

**Minutes for the Ticonderoga Planning and Zoning Board
Held on November 2, 2023, commencing at 6:00 p.m.**

Present: Chairman Dr. W.D. McTyier, Walt Lender, Mike Powers, Ben Leerkes, Don Meserve (arrived just a bit late), Tonya M. Thompson, Town Clerk

Others: Supervisor Wright, Code Enforcement Dave Burrows, Joe & Alicia Vilardo, Ellen Affel, Joan Flagg Chace, Paul Chace, John Affel, Mary Jo Boyd, Reed Boyd, Mary Jo Reale, Michael Turner, Peter & Lynn Reale, Sarah Pound, and Gage Mosier

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

Vilardo Inc. 170 Lord Howe Street (150.42-3-40.000) new 8 Unit Motel Building

Chairman McTyier would ask that the board consider this application first and then move onto the rest of the board's agenda as the board received a written request from the Vilardo's asking for this application to be tabled at this time.

Mike Powers excused himself from participating in this application.

To the Town of Ticonderoga Planning and Zoning Board,
We are writing this letter to inform you that we petitioned the Ticonderoga Town Board at the October board meeting to consider a revision of our current zoning boundary issue. The board agreed to resolve this issue but informed us it will probably take a few months. So, we are asking if you would consider tabling the Circle Court site plan review until the zoning has been changed. We did not want to officially withdraw our application from the November 2nd meeting, due to the time sensitive nature of the DRI grant process. Thank you for your time and consideration. It is greatly appreciated.

Sincerely,
Joe & Alicia Vilardo
Circle Court Motel

Resolution #48-2023 brought by Ben Leerkes, seconded by Walt Lender to table the application for Vilardo Inc. 170 Lord Howe Street (150.42-3-40.000) new 8 Unit Motel Building until the December 7, 2023, meeting. **3 – Ayes. 0 – Nays. Carried.**

Flaggs Camps LLC 507 Baldwin Road (160.33-1-3.000) Demo & Rebuild New Camp

Mary Jo Boyd explained that the existing camp is in very poor shape and after consulting with a contractor and engineer it was decided to demo the existing camp that was built in 1910 (there were actually 2) and move it back away from the shoreline to current standards and regulations. They have already upgraded the septic and have submitted a storm water plan approved by the Lake George Park Commission. The footprint will not be much bigger than the original and there will be a second floor.

Resolution #49-2023 brought by Mike Powers seconded by Ben Leerkes declaring that no Public Hearing was necessary for the application submitted by Flaggs Camps LLC 507 Baldwin Road (160.33-1-3.000) Demo & Rebuild New Camp. **5 – Ayes. 0 – Nays. Carried.**

Resolution #50-2023 brought by Walt Lender, seconded by Mike Powers to announce a negative declaration finding no significant environmental impact for the application submitted by Flaggs Camps LLC 507 Baldwin Road (160.33-1-3.000) Demo & Rebuild New Camp. **5 – Ayes. 0 – Nays. Carried.**

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Resolution #51-2023 brought by Ben Leerkes, seconded by Mike Powers to declare a complete application for Flaggs Camps LLC 507 Baldwin Road (160.33-1-3.000) Demo & Rebuild New Camp. **5 – Ayes. 0 – Nays. Carried.**

Resolution #52-2023 brought by Mike Powers, seconded by Walt Lender to approve the application submitted by Flaggs Camps LLC 507 Baldwin Road (160.33-1-3.000) Demo & Rebuild New Camp. **5 – Ayes. 0 – Nays. Carried.**

Reale - Subdivision of Land (160.35-1-23.110) 1.08 acre lot for house; .92 acre lot for cottage

Ms. Reale explained that she currently resides in Burlington but she has purchased the family property from the Estate. The site had already been subdivided before but she is asking to place this property into a 1.08 acre lot where the main house will be constructed and a .92 acre lot where there will be a small seasonal cottage.

Mr. Burrows explained that the Town's zoning requires just under a half an acre to be a buildable lot in this area and this was in front of the board because the property had already been subdivided before and doing so again needed PZB review.

Resolution #53-2023 brought by Mike Powers, seconded by Doug McTyier to declare that no public hearing was necessary for the application submitted by Reale - Subdivision of Land (160.35-1-23.110) 1.08 acre lot for house; .92 acre lot for cottage. **5 – Ayes. 0 – Nays. Carried.**

Resolution #54-2023 brought by Ben Leerkes, seconded by Walt Lender to declare a complete application for Reale - Subdivision of Land (160.35-1-23.110) 1.08 acre lot for house; .92 acre lot for cottage. **5 – Ayes. 0 – Nays. Carried.**

Resolution #55-2023 brought by Mike Powers, seconded by Ben Leerkes to announce a negative declaration finding no significant environmental impact for Reale - Subdivision of Land (160.35-1-23.110) 1.08 acre lot for house; .92 acre lot for cottage. **5 – Ayes. 0 – Nays. Carried.**

Resolution #56-2023 brought by Ben Leerkes, seconded by Doug McTyier approving the complete application for Reale - Subdivision of Land (160.35-1-23.110) 1.08 acre lot for house; .92 acre lot for cottage. **5 – Ayes. 0 – Nays. Carried.**

Other Business

Resolution #57-2023 brought by Ben Leerkes, seconded by Doug McTyier to accept the October 5, 2023, minutes. **5 – Ayes. 0 – Nays. Carried.**

Mrs. Thompson explained to the Planning and Zoning Board that the Town Board was approached by residents requesting that they review the zoning boundaries for the Commercial District. There was much discussion on how the boundaries were laid out and why properties would have been literally split in half with some being in the commercial zone and others being in the residential zone. The board asks that the PZB review this and come up with a recommendation of what or if they felt something should be done more appropriate with the lots and the zoning boundaries.

Supervisor Wright brought down large maps for the board to review and discuss changes if they deem them necessary.

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The board reviewed maps of the existing boundaries and held discussion on a recommendation to the Town Board.

Resolution #58-2023 brought by Walt Lender, seconded by Don Meserve to recommend to the Town Board that the boundary lines of the commercial district be relocated to the most southernly boundary of those properties that should be involved in the commercial district. Tax map #'s will follow this resolution.

5 – Ayes. 0 – Nays. Carried.

Property Name	Tax ID.#	Address
Circle Court Motel	150.42-3-2.000	6 Montcalm Street
Circle Court Motel	150.42-3-40.000	170 Lord Howe Street
Masonic Temple	150.42-3-3.000	10 Montcalm Street
Hot Biscuit	150.42-3-4.000	14 Montcalm Street
Montcalm Liquor	150.42-3-5.000	16 Montcalm Street
NC Home Services	150.42-3-6.000	18 Montcalm Street
Verizon	150.42-3-6.000	20 Montcalm Street
Latchstring Motel	150.42-3-7.000	20 Montcalm Street
Stewart's Shops	150.42-3-8.000	26 Montcalm Street
Marinelli's Meats	150.43-5-1.200	24 Wayne Avenue
Ticonderoga Fire House	150.43-5-5.002	60 Montcalm Street
Mobil Station	150-43-5-6.000	66 Montcalm Street
Agway	150.43-7-2.000	74 Montcalm Street
RB Motors	150.43-7-3.004	66 Schuyler Street
Riverside Salon	150.43-7-1.000	76 Montcalm Street
La Chute Plaza	150.43-8-1.000	84 Montcalm Street
Pad Factory Apartments	150.43-8-2.000	171 Lake George Avenue
Meraki/JP Waste	150.43-9-25.000	174 Lake George Avenue
Wilcox & Regan	150.43-9-4.000	11 Algonkin Street
Star Trek Original Series Set Tour	150.43-9-18.000	112 Montcalm Street
Agency Insurance Brokers	150.43-9-17.000	165 Champlain Avenue
United States Post Office	150.43-9-16.000	169 Champlain Avenue

**Minutes for the Ticonderoga Planning and Zoning Board commencing at
6:00 p.m. at the Community Building Conference Room**

Meeting adjourned at 6:35 p.m.

Respectfully submitted, Tonya M. Thompson, Town Clerk