

**Minutes for the Ticonderoga Planning and Zoning Meeting held on  
May 7, 2026, commencing at 6:00 p.m.**

**Present:** Acting Chairman Mike Powers, Walt Lender, Tom Jebb, Tonya M. Thompson, Clerk

**Absent:** Chairman Dr. W.D. McTyier, Ben Leerkes

**Others:** Steve Patnode, Tasia Osier and Markenna Winters

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

Mr. Powers welcomed everyone to the meeting, he explained that Chairman McTyier is attending a training and will not be in attendance tonight; he will be the Acting Chairman for the meeting.

Walters – 6 Tin Pan Alley (150.59-8-12.200) Removal of 3 decks – replace w/ front and back porches and a Breezeway

The Board received a letter from Mr. Walters requesting a postponement of his application until the July meeting.

**Resolution #30-2026PZB** brought by Walt Lender, seconded by Tom Jebb to table the Walter’s 6 Tin Pan Alley (150.59-8-12.200) Removal of 3 decks – replace w/ front and back porches and a Breezeway until the July 2, 2026, Planning and Zoning Board Meeting. **3 – Ayes, 0 – Nays. Carried.**

NRDC – 130 The Portage (150.51-6-12.200) Subdivide lot into Four (4) single family residential lots for Cross-Mod Homes

The Board received a letter from NRDC requesting a postponement until June as the requested Soil samples have not been taken yet.

**Resolution #31-2026PZB** brought by Walt Lender, seconded by Tom Jebb to table the NRDC – 130 The Portage (150.51-6-12.200) Subdivide lot into Four (4) single family residential lots for Cross-Mod Homes until the June 4, 2026 Planning and Zoning Board Meeting. **3 – Ayes, 0 – Nays. Carried.**

Osier – 620 Putts Pond Road (149.-1-65.200) subdivide a 2 acre lot for the placement of a Double-Wide home from the Main Homeowner’s property of over 100 acres

- Well already on site
- Septic already on site
- The trailer that was on the property initially was taken out and now want to replace with a Double-Wide home on a slab

Mr. Jebb inquired if the septic & water were at least 50’ apart and if the well was the appropriate distance off the road.

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Ms. Osier stated yes, they are over 100' apart from each other and the well is around 100' off the road.

Mr. Jebb asked if there had been any drainage issues at this site.

Ms. Osier stated there has been no issues with drainage prior or present, there is no clay there, it is more of a sandy soil.

**Resolution #32-2026PZB** brought by Walt Lender, seconded by Tom Jebb to deem no Public Hearing is necessary for the Osier – 620 Putts Pond Road (149.-1-65.200) subdivide a 2 acre lot for the placement of a Double-Wide home from the Main Homeowner's property of over 100 acres project. **3 – Ayes, 0 – Nays. Carried.**

**Resolution #33-2026PZB** brought by Mike Powers, seconded by Walt Lender to declare a complete application for the Osier – 620 Putts Pond Road (149.-1-65.200) subdivide a 2 acre lot for the placement of a Double-Wide home from the Main Homeowner's property of over 100 acres project. **3 – Ayes, 0 – Nays. Carried.**

**Resolution #34-2026PZB** brought by Walt Lender, seconded by Tom Jebb stating that there is no significant environmental impact for the Osier – 620 Putts Pond Road (149.-1-65.200) subdivide a 2 acre lot for the placement of a Double-Wide home from the Main Homeowner's property of over 100 acres project. **3 – Ayes, 0 – Nays. Carried.**

**Resolution #35-2026PZB** brought by Mike Powers, seconded by Walt Lender approving the complete application for Osier – 620 Putts Pond Road (149.-1-65.200) subdivide a 2 acre lot for the placement of a Double-Wide home from the Main Homeowner's property of over 100 acres project. **3 – Ayes, 0 – Nays. Carried.**

Other Business

**Resolution #36-2026PZB** brought by Tom Jebb, seconded by Mike Powers to accept the minutes of the April 2, 2026 Planning and Zoning Board meeting. **3 – Ayes, 0 – Nays. Carried.**

Meeting adjourned at 6:10 p.m.

Respectfully submitted, Tonya M. Thompson, Town Clerk