

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

Present: Acting Chairman Mike Powers, Don Meserve, Ben Leerkes, Clerk Tonya M. Thompson

Absent: Chairman Dr. W.D.McTyier, Walt Lender

Others: Matt Huntington with Studio A, Andrew Knodt and Tony Cartiglia

Acting Chairman Powers opened the meeting with the Reciting of the Pledge of Allegiance.

Site Plan Review

Knodt – Tiroga Beach Lane (160.42-1-24.100) – Single family home w/deck & Porches along with an asphalt driveway

Matt Huntington from Studio A explained the project

- Vacant parcel – over an acre
- Single family residents
- 1300-1400 square foot
- 100 to 120 feet from the lake
- Existing mature vegetation will stay in place
- Town sewer
- Well will be drilled
- APA permit received
- Applied for LGPC permit
- Stormwater will be diverted to rain gardens

The Board went through the Short Environmental Assessment Form.

Resolution #96-2025PZB brought by Ben Leerkes, seconded by Don Meserve to declare a complete application with minimal environmental impact for the Site Plan Review requested from Knodt – Tiroga Beach Lane (160.42-1-24.100) – Single family home w/deck & Porches along with an asphalt driveway. **3 – Ayes, 0 – Nays. Carried.**

Resolution #97-2026PZB brought by Ben Leerkes, seconded by Mike Powers to determine that no Public Hearing is necessary for the application from Knodt – Tiroga Beach Lane (160.42-1-24.100) – Single family home w/deck & Porches along with an asphalt driveway. **3 – Ayes, 0 – Nays. Carried.**

Resolution #98-2025PZB brought by Ben Leerkes, seconded by Don Meserve to approve the Site Plan Review project from Knodt – Tiroga Beach Lane (160.42-1-24.100) – Single family home w/deck & Porches along with an asphalt driveway with the condition of receiving the Lake George Park Commission Stormwater permit. **3 – Ayes, 0 – Nays. Carried.**

**Minutes for the Ticonderoga Planning and Zoning Board commencing on
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The Queens Treasure's – 162 The Portage (150.51-5-12.100) signage

- White Vinyl
- Black Letters
- Wooden Border
- No lights

Mr. Leerkes asked why the larger sign – when this application first came before the board this was only going to be an on-line business with no foot traffic.

Tony Cartiglia agreed, but with what is happening with the tariffs we cannot get our inventory. The area that was a showroom before for Blodgett's has now been turned into a retail store. There will be foot traffic. It is called the Mercantile.

Mr. Leerkes asked what was the issue with the tariffs?

Mr. Cartiglia explained that in order to continue with business we needed to turn to retail. We were selling everything online and we were getting our inventory is from China. At one point our administration made the tariffs 145%, so if we paid 100 thousand for a container, China gets 100 thousand and when it hits our port and the tariff is at 145%, we now have to give our government another 145 thousand. That is something that we cannot afford, and when we order inventory it takes about three months and we cannot budget because we do not know what it is going to cost with how these tariffs are fluctuating. In order to keep this business and keep our employees employed we decided to open up the Mercantile and selling what we currently have for inventory.

Resolution #99-2025PZB brought by Ben Leerkes, seconded by Don Meserve to declare a complete application with no Environmental Impact for the Queens Treasure's – 162 The Portage (150.51-5-12.100) signage. **3 – Ayes, 0 – Nays. Carried.**

Resolution #100-2025PZB brought by Ben Leerkes, seconded by Don Meserve to determine that no Public Hearing is necessary for the Queens Treasure's – 162 The Portage (150.51-5-12.100) signage application. **3 – Ayes, 0 – Nays. Carried.**

Resolution #101-2025PZB brought by Mike Powers, seconded by Ben Leerkes to approve the complete application for the Queens Treasure's – 162 The Portage (150.51-5-12.100) Site Plan signage. **3 – Ayes, 0 – Nays. Carried.**

Other Business

Resolution #102-2025PZB brought by Ben Leerkes, seconded by Don Meserve to accept the minutes from October 2, 2025. **3 – Ayes, 0 – Nays. Carried.**

Meeting adjourned at 6:28 p.m.

Respectfully submitted, Tonya M. Thompson, Town Clerk