

**Minutes for a Ticonderoga Planning and Zoning Board meeting held
December 7, 2023, commencing at 6:00 p.m.**

Present: Chairman Dr. W.D. McTyier, Walt Lender, Mike Powers and Alternate Erik Leerkes, Tonya M. Thompson, Clerk

Absent: Don Meserve, Ben Leerkes

Others: Alicia & Joe Vilardo, Harper Callahan (others were present, but left before the meeting started)

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

Mike Powers excused himself from the first application.

Vilardo – 170 Lord Howe Street (150.42-3-40.000) New 8 Unit Motel Building

The Planning and Zoning Board realizes that the Town Board has an open public hearing to review certain boundary lines in the commercial district. They hope to be deciding on this proposed Local Law at their meeting next week.

Mr. & Mrs. Vilardo have asked for another postponement in light of this situation.

Resolution #59-2023 brought by Walt Lender, seconded by Erik Leerkes to table the Vilardo – 170 Lord Howe Street (150.42-3-40.000) New 8 Unit Motel Building application until January 4, 2024, at 6:00 p.m. **3 – Ayes, 0 – Nays. Carried.**

Mike Powers re-entered the meeting.

Bondesen III – 48 Black Point Road (150.67-5-10.000) – 24’x24’ addition to Garage

It was discovered that there were items missing from this application. Those items are being put together to submit to the board. The board agrees to postpone this application until the January meeting.

Resolution #60-2023 brought by Walt Lender, seconded by Doug McTyier to table the Bondesen III – 48 Black Point Road (150.67-5-10.000) – 24’x24’ addition to Garage application until January 4, 2024, at 6:00 p.m. **4 – Aye, 0 – Nays. Carried.**

Harper Callahan is a neighbor of this property and was instructed by the Code Enforcement Officer Dave Burrows to come to this meeting to ask his questions. He was told by Mr. Burrows that there is a three foot offset for accessory structures from the boundary line. He plans to build a garage himself at some point; this garage is proposed for this three foot offset and his will be also, so it will be a total of six feet between the buildings. He wanted to know if the three feet is off the roof or the foundation. There is one corner right now of his existing garage that is only two feet off the property lines, judging the direction of his build it looks like the new addition will clear that three foot offset. He is in support of this project for his neighbor, but wants to be sure when it is time for him to build that he will be able to under those same conditions.

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The board felt this is a Code Enforcement question, not the Planning and Zoning Board.

O'Hara Estate – 216 Putts Pond Road (38.4-1-58.100) Zoning Interpretation Appeal

A letter was received from Rick White, representing the O'Hara Estate. Chairman McTyier read the letter.

Dave Burrows,

Please delay the zoning meeting scheduled for 12-7 to the January meeting. With the holidays and vacations, we have not had enough time to obtain counsel and prepare for the meeting.

Best Regards,
Rick White

The board agreed to honor this request.

Resolution #61-2023 brought by Walt Lender, seconded by Mike Powers to table the O'Hara Estate – 216 Putts Pond Road (38.4-1-58.100) Zoning Interpretation Appeal application until January 4, 2024, at 6:00 p.m. **4 – Aye, 0 – Nays. Carried.**

Other Business

Resolution #62-2023 brought by Walt Lender, seconded by Doug McTyier to accept the November 2, 2023, PZB minutes. **4 – Aye, 0 – Nays. Carried.**

Resolution #63-2023 brought by Walt Lender, seconded by Mike Powers to recommend Dr. W.D. McTyier as Planning and Zoning Board Chairman to the Town Board for the year of 2024 and thanked him. **4 – Aye, 0 – Nays. Carried.**

Meeting adjourned at 6:12 p.m.

Respectfully submitted, Tonya M. Thompson, Town Clerk