

**Minutes for the Ticonderoga Planning and Zoning Board Meeting held on
February 5, 2026, commencing at 6:00 p.m. with a
Public Hearing regarding 103 Montcalm Street (NRDC-KofC)**

Present: Chairman Dr. W.D. McTyier, Mike Powers, Tom Jebb, and Tonya M. Thompson,
Town Clerk

Absent: Walt Lender and Ben Leerkes

Others: Chelsea Bush and Peter Veale from Beardsley Architects & Engineers, Scott &
Karen Manning, Tim Fialo, Caron & Tom Disbrow along with Steve Sr. & Steve Jr. Patnode and
Nikki teRiele

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

Public Hearing – Area Variance

NRDC – 103 Montcalm Street – (#150.43-4-11.000 & 150.43-4-6.028)

Proposed to be the Adirondack Performance Arts Center

- 1st floor will remain the same for use by the Knights of Columbus
- Renovate existing 3 story building
- 700 Square Foot Addition on North elevation for a stair tower & elevator for ADA ingress/egress as well as walk-in cooler & mechanical rooms
- Combined fire protection & domestic water services, utility upgrades
- ADA parking & pedestrian access
- Relocate BBQ pits
- 2nd floor will have one residential unit for artists and additional business occupancy/recording studio/yoga/dance/office space
- 3rd floor is performance/concert area with a crowd capacity of 400 but 240 seats
- Current parking lining of the lot
- Larger functions will primarily be in the evening and on the weekends, but there may be times during the day or week
- Knights of Columbus has a 101 year lease on the property, not the building.
- Pavillon will be decreased in size by just a little to accept the new stairway and elevator tower

Inadequate parking is the trigger for the Area Variance. The board acknowledges that this is a problem for all of the downtown area and they had just dealt with this at a previous meeting.

No public wanted to speak.

Resolution #01-2026PZB brought by Mike Powers, Tom Jebb to close the Public Hearing at 6:05 p.m. **3 – Aye, 0 – Nays. Carried.**

The board went through the Rules of an Area Variance

Board of Appeals shall balance benefit to applicant with detriment to health, safety & welfare of the community.

**Minutes for the Ticonderoga Planning and Zoning Board Meeting held on
February 5, 2026, commencing at 6:00 p.m. with a
Public Hearing regarding 103 Montcalm Street (NRDC-KofC)**

Board of Appeals shall also consider:

- whether benefit can be achieved by other means feasible to applicant – No
- undesirable change in neighborhood character or detriment to nearby properties - No
- whether request is substantial – is substantial, but unavoidable
- whether request will have adverse physical or environmental effects - No
- whether alleged difficulty is self-created (which is relevant, but not determinative) – yes, but has always been an issue in the downtown area

Resolution #02-2026PZB brought by Doug McTyier, seconded by Mike Powers to declare a complete application for an Area Variance regarding NRDC – 103 Montcalm Street – (#150.43-4-11.000 & 150.43-4-6.028). **3 – Aye, 0 – Nays. Carried.**

Resolution #03-2026PZB brought by Mike Powers, seconded by Doug McTyier to grant the Area Variance for the application from NRDC – 103 Montcalm Street – (#150.43-4-11.000 & 150.43-4-6.028) noting that there is a historical lack of parking in the downtown area of Ticonderoga and short of acquiring more property which there is also a lack of it is just not feasible. **3 – Aye, 0 – Nays. Carried.**

Site Plan Review - NRDC – 103 Montcalm Street – (#150.43-4-11.000 & 150.43-4-6.028)
Renovation plans as noted above. - The board reviewed the plans submitted.

The board again discussed the issue with parking. It was noted that the space is already there, the functionality was already, they are just renovating it.

Tim Fiallo inquired about storm water runoff.

Ms. Bush stated that the parking lot is already paved and has functionality with the current runoff. We will be taking whatever storm water is currently going into the sanitary sewer and channeling it out the back with piping toward the river along with skirting along the parking area. She again explained the proposed renovations of the existing building.

Scott Manning noted that he and his son set up the stage for years at the pavilion for the festival guild, will there be ways to accommodate them.

Mrs. teRiele has assured that there is still space and planned use from the Festival Guild in this area.

(Inaudible people talking)

Resolution #04-2026PZB brought by Tom Jebb, seconded by Doug McTyier to determine a negative declaration with minimal Environmental impact for the NRDC project at 103 Montcalm Street – (#150.43-4-11.000 & 150.43-4-6.028). **3 – Aye, 0 – Nays. Carried.**

**Minutes for the Ticonderoga Planning and Zoning Board Meeting held on
February 5, 2026, commencing at 6:00 p.m. with a
Public Hearing regarding 103 Montcalm Street (NRDC-KofC)**

Resolution #05-2026PZB brought by Mike Powers, seconded by Doug McTyier to declare a complete application for the NRDC project at 103 Montcalm Street – (#150.43-4-11.000 & 150.43-4-6.028). **3 – Aye, 0 – Nays. Carried.**

Resolution #06-2026PZB brought by Doug McTyier seconded by Tom Jebb to approve the complete application for the NRDC project at 103 Montcalm Street – (#150.43-4-11.000 & 150.43-4-6.028). **3 – Aye, 0 – Nays. Carried.**

NRDC – 130 The Portage (150.51-6-12.200) subdivide into 4 lots – single family residential for cross-mod homes (Most people in attendance are here to hear and talk about this project)

Chairman McTyier explained that the application in front of us for this property has not been scheduled for a public hearing, but in light of the people present it might be wise for the board to consider having one.

Steve Patnode Sr. explained that they are here because they are neighbors of this property and they came to be sociable; we are concerned about the lots, but mostly about the removal of what was left there and covered up. We just want to know what is going on because things have taken place up there and he is not blaming anyone sitting in this room.

Chairman McTyier stopped the discussion and asked the board about a Public Hearing.

Mr. Powers stated that the site plan does not require one, but the subdivision should have one.

Mrs. Thompson stated that this was not brought to her, the application was presented by the Zoning Officer as Site Plan Review.

Mrs. teRiele wanted the board to be aware that they received an email from Mr. Burrows that the subdivision was under 5 lots and that this project did not trigger a public hearing.

Ms. Bush agreed that the lot had been previously subdivided and that is what is driving the Site Plan Review for this project.

Chairman McTyier believes that there are concerns that we may want to hear.

Resolution #07-2026PZB brought by Mike Powers, seconded by Doug McTyier to schedule a public hearing regarding the Site Plan Review application for the NRDC project at 130 The Portage (150.51-6-12.200) subdivide into 4 lots – single family residential for cross-mod homes for the March 5, 2026, Planning and Zoning Board meeting at 6:00 p.m. **3 – Aye, 0 – Nays. Carried.**

This application will be brought back in front of the board at the March 5th meeting at 6:00 p.m.

The public was appreciative. Chairman McTyier went over rules of the Public Hearing that will be in place next month – questions/comments are directed to the board, there will be no

**Minutes for the Ticonderoga Planning and Zoning Board Meeting held on
February 5, 2026, commencing at 6:00 p.m. with a
Public Hearing regarding 103 Montcalm Street (NRDC-KofC)**

conversations amongst the audience, you will sign in to speak and have a time limit to do that. Comments will be placed in the minutes.

Mr. Patnode agreed and noted that he has been here before, he knows this is not an easy job.

(More inaudible discussion)

Resolution #08-2026PZB brought by Doug McTyier, seconded by Mike Powers to table the Site Plan Application for NRDC project at 130 The Portage (150.51-6-12.200) subdivide into 4 lots – single family residential for cross-mod homes until the March 5, 2026, Planning and Zoning Board meeting at 6:00 p.m. **3 – Aye, 0 – Nays. Carried.**

Mrs. teRiele wanted to comment on one more thing before the board adjourned. Mr. Powers, will all due respect, considering the close family member who purchased a home recently, it might be well to consider recusing yourself.

Mr. Powers will take this under advisement.

Mr. Manning asked if the public can be supplied with some documents showing the layout of the houses so we are prepared for the Public Hearing.

Mrs. Thompson stated that they are welcome to go to the Code Enforcement Office at anytime, they have the large plans and she will see if she can get some normal size additional copies to be available in her office of just the layout.

Walters – 6 Tin Pan Alley (150.59-8-12.200) remove 3 decks and replace w/front & park porches & breezeway

Chairman McTyier noted that we have a request from Mr. Walters to push this application off to the March meeting.

Resolution #09-2026PZB brought by Mike Powers, seconded by Tom Jebb to table the Site Plan Review application Walters – 6 Tin Pan Alley (150.59-8-12.200) remove 3 decks and replace w/front & park porches & breezeway until the March 5, 2026, Planning and Zoning Board meeting at 6:00 p.m. **3 – Aye, 0 – Nays. Carried.**

Other Business

Resolution #10-2026PZB brought by Doug McTyier, seconded by Mike Powers to accept the minutes from the December 5, 2025, meeting. **3 – Aye, 0 – Nays. Carried.**

Mr. Powers wanted to mention at the meeting tonight that there is a housing problem here in Ticonderoga and there are a lot of short-term rentals popping up more and more. He would like this board to consider recommending to the Town Board that there be a moratorium on the conversation of residential housing to short-term rentals. This needs to be discussed much

**Minutes for the Ticonderoga Planning and Zoning Board Meeting held on
February 5, 2026, commencing at 6:00 p.m. with a
Public Hearing regarding 103 Montcalm Street (NRDC-KofC)**

further. He is not saying they are not a good thing, but too much of a good thing can be a problem. The board held a bit more discussion and plan to bring this back up at a later date.

Resolution #11-2026PZB brought by Doug McTyier, seconded by Mike Powers to adjourn at 7:01 p.m. **3 – Aye, 0 – Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk