Minutes for the Ticonderoga Planning and Zoning Board Meeting held on October 1, 2026, commencing at 6:00 p.m.

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

Others: Dave & Molly Bechard, Joe Cyphers, Brad Eaton, Jim O'Bryan and via Go-To-Meeting is Larry Regan

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

Site Plan Review

Bechard – 46 Water Street (150.59-7-28.000) Demo existing garage/build new 26'x50' garage

- Existing small garage will be demolished
- Excavation for new concrete floor
- Build a larger garage of 26'x50'
- Storage above the bays
- Gutters will be installed for stormwater management
- New structure meets all required setbacks

Resolution #102-2026PZB brought by Ben Leerkes, seconded by Mike Powers to declare no public hearing is necessary for the Bechard – 46 Water Street (150.59-7-28.000) Demo existing garage/build new 26'x50' garage application. **5 – Ayes, 0 – Nays. Carried.**

Resolution #103-2026PZB brought by Doug McTyier, seconded by Walt Lender to declare minimal environmental impact for the Bechard – 46 Water Street (150.59-7-28.000) Demo existing garage/build new 26'x50' garage project. **5 – Ayes, 0 – Nays. Carried.**

Resolution #104-2026PZB brought by Walt Lender, seconded by Ben Leerkes declaring a complete application for the Bechard – 46 Water Street (150.59-7-28.000) Demo existing garage/build new 26'x50' garage project. **5 – Ayes, 0 – Nays. Carried.**

Resolution #105-2026PZB brought by Mike Powers, seconded by Walt Lender to approve the complete application for the Bechard – 46 Water Street (150.59-7-28.000) Demo existing garage/build new 26'x50' garage project. **5 – Ayes, 0 – Nays. Carried.**

Chilson Properties LLC – NYS Route 74 – 60 Multi-family unit with Retail Space

The board received a letter (attached) from James Easton, PE – Director of Land Development for the 60 Multi-Unit apartment complex proposed for the NYS Route 22 and 74 location. Larry Reagan is attending via computer to answer any questions the board may have.

The letter is formally requesting an extension to their already approved extension of October 17, 2026. The developer has conditions that they are still trying to meet per the original resolution from the Planning and Zoning Board setting conditions on the project. It was explained that the Ticonderoga Town Board will be hearing the Proposed Sewer District Extension at their October 22, 2026, meeting which would be over the deadline, so an additional three (3) month extension is being requested.

Minutes for the Ticonderoga Planning and Zoning Board Meeting held on October 1, 2026, commencing at 6:00 p.m.

Resolution #106-2026PZB brought by Doug McTyier, seconded by Walt Lender to grant the request for a three (3) month extension for the Chilson Properties LLC – NYS Route 22 & 74 – 60 Multi-family unite with Retail Space (150.2-2-6.120). New date will be December 31, 2026. **5 – Ayes, 0 – Nays. Carried.**

Other Business

Resolution #107-2026PZB brought by Doug McTyier, seconded by Ben Leerkes to accept the minutes from the September 3, 2026, meeting. **5 – Ayes, 0 – Nays. Carried.**

Resolution #108-2026PZB brought by Ben Leerkes, seconded by Mike Powers to adjourn at 6:10 p.m. **5 – Ayes, 0 – Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk

EP
LAND SERVICES

EP Land Services LLC
621 Columbia Street Ext.
Cohoes NY 12047
(518) 785-9000

September 25, 2026

Mr. Dave Burrows
Code Enforcement Officer
Town of Ticonderoga
132 Mountain Street
Ticonderoga NY 12883

Re: **NYS Route 22 and 74 (Mixed Use Development- Regan/Reale)**
Tax Parcel 150-2-3.120
Town of Ticonderoga, NY
#2023-08E

Dear Mr. Burrow

EP Land Services LLC obtained conditional site plan approval, special use permit and SEQRA determination, for the proposed mixed-use building located at NYS Route 22& 74 (Tax parcel 150-2-3.120) on October 17, 2024. Per Town code the special use permit and conditional site plan approval is only **valid for 1-year**.

On August 8, 2025 the Planning and Zoning Board (PZB) granted a 1-year extension of this project based upon prior approval and conditions until October 17, 2026. See attached conditional approval extension granted, and conditions noted in the approval (items 2, 3 and 4) have been satisfied and supplied to the Town.

Regan Development is requesting another extension by the PZB as the Town Board is acting on the sewer district extension. The sewer district extension process at the Town board will not be completed by October 17, 2026, in which conditional approval is set to expires on.

Regan Development Corporation is formally requesting all prior approvals of this project be extended until at least December of 2026 (3-month extension) so the Town Board can perform their actions. If you have any questions about the responses, please feel free in contacting me at 518-785-9000 or at jeaston@theprimecompanies.com.

Sincerely,

James W. Easton, PE
Director of Land Development

Town of Ticonderoga

Dave Burrows
Code Enforcement
Rhiannon Peters
Building Inspector
(518) 585-9851
Fax (518) 585-7023

Tonya M. Thompson
Town Clerk
(518) 585-6677
Fax (518) 585-7211

132 Montcalm Street, P.O. Box 471, Ticonderoga, NY 12883 - TDD 711

Board Members
Chair Dr. McTyier
Mike Powers
Ben Leerkes
Walt Lender

Board Members
Don Meserve
Alternate Members
Erik Leerkes
Vacant

August 8, 2025

Chilson Properties, LLC
411 County Route 56
Ticonderoga, NY 12883

Your request for an extension from the original date of an application for a **Special Use and Site Plan Review** that was before the Town of Ticonderoga Planning and Zoning Board in October of 2024 has been approved, the new permitting timeline is through October 17, 2026.

Below is again a description of the original approval and the conditions that went with it.

Description of Project: **4 lot subdivision w/ 1 lot for 60 multifamily units and 6,900 sf of retail/daycare in a 3 story bldg., 1 lot for town right-of-way for new road, 1 lot for town pump station and 1 future bldg. lot**

Location: NYS Route 22 150.2-2-6.120

Special Conditions:

1. Pursuant to the Conditional Negative Declaration, the applicant must apply for and obtain from the Town Board an extension to the Town's sewer district for the property included in the Project, whereby as part of such extension, the applicant will deposit a sum with the Town sufficient to pay for an I&I reduction or removal project, in a form and substance acceptable to the Town Board. This condition will mitigate the impact the project may have to the Town's sanitary sewer system;
2. The applicant shall satisfy all application requirements and approvals for connection to the Town's drinking water system;
3. The Project shall include a constructed pedestrian access, ADA compliant, for connection to adjoining WalMart facilities;
4. The applicant shall provide to the Town any and all applicable permits needed for the project to move forward to include but not limited to, NYS DOT approval, NYS DOH approval and NYS DEC approval.

Date of Decision for Extension of timeframe was filed with Town Clerk: August 8, 2025

Please contact the Codes Department for appropriate permits before you proceed with any work on this project.

Sincerely,

Tonya M. Thompson, Town Clerk

This is an Equal Opportunity Program. Discrimination is prohibited by Federal Law. Complaints of discrimination may be filed with USDA, Director, Office of Civil Rights, Room 326-W, Whitten Bldg., 1400 Independence Ave, SW, Washington, DC 20250-9410