Minutes for the Ticonderoga Planning and Zoning Meeting held on November 5, 2026, commencing at 6:00 p.m.

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

Others: Dave Burrows, Jamie Easton, Jim O'Bryan, Marissa Palandrani-Phinney, Jeff Burns and Larry Regan via Go-to-Meeting

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

Chilson Properties LLC – NYC Route 74 – 60 Multi-Family unit with Retail Space

Jamie Easton from EP Land Services is attending tonight representing Regan Developments 60 unit Apartment building with Retail Space located behind Walmart. He briefly went through the project again and noted the extensions that he had requested. He affirmed that all conditions that were originally placed on this project have now been met and they are ready for the board to give approval on the project in hopes that they can put a shovel in the ground this month. The Town Board has accepted the Sewer District extension, DEC has acknowledged the project as well as DOH.

Chairman McTyier inquired about the pedestrian connection.

Mr. Easton stated that they have reached out to Walmart on several occasions to no avail. They will keep reaching out to them; however, they do plan to run a sidewalk to the property line regardless.

Mr. Leerkes believed we needed to finish SEQR.

Mr. Regan read from the September 5, 2024, minutes when the SEQR was approved.

Resolution #109-2026PZB brought by Ben Leerkes, seconded by Mike Powers to declare the Special Use application complete for the Chilson Properties LLC – NYC Route 74 – 60 Multi-Family unit with Retail Space. **5 – Aye, 0 – Nays. Carried.**

Resolution #110-2026PZB brought by Ben Leerkes, seconded by Doug McTyier to approve the Special Use application for the Chilson Properties LLC – NYC Route 74 – 60 Multi-Family unit with Retail Space. **5 – Aye, 0 – Nays. Carried.**

Resolution #111-2026PZB brought by Ben Leerkes, seconded by Walt Lender to declare the Site Plan application complete for the Chilson Properties LLC – NYC Route 74 – 60 Multi-Family unit with Retail Space project. **5 – Aye, 0 – Nays. Carried.**

Resolution #112-2026PZB brought by Ben Leerkes, seconded by Mike Powers to approve the Site Plan application for the Chilson Properties LLC – NYC Route 74 – 60 Multi-Family unit with Retail Space project. **5 – Aye, 0 – Nays. Carried.**

Minutes for the Ticonderoga Planning and Zoning Meeting held on November 5, 2026, commencing at 6:00 p.m.

Resolution #113-2026PZB brought by Mike Powers, seconded by Walt Lender to approve the subdivision for the Chilson Properties LLC – NYC Route 74 – 60 Multi-Family unit with Retail Space project. **5 – Aye, 0 – Nays. Carried.**

Mr. Regan thanked the board for their help and support, hopefully we can now hit the ground running and get some foundations in before winter. Thank you.

Mr. Leerkes wanted to thank the developers for trying to connect with Walmart regarding the sidewalk. It is a very important part of this project; there is a lot of foot traffic already in the area.

Mr. Easton agreed and noted that they will continue to reach out, maybe with the project actually getting started now, Walmart will want to have the conversation.

MP Enterprises LLC, Snug Harbor Marina – 30 Commerce Drive (139.4-1-54.000 {War Canoe}) Marine Service Center & Storage facility

Tom Jebb recused himself from the room due to family conflict with this application.

Marissa Palandrani-Phinney explained the project. They purchased the property formally War Cannon at 30 Commerce Park and they are going to convert it into their service center. They are taking the shop off the lake and move it there. The current shop will be a showroom for staging boats. There is 22 acres and they have/are going through the process with the APA and they have asked for additional information which has been satisfied except for two items.

Jeff Burns explained that there is a small change from the original plans that were provided and that is the two offices on the second floor will now have windows. Where the doors were going to be put in on the main floor, we will be putting in a couple of 16 foot walls to stiffen the building because we would be taking the columns out and with the wind coming across that field the engineer felt the two 16 foot walls on the opposing sides of the building and leaving a 16 foot opening between them will satisfy the concerns.

Mrs. Palandrani-Phinney noted questions from the APA and one was how many boats would be stored at the property and we applied for 200, they want tree screening on the south and east sides of the property, there will be 45 trees (white cedar) that will be planted and on the original plans there was a proposed gravel area to park these boats, but after the cost of grading and fabric, it was decided it was out of the budget so that has been removed from the plans. This area is in an archeological buffered zone and it is considered sensitive, so if there was any grading at all, SHIPO would need to come and do an inspection so we decided to take it out of the application all together. We are waiting for an answer back from the APA on the removal of this and hopefully we will hear back from them soon. We are hoping that we can get a conditional permit to get started on the garage doors and removing the interior walls while we wait for the comment period to end.

Minutes for the Ticonderoga Planning and Zoning Meeting held on November 5, 2026, commencing at 6:00 p.m.

Resolution #114-2026PZB brought by Doug McTyier, seconded by Walt Lender to declare no Public Hearing is warranted for the MP Enterprises LLC, Snug Harbor Marina – 30 Commerce Drive (139.4-1-54.000 {War Canoe}) Marine Service Center & Storage facility application. 4 **– Aye, 0 – Nays. Carried.**

The board went through the EAF.

Resolution #115-2026PZB brought by Doug McTyier, seconded by Ben Leerkes declaring minimal environmental impact on the EAF for the MP Enterprises LLC, Snug Harbor Marina – 30 Commerce Drive (139.4-1-54.000 {War Canoe}) Marine Service Center & Storage facility application. 4 **– Aye, 0 – Nays. Carried.**

Mr. Leerkes asked about the boat storage on the grass instead of putting in the gravel lot. How are you going to handle this in the spring on that ground. Do you move around much in the fall and the winter?

Mr. Burns stated they have been up there at the ground is very dry now, but they have a tractor to move the boats around, there will be no trucks there spinning the ground up. They do not move the boats around, once they are there. There may be a handful that we will pull in for winter work but most will just be sitting there.

Mr. Leerkes noted that the boat storage on Lake George Avenue are stacked, will that be done on this property as well and is 200 adequate?

Mr. Burns stated no, down the road, they are hoping to have another storage building; but not at this time, 200 is adequate.

Resolution #116-2026PZB brought by Ben Leerkes, seconded by Walt Lender to declare a complete application for the MP Enterprises LLC, Snug Harbor Marina – 30 Commerce Drive (139.4-1-54.000 {War Canoe}) Marine Service Center & Storage facility application. 4 **– Aye, 0 – Nays. Carried.**

Resolution #117-2026PZB brought by Walt Lender, seconded by Ben Leerkes to approve the complete application for the MP Enterprises LLC, Snug Harbor Marina – 30 Commerce Drive (139.4-1-54.000 {War Canoe}) Marine Service Center & Storage facility project. 4 **– Aye, 0 – Nays. Carried.**

<u>Other Business</u>

Resolution #118-2026PZB brought by Ben Leerkes, seconded by Mike Powers to accept the minutes from October 1, 2026. 4 **– Aye, 0 – Nays. Carried.**

Meeting adjourned at 6:30 p.m.

Respectfully submitted, Tonya M. Thompson, Town Clerk