

**Minutes for the Ticonderoga Planning and Zoning Board held on
December 5, 2025, commencing at 6:00 p.m.**

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

Absent: Don Meserve

Others: Susan Guido, Nina Oldenquist, Gregory Moore, Neil & Betty Coley, Jim O'Bryan, Steve & Kelly Teer, Laura Best, Melissa O'Reilly, Anthony Guidarelli and Nathan Thrush with family.

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

Site Plan Review

I360 Limited – 1087 Wicker Street (150.34-9-1.100) 30 square foot digital sign

- 30 Square foot digital sign
- No rolling/streaming or flashing – will be changed on occasion to show availability/sizes/pricing
- Signage is allowed in this area

Resolution #103-2025PZB brought by Ben Leerkes, seconded by Walt Lender to declare no Public Hearing necessary and No Environmental Impact for the i360 Limited application at 1087 Wicker Street (150.34-9-1.100) 30 square foot digital sign. **4 – Ayes, 0 – Nays. Carried.**

Resolution #104-2025PZB brought by Ben Leerkes, seconded by Doug McTyier to declare a complete application for the i360 Limited application at 1087 Wicker Street (150.34-9-1.100) 30 square foot digital sign. **4 – Ayes, 0 – Nays. Carried.**

Resolution #105-2025PZB brought by Ben Leerkes, seconded by Walt Lender to approve the complete application determining no environmental impact for i360 Limited at 1087 Wicker Street (150.34-9-1.100) 30 square foot digital sign, with the condition that the digital portion of the sign does not get changed more than once a week. **4 – Ayes, 0 – Nays. Carried.**

Parkview at Ticonderoga LLC – 48 Cannonball Path (150.43-11-8.004) New Construction of 2 Town Homes

Anthony Guidarelli and Melissa O'Reilly introduced themselves and are here on behalf of Parkview LLC

- This development has been ongoing since 1996, and we are looking to get the project moving forward again
- We are asking to add 120 square feet of what used to be a back patio to actual living space within the structure
- The footprint itself is not changing
- Adding this square footage will add more space to the bedroom
- Will give the building a second means of ingress and egress for safety
- Will still be within the original setbacks

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- Same look and feel as the current homes in the development

Chairman McTyier inquired about some of the covenants in the deed, one being that you shall not add or expand the dwelling.

Mr. Guidarelli explained that this is regards to an addition. We are not putting on an addition, just converting the existing foot print of the back patio into living space. He explained that they are hoping that this decision tonight on Site Plan Review will pertain to the two unit buildings along with the 3 unit buildings. There is a mix of the different layouts at the site.

Resolution #106-2025PZB brought by Ben Leerkes, seconded by Mike Powers to declare that no public hearing is needed for the application in regard to Parkview at Ticonderoga LLC – 48 Cannonball Path (150.43-11-8.004) New Construction of 2 Town Homes. **4 – Ayes, 0 – Nays. Carried.**

Resolution #107-2025PZB brought by Mike Powers, seconded by Ben Leerkes to declare a negative declaration and minimal environmental impact for the application in regard to Parkview at Ticonderoga LLC – 48 Cannonball Path (150.43-11-8.004) New Construction of 2 Town Homes. **4 – Ayes, 0 – Nays. Carried.**

Resolution #108-2025PZB brought by Ben Leerkes, seconded by Walt Lender to declare a complete application for the application in regard to Parkview at Ticonderoga LLC – 48 Cannonball Path (150.43-11-8.004) New Construction of 2 Town Homes. **4 – Ayes, 0 – Nays. Carried.**

Mr. Guidarelli asked about the current road that is blocked off. Ms. O'Reilly explained that she has discussed this a bit with the Town. (Needs to be discussed with the Highway Superintendent)

Resolution #109-2025PZB brought by Ben Leerkes, seconded by Doug McTyier to approve the complete application in regard to Parkview at Ticonderoga LLC – 48 Cannonball Path (150.43-11-8.004) New Construction of 2 Town Homes with the condition that future construction must meet this approved Site Plan Review or revert back to the original drawn plans. **4 – Ayes, 0 – Nays. Carried.**

Arrow Bank – 123 Montcalm Street (150.43-4-20.000) Temporary Drive Through – amended application from August 7, 2025

- Temporary drive through on the back side of the bank at 123 Montcalm Street
- Plans are now amended to completely encompass this temporary drive through on Bank property
- There are two mechanical units that are going to be moved to make room for the drive through
- Temporary Jersey barriers will be installed
- Temporary signs will be erected for traffic flow

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Resolution #110-2025PZB brought by Doug McTyier, seconded by Mike Powers to declare no public hearing is necessary for the Arrow Bank – 123 Montcalm Street (150.43-4-20.000) Temporary Drive Through – amended application from August 7, 2025 and that there is minimal Environmental Impact. **4 – Ayes, 0 – Nays. Carried.**

Resolution #111-2025PZB brought by Doug McTyier, seconded by Walt Lender to declare a complete application for the Arrow Bank – 123 Montcalm Street (150.43-4-20.000) Temporary Drive Through – amended application from August 7, 2025. **4 – Ayes, 0 – Nays. Carried.**

Resolution #112-2025PZB brought by Walt Lender, seconded by Ben Leerkes to approve the complete application for the Arrow Bank – 123 Montcalm Street (150.43-4-20.000) Temporary Drive Through – amended application from August 7, 2025. **4 – Ayes, 0 – Nays. Carried.**

Other Business

Resolution #113-2025PZB brought by Ben Leerkes, seconded by Doug McTyier to accept the minutes from the Planning and Zoning Board meeting from November 6, 2025. **4 – Ayes, 0 – Nays. Carried.**

Resolution #114-2025PZB brought by Ben Leerkes, seconded by Mike Powers to nominate Doug McTyier for 2026 Planning and Zoning Board Chairman. **4 – Ayes, 0 – Nays. Carried.**

Meeting adjourned at 6:35 p.m.

Respectfully submitted, Tonya M. Thompson, Town Clerk