

Minutes for the Ticonderoga Planning and Zoning Board held May 1, 2025, commencing at 6:00 p.m. with a Public Hearing regarding a property at 22 Pearl Street

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

Absent: Walt Lender

Others: Bob & Diane Labounty, Joe Vilardo, Corey Fleury, Wayne Busby, Lori Clark, Claire & Peter Lafountain, Arnie Lafountain, Scott Hearburg, Mike Moser, Don Paige, James Crane, Bob Holmes, Drew Metzler, Dave Burrows and a few others.

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

Public Hearing

Area Variance, Special Use and Site Plan Review

At a Glance Properties – 22 Pearl Street (150.2-7-8.000) Trailer Park/Downsizing to 20 Lots

Chairman McTyier re-opened the tabled Public Hearing regarding the Trailer Park at 22 Pearl Street – downsizing from 30 to 20 lots. No additional paperwork has been submitted for the board to review. Mr. Labounty was asked if he had anything to add to the application?

Mr. Labounty would like to see this go through as it was originally proposed.

Chairman McTyier stated that a letter went out from our Zoning Officer and the applicant has 60 days to appeal that. Has anything else been submitted.

Mr. Labounty stated no – that was the reason why the Variance was put in originally, there were 16 lots that were under that 7,500 square feet. On average, they ran a little of 5,000 square feet. Is that something that can be passed with the variance.

Mr. Burrows stated that this is a pre-existing, non-conforming condition which was allowed in the early 60's. It is allowed in that zoning district, however, any major changes now have to be brought up to the zoning regulations that are currently in the law and that calls for 7,500 square per lot in a mobile home park and he believes that there were only three or four lots that met that 7,500 square per and that is the reason for the variance.

Chairman McTyier stated that the last time we were here we had nothing to decide on because we did not have a letter of determination from the Zoning Officer, now we have the letter and there is a variance in front of us. Is there anyone in the audience that would like to speak.

Lori Clark stated that their major concern was about the runoff and if the town was going to take care of that. Where it runs off from the trailer park down to her father, Arnie Lafountain's place.

Mr. Labounty stated that the Highway department was up in that area today doing some sweeping of the road and looking at the catch basins. He approached the board with another map creating 7,500 square feet for each lot. This is if you were going to shoot down the area variance.

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Mrs. Thompson stated that no additional information had been submitted for the board to review, they have not seen this map and it is not on file.

Chairman McTyier asked then you did make all the lots conforming. You had this trailer park and the original size of what was submitted and this is the first time we are seeing this map.

Mr. Labounty asked if you are saying that he can run this trailer park as it was with 30 lots and cram them all in there. All we wanted to do was downsize it, make nicer lots and this is where we are.

Mr. Fuller stated if there is no longer a need for a variance, if they can make the lots compliant then you can't grant the variance. One of the criteria is whether there are alternatives to the variance and if they can eliminate the variance that is the alternative.

Chairman McTyier agreed if there were any other way to meet the criteria to correct it, and there is, which is to add more land to the lots.

Mr. Fuller stated he is showing a map that does that so it defeats the need for the variance. That needs to be submitted and then the board will rule on the Site Plan and Special Use on this plan.

Mr. Labounty inquired that you just can't take a look at this map tonight and pass it.

Mr. Leerkes stated it wasn't submitted.

Mr. Powers stated we have not seen this (map) before tonight.

Mr. Leerkes wants to be sure the water run off is addressed also. If it is the Towns highway issue then they need to address it and if it is the applicants then we will address that during site plan review.

Mr. Labounty asked if this board gets together before the meeting to discuss this? (answer was NO) he feels that when he was here last month it seemed like you all were clueless as to what was going on and it is like he wasted a whole month there and he just wasted another two months to get to the point where we are at.

Chairman McTyier stated that the letter was pretty clear. How did you respond to that?

Mr. Labounty said he didn't, he met with Dave Burrows and he explained the 7,500 square feet and that is what the new map is about.

Chairman McTyier stated we have a path forward, you need to resubmit the site plan with the amendments for us to review and we do not need to do this variance.

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Mr. Meserve stated that the only thing you really need concern with is the size of the lots. If the lots can be made bigger to conform to the zoning then we can continue our discussion along with more discussion on the runoff.

Mr. Labounty inquired why this wasn't explained at the first meeting, will this be able to be reviewed at next month's meeting. (Mrs. Thompson explained that he has 15 days to get the amendments to us and then it will be on the June meeting agenda).

Mr. Meserve explained there were a lot of variables in that first meeting and he doesn't remember you saying that you would conform the lots to the 7,500 square feet.

Mr. Labounty didn't want to go that route because it would cause much more work to make the lots viable.

Resolution #24-2025PZB brought by Ben Leerkes, seconded by Doug McTyier to table the At a Glance Properties – 22 Pearl Street (150.2-7-8.000) Trailer Park/Downsizing to 20 Lots Public Hearing until the June 5, 2025, meeting at 6:00 p.m. **All in favor 4 – Ayes, 0 – Nays. Carried.**

Crane – 31 Mossy Point Road (150.83-1-11.111) Single Family - 2 story home (New construction)

Mr. Crane explained the project a bit and introduced his Project Engineer Bob Holmes, his contractors Corey Fleury and Wayne Busby, and his architect Joe Vilardo

- 2-story single family home
- Ground improvements
- Currently a 6/10's of a vacant wooded lot.
- Foot print of new home is just shy of 1,800 square feet
- Improving an existing driveway
- Keep the lot as compact as possible
- LGPC permit has been approved and submitted for storm water
- Anticipating any day now the completed APA permit
- Army Corp of engineers has signed off along with NY DEC
- There were some wetlands and we will be minimizing the temp and permanent impacts as well as craft a compensatory wet land to the APA's full satisfaction

Mr. Leerkes asked if there were going to be some impacts with wetlands in the end? In the application they are temporary.

Mr. Crane explained that there are temporary and permanent on the Site Plan. There are approximately 1130 square feet of permanent wetland impacts and the compensatory wetland will be well over 1600 square feet.

Mr. Homes added that the new wetland will be constructed down by the shoreline.

Mr. Crane continued that this will consist of a low lying area where there are native plants that help provide a habitat for amphibians and some water fowl, that was the primary interest of the

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APA. The wetland that is upland is of low value, low quality and this compensatory wetland will actually have greater value in protecting Lake George than the area we are disturbing.

Mr. Leerkes asked if there will be plantings. (Yes, a number of native plants, viable for local wetlands) What is there now? (Kind of a rocky, marshy ground layer)

Mr. Meserve noted that on the application it stated that it is approximately 2300 square feet, yet you just said 1800.

Mr. Holmes explained that the entire footprint is the 2300 square feet, the additional living space is on the second floor.

Mr. Meserve also asked about the dock. It is an appurtenant dock.

Mr. Crane explained that the dock will be steel framed and using that dock footprint that has been authorized by the APA and the Lake George Park Commission will be directly connecting. So you have the dock that will be going in first and then it will be directly connecting to the boat house which will be put in at a later date. This is all approved through the Lake George Park Commission.

Mr. Powers wanted to be sure the applicant brings the completed APA Permit to the Codes Office.

Resolution #25-2025PZB brought by Ben Leerkes, seconded by Don Meserve to declare a complete application with no environmental impact and no public hearing is deemed necessary for the Crane – 31 Mossy Point Road (150.83-1-11.111) Single Family - 2 story home (New construction) **All in favor 4 – Ayes, 0 – Nays. Carried.**

Resolution #26-2025PZB brought by Ben Leerkes, seconded by Mike Powers to approve the complete application for Crane – 31 Mossy Point Road (150.83-1-11.111) Single Family - 2 story home (New construction) **All in favor 4 – Ayes, 0 – Nays. Carried.**

Hearburg – 85 Champlain Avenue (150.51-3-7.000) demolish and rebuild garage

- Older single car garage will be demolished
- Construction of a new 30x40 garage
- Will be on the existing footprint but a bit larger
- Meets all setbacks and are within all specifications

Resolution #27-2025PZB brought by Ben Leerkes, seconded by Doug McTyier to declare no environmental impact and deem no public hearing is necessary for the application regarding Hearburg – 85 Champlain Avenue (150.51-3-7.000) demolish and rebuild garage. **All in favor 4 – Ayes, 0 – Nays. Carried.**

Resolution #28-2025PZB brought by Mike Powers, seconded by Ben Leerkes to declare a complete application for Hearburg – 85 Champlain Avenue (150.51-3-7.000) demolish and rebuild garage. **All in favor 4 – Ayes, 0 – Nays. Carried.**

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Resolution #29-2025PZB brought by Mike Powers, seconded by Doug McTyier to approve the complete application for Hearburg – 85 Champlain Avenue (150.51-3-7.000) demolish and rebuild garage. **All in favor 4 – Ayes, 0 – Nays. Carried.**

Other Business

Resolution #30-2025PZB brought by Mike Powers, seconded by Doug McTyier to accept the minutes from the Planning and Zoning Board on February 6, 2025, and March 6, 2025. **All in favor 4 – Ayes, 0 – Nays. Carried.**

Resolution #31-2025PZB brought by Mike Powers, seconded by Don Meserve to adjourn the meeting at 6:36 p.m. **All in favor 4 – Ayes, 0 – Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk