

**Minutes from the Ticonderoga Planning and Zoning Board meeting held on June 4, 2026, commencing at 6:00 with a Public Hearing regarding a Zoning Interpretation/Appeal on Schouten/Carr application**

**Present:** Chairman Dr. W.D. McTyier, Mike Powers, Ben Leerkes, Tom Jeff, Walt Lender, Tonya Thompson

**Others:** Dave Burrows, Tim Fiallo, Steve Patnode, Joe & Katie Cyphers, Lisa Lovell, Lori Messing, Rita Harrington, Aaron Roberts with Joe Iannuzzi, Pat McBride, Laura & Justin Best, Madison Carr and others.

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

Public Hearing

Zoning Interpretation/Appeal

Carr -2001 NYS Route 9N (128.4-3-9.000) Operate a Stand as a Pick-up Station – baked goods

Ms. Carr explained that she would like to operate a bakery stand for bread, cookies, home baked goods. She would like to use it as a self-serve and pick-up area. She plans to only sell baked goods, no vegetables, it is not a farm stand, she is licensed through the state with her home bakery.

Mr. Powers asked the size of the stand.

Ms. Carr said it would be the size of a large bookshelf.

Mr. Leerkes inquired why this was here and why wouldn't farm stands come to the board.

Mr. Burrows stated that this would be considered commercial and farm stands can operate on Agricultural lands. He explained that this is in front of the board because it does not meet all the criteria of a home occupation.

Mr. Powers noted that it meets all the requirements but one. If this stand had doors or curtains to close up shop, would it be allowed.

Mr. Burrows agreed that it would meet the criteria if that was added.

No additional Public to speak on the application.

**Resolution #37-2026PZB** brought by Ben Leerkes, seconded by Walt Lender to close the Public Hearing at 6:05 p.m. for Carr (2001 NYS Route 9N) - 128.4-3-9.000 (Operate a Stand as a Pick-up Station – baked goods). **5 – Ayes. 0 – Nays. Carried.**

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**Resolution #38-2026PZB** brought by Walt Lender, seconded by Doug McTyier to uphold the Zoning Officer's decision that a Stand for the Use of Bread pick-up is not a permitted use on the property at 2001 NYS Route 9N, Ticonderoga, NY Tax Map #1287.4-3-9.000. **3-Ayes. 2 Nays. Carried.**

(The applicant can amend her Bakery Stand to comply with regulations in the Zoning District - adding doors and can then be operational)

Site Plan Review

NRDC – 130 The Portage (150.51-6-12.200) Subdivide Lot into Four (4) single family residential lots for Cross-mod homes

Mrs. Thompson made the board aware that a letter was received informing the board that the test pits have been done and they are waiting for results. NRDC has requested that they be scheduled for the July meeting.

**Resolution #39-2026PZB** brought by Walt Lender, seconded by Ben Leerkes to table the NRDC – 130 The Portage (150.51-6-12.200) Subdivide Lot into Four (4) single family residential lots for Cross-mod homes application. **5 – Ayes. 0 – Nays. Carried.**

Arrow Bank – 1127 Wicker Street (150.2-2-12.000) – Replacement of Sign

- Proposed sign is smaller than the existing sign
- The entire size of the sign (not just the 'face') is included in the square footage making it larger than the square footage allowed by law
- The sign will read Arrow Bank and Upstate insurance
- Sign will be internally lit
- Sign will be metal so just the letters will illuminate a soft glow

**Resolution #40-2026PZB** brought by Ben Leerkes, seconded by Walt Lender establishing that no public hearing is warranted for this application from Arrow Bank – 1127 Wicker Street (150.2-2-12.000) – Replacement of Sign. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #41-2026PZB** brought by Ben Leerkes, seconded by Walt Lender to declare a complete application for Arrow Bank – 1127 Wicker Street (150.2-2-12.000) – Replacement of Sign. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #42-2026PZB** brought by Mike Powers, seconded by Walt Lender sighting there is no significant impact for a negative declaration for the application for Arrow Bank – 1127 Wicker Street (150.2-2-12.000) – Replacement of Sign. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #43-2026PZB** brought by Ben Leerkes, seconded by Mike Powers to approve the complete application for Arrow Bank – 1127 Wicker Street (150.2-2-12.000) – Replacement of Sign. **5 – Ayes, 0 – Nays. Carried.**

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Iannuzzi – 102 Tiroga Beach Lane (160.42-1-10.000) addition of 4 small bedrm & 1 bathrm

- Addition
- Four (4) small bedrooms
- One (1) bathroom
- Lot is divided – Garage is in Washington County/addition proposed is in Essex County
- LGPC is waiting for a correction on their application – but there is no change in the design of the Stormwater Management Plan

**Resolution #44-2026PZB** brought by Walt Lender, seconded by Ben Leerkes determining that no public hearing is necessary for the Iannuzzi – 102 Tiroga Beach Lane (160.42-1-10.000) addition of 4 small bedroom & 1 bathroom application. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #45-2026PZB** brought by Walt Lender, seconded by Ben Leerkes siting that there is minimal environmental impact for a Negative Declaration for the Iannuzzi – 102 Tiroga Beach Lane (160.42-1-10.000) addition of 4 small bedroom & 1 bathroom application. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #46-2026PZB** brought by Walt Lender, seconded by Ben Leerkes to declare a complete application for the Iannuzzi – 102 Tiroga Beach Lane (160.42-1-10.000) addition of 4 small bedroom & 1 bathroom application. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #47-2026PZB** brought by Walt Lender, seconded by Doug McTyier to approve the complete application with the condition of receiving approval from the Lake George Park Commission for the Iannuzzi – 102 Tiroga Beach Lane (160.42-1-10.000) addition of 4 small bedroom & 1 bathroom application. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #48-2026PZB** brought by Doug McTyier, seconded by Walt Lender to appoint Mike Powers as Acting Chairman while Dr. W.D. McTyier excuses himself from the meeting and the room at 6:25 p.m. **5 – Ayes, 0 – Nays. Carried.**

McTyier – 275 Black Point Road (160.27-1-10.002) Subdivide a 1.51 acre building lot from existing 34+- acre parcel

- Separating a 1.51 acre building lot from existing 34+-acre parcel
- Engineering plans provided that retrofit the entire existing structures so the full property meets all current standards
- Property is within 500 feet of lake, so waiting for final approval from LGPC

**Resolution #49-2026PZB** brought by Walt Lender, seconded by Ben Leerkes to deem no public hearing is necessary for the application from McTyier – 275 Black Point Road (160.27-1-10.002) Subdivide a 1.51 acre building lot from existing 34+- acre parcel. **4 – Ayes, 0 – Nays. Carried.**

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**Resolution #50-2026PZB** brought by Walt Lender, seconded by Ben Leerkes siting that there is no environmental impact for a Negative Declaration for the application from McTyier – 275 Black Point Road (160.27-1-10.002) Subdivide a 1.51 acre building lot from existing 34+- acre parcel. **4 – Ayes, 0 – Nays. Carried.**

**Resolution #51-2026PZB** brought by Ben Leerkes, seconded by Walt Lender declaring a complete application from McTyier – 275 Black Point Road (160.27-1-10.002) Subdivide a 1.51 acre building lot from existing 34+- acre parcel. **4 – Ayes, 0 – Nays. Carried.**

**Resolution #52-2026PZB** brought by Ben Leerkes, seconded by Walt Lender to approve the complete application from McTyier – 275 Black Point Road (160.27-1-10.002) Subdivide a 1.51 acre building lot from existing 34+- acre parcel with the condition of receiving Lake George Park Commission approval. **4 – Ayes, 0 – Nays. Carried.**

**Resolution #53-2026PZB** brought by Mike Powers, seconded by Walt Lender to invite Dr. W.D. McTyier back into the meeting to assume his role as Chairman for the remaining of the meeting. **4 – Ayes, 0 – Nays. Carried.**

Other Business

**Resolution #54-2026PZB** brought by Doug McTyier, seconded by Mike Powers to accept the minutes from the May 7, 2026, Planning and Zoning Board meeting. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #55-2026PZB** brought by Mike Powers, seconded by Walt Lender to adjourn the meeting at 6:37 p.m. **5 – Ayes, 0 – Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk