

**Minutes for a Ticonderoga Planning and Zoning Board meeting held on October 2, 2025,  
commencing at 6:00 p.m. with a PH regarding Brookwood Campsite**

**Present:** Chairman Dr. W.D. McTyier, Mike Powers, Walt Lender, Ben Leerkes, Don Meserve, Attorney Matthew Fuller and Town Clerk Tonya M. Thompson

**Others:** Mark Jacoby, Mark Wright, Doren Rockhill, David Defranco, Sarge Condit and via Go-To-Meeting Matt Taylor-Rennert

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

Public Hearing

Area Variance & Special Use – Brookwood RV Resort LLC – 133 & 139 NYS Rte 9N (160.1-1-11.000/10.000 – Existing campground since the 1950's – requesting 20 additional sites to be grandfathered

Mark Jacoby explained that the campground has been there since the 1950's. No one ever stated a Special Use was required until now. Current Zoning requires bringing everything up to code if you are doing renovations. The size of the lots is in question; he had already been approved years ago from the former Codes Officer Bill Ball and the APA to put in 20 new sites. He has upgraded his septic to handle the additional sites. It would cost a fortune to bring the entire campground up to code, this campground should be grandfathered. He understands if he brings anything new after this then they should follow code, but this was already approved by both the APA and the Town. This should be grandfathered.

Chairman McTyier acknowledged that he sees this was an approved project in the application packet. What else was approved that is still outstanding?

Mr. Jacoby stated that everything else is done, it is just these additional 20 sites that are still outstanding and he is ready to go. The pool was put in a few years ago, the septic system was upgraded. Bill Ball stated he was ok with everything and referred him to DOH codes. He is trying to get this boards blessing, these additional sites will only benefit the town, help with tourism and be a big economic impact to other businesses in Town.

Dave Defranco mentioned that he had received the APA letter saying that a project was being considered and then that it was approved. He lives across the road and believes that the work was done before he got any kind of approval letter; he has come in front of many boards over the years and knows you can't start the project until it has gotten actual approval.

Mr. Jacoby explained that no work was started until the proper permits were approved and received. The APA issued a permit on May 12, 2021 – he did not do anything before that. It is the APA that sent a notice to all the neighbors saying it was approved.

Mr. Defranco noted that maybe the Town sent the letters in error and work .....

Chairman McTyier stopped the back and forth comments and asked the public to address the board with comments and questions. He also noted that the APA permit does not pertain to this application before us.

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**Resolution #81-2025PZB** brought by Ben Leerkes, seconded by Mike Powers to close the Public Hearing at 6:17 p.m. for an Area Variance & Special Use regarding Brookwood RV Resort LLC – 133 & 139 NYS Rte 9N (160.1-1-11.000/10.000 – Existing campground since the 1950's – requesting 20 additional sites to be grandfathered. **5 – Ayes, 0 – Nays. Carried.**

Mr. Meserve stated that he feels this is an established campsite, he is not building big homes. He sees no issues.

Chairman McTyier agreed that this was proposed a few years back and was approved at that time. He did ask where the new sites were going to be laid out.

Mr. Jacoby explained that they will be parallel to Route 9N heading towards Roger Rock Campground.

(Mr. Lender left the meeting at 6:24 p.m.)

The Board went through the SEQR form.

**Resolution #82-2025PZB** brought by Ben Leerkes, seconded by Mike Powers to adopt a negative declaration with Minimal Environmental Impact for the Brookwood RV Resort LLC – 133 & 139 NYS Rte 9N (160.1-1-11.000/10.000 project – Existing campground since the 1950's – requesting 20 additional sites to be grandfathered. **4 – Ayes, 0 – Nays. Carried.**

The Board reviewed the criteria for an Area Variance

- 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 (NO)
- whether request will have adverse physical or environmental effects (NO)
- whether alleged difficulty is self-created (which is relevant, but not determinative) (NO)

**Resolution #83-2025PZB** brought by Ben Leerkes, seconded by Mike Powers to approve the Area Variance for the Brookwood RV Resort LLC – 133 & 139 NYS Rte 9N (160.1-1-11.000/10.000 project – Existing campground since the 1950's – requesting 20 additional sites to be grandfathered. **4 – Ayes, 0 – Nays. Carried.**

**Resolution #84-2025PZB** brought by Ben Leerkes, seconded by Don Meserve to approve the Special Use for the Brookwood RV Resort LLC – 133 & 139 NYS Rte 9N (160.1-1-11.000/10.000 project – Existing campground since the 1950's – requesting 20 additional sites to be grandfathered. **4 – Ayes, 0 – Nays. Carried.**

Chairman McTyier opened the Site Plan Review and asked if the Board had any questions – none.

**Resolution #85-2025PZB** brought by Ben Leerkes, seconded by Doug McTyier to declare a complete application for the Brookwood RV Resort LLC – 133 & 139 NYS Rte 9N (160.1-1-

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11.000/10.000 project – Existing campground since the 1950's – requesting 20 additional sites to be grandfathered. **4 – Ayes, 0 – Nays. Carried.**

**Resolution #86-2025PZB** brought by Ben Leerkes, seconded by Doug McTyier approving the complete application for the Brookwood RV Resort LLC – 133 & 139 NYS Rte 9N (160.1-1-11.000/10.000 project – Existing campground since the 1950's – requesting 20 additional sites to be grandfathered. **4 – Ayes, 0 – Nays. Carried.**

Site Plan Review

Mack – 1368 Lower Road, (161.5-1-3.210) Replace Existing 80'x31' barn w/30'x36' garage

Doren Rockhill

- Old 80'x31' barn has been demolished
- 30'x32' 3 car garage w/ usable space above
- Possible home gym or studio
- No sewer but may bring water from the house
- Utilize most of the barn's footprint, but will be closer to the house

Mr. Leerkes asked why this would need to come in front of the board?

The determination letter in your application packet from Mr. Burrows stated that the law requires anything over 1,000 square feet requires Site Plan Review – this is 1080 square feet.

**Resolution #87-2025PZB** brought by Ben Leerkes, seconded by Doug McTyier to declare no Public hearing is necessary for the Mack – 1368 Lower Road, (161.5-1-3.210) Replace Existing 80'x31' barn w/30'x36' garage project. **4 – Ayes, 0 – Nays. Carried.**

**Resolution #88-2025** brought by Ben Leerkes, seconded by Mike Powers to declare a complete application for the Mack – 1368 Lower Road, (161.5-1-3.210) Replace Existing 80'x31' barn w/30'x36' garage project and determining a Type II Environmental Assessment. **4 – Ayes, 0 – Nays. Carried.**

**Resolution #89-2025PZB** brought by Ben Leerkes, seconded by Doug McTyier to approve the complete application for the Mack – 1368 Lower Road, (161.5-1-3.210) Replace Existing 80'x31' barn w/30'x36' garage project. **4 – Ayes, 0 – Nays. Carried.**

War Canoe Holdings – 30 Commerce Drive (139.4-1-54.000) Minor interior improvements for Micro Distillery (small distilling equipment & mechanical/electrical components)

Matt Taylor-Rennert

- Proposed Micro Distillery
- Minor changes to interior configuration
- Adding small distilling equipment

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- Mechanical/electrical components
- Town water/sewer
- Spoils from the operation will be trucked off-site in portable totes or coordinated with local farmers for possible use as feed/fertilizer
- The Town sewer does not take distillery spoils

**Resolution #90-2025PZB** brought by Ben Leerkes, seconded by Doug McTyier to deem a public hearing is not necessary for the War Canoe Holdings – 30 Commerce Drive (139.4-1-54.000) Minor interior improvements for Micro Distillery (small distilling equipment & mechanical/electrical components) application. **4 – Ayes, 0 – Nays. Carried.**

**Resolution #91-2025PZB** brought by Ben Leerkes, seconded by Mike Powers to adopt a negative declaration with Minimal Environmental Impact for the War Canoe Holdings – 30 Commerce Drive (139.4-1-54.000) Minor interior improvements for Micro Distillery (small distilling equipment & mechanical/electrical components) application. **4 – Ayes, 0 – Nays. Carried.**

**Resolution #92-2025PZB** brought by Mike Powers, seconded by Ben Leerkes to declare a complete application for the War Canoe Holdings – 30 Commerce Drive (139.4-1-54.000) Minor interior improvements for Micro Distillery (small distilling equipment & mechanical/electrical components). **4 – Ayes, 0 – Nays. Carried.**

**Resolution #93-2025PZB** brought by Mike Powers, seconded by Ben Leerkes to approve the complete application for the War Canoe Holdings – 30 Commerce Drive (139.4-1-54.000) Minor interior improvements for Micro Distillery (small distilling equipment & mechanical/electrical components). **4 – Ayes, 0 – Nays. Carried.**

Other Business

**Resolution #94-2025PZB** brought by Ben Leerkes, seconded by Doug McTyier accepting the minutes from the September 4, 2025 meeting and the September 22, 2025 special meeting. **4 – Ayes, 0 – Nays. Carried.**

**Resolution #95-2025PZB** brought by Ben Leerkes, seconded by Doug McTyier to adjourn the meeting at 6:50 p.m. **4 – Ayes, 0 – Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk