerkes, seconded by Doug McTyier to declare the application complete for Sarah Barnes, Trust 138.13-4-4.100 (1984 NYS Route 74) Demo & New Build. **3 – Ayes, 0 – Nays. Carried.**

The board went over the Environmental Assessment form.

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Resolution #39-2023PZB brought by Mike Powers, seconded by Ben Leerkes declaring that there is no significant environmental impact for the project of Sarah Barnes, Trust 138.13-4-4.100 (1984 NYS Route 74) Demo & New Build. **3 – Ayes, 0 – Nays. Carried.**

Resolution #40-2023PZB brought by Ben Leerkes, seconded by Doug McTier, to approve the complete application for Sarah Barnes, Trust 138.13-4-4.100 (1984 NYS Route 74) Demo & New Build. **3 – Ayes, 0 – Nays. Carried.**

Other Business

Resolution #41-2023 brought by Doug McTier, seconded by Ben Leerkes to approve the minutes for the June 1, 2023, meeting. **3 – Ayes, 0 – Nays. Carried.**

Brief discussion was held on a check list for applications to be heard by the Planning and Zoning Board.

APPLICATION CHECK LIST

- _____ **Copy of Deed**
- _____ **Boundary Survey or Tax Map**
- _____ **Agricultural Data Statement (as applicable)**
- _____ **Authorization of Agent (as applicable)**
- _____ **Site Plan (include as much detail as possible and all existing or proposed conditions on the property must be shown) Must be detailed in accordance with Site Plan Review Local Law of the Town of Ticonderoga.**
- _____ **Floor plans and elevations of existing or proposed buildings (as applicable)**
- _____ **EAF (NYSDEC Environmental Assessment Form, Short or Long Form, as applicable)**
- _____ **Information related to the relief requested, as applicable; site layout and dimensions, parking, site access, vehicular maneuvering, traffic, landscaping, screening or buffers, fencing, water, sewer, utilities, cultural resources, endangered species or habitat, wetlands, flood plains, emergency services, fire safety, loading/unloading zones, alternatives, and etc**
- _____ **Lake George Stormwater Permit/Letter – (as applicable)**
- _____ **County Referral – Decision (as applicable)**
- _____ **Letter of Determination (triggers the appeal process for Zoning)**
- _____ **NYS DOT Decision (as applicable)**

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Payments (Check ALL that apply/collected) ___ **SPR** ___ **SU** ___ **AV** ___ **UV**

THE FOLLOWING ARE REQUIRED (which includes all of the above that is applicable):

_____ **ONE (1) ORIGINAL SIGNED SET OF APPLICATION MATERIALS AND SUPPORTING DOCUMENTATION.**

_____ **SEVEN (7) COPIES OF THE APPLICATION MATERIALS AND ALL SUPPORTING DOCUMENTATION.**

_____ **ONE (1) ELECTRONIC COPY VIA PDF EITHER ON A FLASH DRIVE OR EMAILED TO buildinginspector@townofticonderoga.org IF YOU CANNOT SUBMIT ELECTRONICALLY CONTACT THE CODE ENFORCEMENT OFFICE BEFORE SUBMITTING YOUR APPLICATION.**

(See Back for further instructions)

NOTE THAT ALL MAPS AND DRAWINGS MAY BE SUBMITTED ON 11X17 PAPER PROVIDED THAT ONE FULL SIZE SET OF PLANS IS SUBMITTED WITH THE ORIGINAL SET.

ALL APPLICATION MATERIALS ARE DUE NO LATER THAN TWELVE (12:00) NOON ON THE FIRST BUSINESS DAY OF THE MONTH PRIOR TO THE MEETING, I.E., APPLICATION MATERIALS FOR A DECEMBER MEETING ARE DUE NO LATER THAN THE FIRST BUSINESS DAY OF NOVEMBER, ETC.

IF YOUR APPLICATION IS TABLED FOR ANY REASON, PLEASE NOTE THAT ALL MATERIALS REQUESTED MUST BE SUBMITTED BY THE 15TH OF THE MONTH AT TWELVE NOON. IF THE 15TH FALLS ON A SATURDAY OR SUNDAY, THE DEADLINE IS THE NEXT FOLLOWING BUSINESS DAY AT TWELVE NOON.

Meeting adjourned at 6:15 p.m.

Respectfully submitted, Tonya M. Thompson, Town Clerk